

SAURABH S. SARDA Adv.

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S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career
Point, Necklace Road, Akola

FORMAT - A

(Circular No.:- /2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Search report for 30 years from 15/04/1994 till 15/04/2024 taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
- 3) Any other relevant title.
- 4) Litigations, if any - NA

Date: 01.05.2024

Adv. Saurabh S. Sarda
(Stamp)

Adv. S. S. Sarda
MAH/4435/2010

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To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land situated at Mouza Akola, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation bearing City Survey No. (Nagar Bhumapan No.) 6, Nazul Sheet No. 53, Plot No. 6, Occp. Class - 1-A, total admeasuring 33775.59 sq. mtrs. (363557.43 sq. fts.), Out of this land admeasuring 780.39 sq. mtrs. (8,400 sq. fts.) (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request M/s Shree Swami Developers, a Regd. Partnership firm through its Partners - Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde Both R/o Akola tq. & Dist. Akola and following documents i.e. :-

1) Description of the property

All that piece and parcel of the land situated at Mouza Akola, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation bearing City Survey No. (Nagar Bhumapan No.) 6, Nazul Sheet No. 53, Plot No. 6, Occp. Class - 1-A, total admeasuring 33775.59 sq. mtrs.

Sarda

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(363557.43 sq. fts.), Out of this land admeasuring 780.39 sq. mtrs. (8,400 sq. fts.) which open to sky land is surrounded from -

East - Service Lane and thereafter Jain Chamber
West - Ashok Vatika to Railway Station Road
North - Govt. Road
South - Land of Mr. Shah (Hotel Rising Sun)
(Hereinafter referred to as 'Said Land/Said plot')

- 2) Gift Deed dt. 16/10/1965 bearing Regd.Doc.No. 4828/1965
- 3) Regd. Will dt. 01/07/2021 bearing Regd.Doc.No. 7669/2021
- 4) Sale Deed dt. 21/09/2023 bearing Regd.Doc. No. 4157/2023
- 5) Property Card
- 6) Search report for 30 years from dt. 15/04/1994 till 15/04/2024

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Shree Swami Developers, a Regd. Partnership firm through its Partners - Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde Both R/o Akola tq. & Dist. Akola is clear and marketable but has encumbrances/charge of Nishant Multi-State Co-op Credit Society Ltd. Akola.

Owner of the land -

- (1) M/s Shree Swami Developers, a Regd. Partnership firm through its Partners - Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde Both R/o Akola tq. & Dist.

Saurabh Sarda

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Akola

(2) Qualifying comments/remarks if any.

(3) The report reflecting the flow of the title of the owner on
the said land is enclosed herewith as annexure-I.

Encl. ANNEXURE-I

Date: 01.05.2024


Adv. Saurabh S. Sarda
Adv. S. S. Sarda
MAH/4435/2010
(Stamp)