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FORMAT – A

(Circular No. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Layout plot no. 5 out of F.S. No. 16/1 (As per property card land bearing no. 16/1/5) situated at Mouje Akoli Bu., Tq. & Dist. Akola out of F.S. No. 16/1 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. NAP-34/ Akoli Bu./13/2012-13 dt. 11/03/2013. (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of M/s Constructive Visions through its partner Mr. Shabbir Hussain Saifuddin Talwala & otrs. and following documents i.e. :-
    1) Description of the property

        All that piece and parcel of the land situated at Mouje Akoli Bu. Tq. & Dist. Akola, R.D. R.S.D. Akola, now situated within the limits of Akola Municipal Corporation, in the area popularly known as 'Vasant Vihar' bearing F.S. No. 16/1, total admeasuring 2H. 62R. which land is converted to N.A. use vide order dt. 11/03/2013 passed by Hon'ble SDO Akola in Rev. Case No. - NAP-34/Akoli Bu./13/2012-13. Out of the said

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passed layout, layout plot no.5 admeasuring – 675.31 Sq. mtrs. (as per 7/12 extract the property is given no. 16/1/5 and is admeasuring 675 sq. mtrs.) (7269 Sq. Ft.) which land is surrounded from –

East	-	Layout Road,
West	-	Layout Plot No. 6 & 7,
North	-	Layout Plot no.4
South	-	House of Shri. Jay Agrawal

2) 7/12 Extract showing the name of Mandakini Brahman
3) 7/12 Extract showing the LR's of Mandakini Brahman viz. viz.- (a) Dadhichi Sharad Maishpurkar, (b) Priyvanda Rajiv Padhey, (c) Anuja Arun Kedkar and (d) Parishiti Sharad Maishpurkar
4) 7/12 Extract showing the mutation of name of Mr. Vasant M. Khandelwal owing 2 H. 22 R of land out of F.S. No. 16/1
5) Copy of Order dt. 11/03/2013 passed by Hon'ble SDO, Akola in Rev. Case. No. NAP-34/Akoli Bu/13/2012-13
6) Regd. Sale Deed bearing no. 4710/2023 dt. 23/08/2023
7) copy of Ferfar bearing Entry No. 7140
8) 7/12 extract of land bearing Layout Plot No. 5 out fo F.S. No. 16/1 (As per 7/12 Extract, land is given no. 16/1/5)
9) Search report for 30 years from dt. 20/01/1995 till 20/01/2025

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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 Constructive Visions through its partner Mr. Shabbir Hussain Saifuddin Talwala & otrs. is clear, marketable and without any encumbrances.

Owner of the land –

(1) M/s Constructive Visions through its partner Mr. Shabbir Hussain Saifuddin Talwala, Mrs. Neeta Deepak Agrawal and Mr. Mushtak Firoj Wagh.

(2) Qualifying comments/remarks if any. – Title upon the land is absolutely clear and marketable.

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

Adv. Saurabh S. Sarda

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

Encl. **ANNEXURE-I**

Date: 24/01/2025

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FORMAT - A
(Circular No.:- /2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 Extract showing the name of Mandakini Brahman
2) 7/12 Extract showing the LR's of Mandakini Brahman viz. viz.- (a) Dadhichi Sharad Maishpurkar, (b) Priyvanda Rajiv Padhey, (c) Anuja Arun Kedkar and (d) Parishiti Sharad Maishpurkar
3) 7/12 Extract showing the mutation of name of Mr. Vasant M. Khandelwal owing 2 H. 22 R of land out of F.S. No. 16/1
4) Copy of Order dt. 11/03/2013 passed by Hon'ble SDO, Akola in Rev. Case. No. NAP-34/Akoli Bu/13/2012-13
5) Regd. Sale Deed bearing no. 4710/2023 dt. 23/08/2023
6) copy of Ferfar bearing Entry No. 7140
7) 7/12 extract of land bearing Layout Plot No. 5 (As per 7/12 Extract land bearing no. 16/1/5)
8) Search report for 30 years from dt. 20/01/1995 till 20/01/2025 taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
9) Any other relevant title.
10) Litigations, if any. (No Litigations, as to my knowledge and search)

Adv Sarda

Date: 24/01/2025

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

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Ref. No. 2 /2025 Date:- 24/01/2025

TO WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION & SEARCH REPORT

Respected Sir/Madam,

Having been engaged by M/s Constructive Visions through its partner Mr. Shabbir Hussain Saifuddin Talwala, Mrs. Neeta Deepak Agrawal and Mr. Mushtak Firoj Wagh for preparing the title verification and search report in respect of the immoveable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me –

DESCRIPTION OF PROPERTY –

All that piece and parcel of the land situated at Mouje Akoli Bu. Tq. & Dist. Akola, R.D. R.S.D. Akola, now situated within the limits of Akola Municipal Corporation, in the area popularly known as 'Vasant Vihar' bearing F.S. No. 16/1, total admeasuring 2H. 62R. which land is converted to N.A. use vide order dt. 11/03/2013 passed by Hon'ble SDO Akola in Rev. Case No. - NAP-34/Akoli Bu./13/2012-13. Out of the said passed layout, layout plot no.5 admeasuring – 675.31 Sq. mtrs.

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(as per 7/12 extract property no. is 16/1/5 and area is 675 sq. mtrs.) (7269 Sq. Ft.) which land is surrounded from –

East	-	Layout Road,
West	-	Layout Plot No. 6 & 7,
North	-	Layout Plot no.4
South	-	House of Shri. Jay Agrawal

(boundaries are mentioned as per the last Sale Deed dt. 23/08/2023 bearing Regd. Doc. No. 4710/2023. Hereinafter referred to as 'Said Plot')

1. As per the documents & information supplied and made available to me i.e., Gaon Namuna 7/12, Sale Deed, Property Card, Order of S.D.O, Map etc. search taken in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-Registrar, Akola & Revenue Record, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also appropriate of which digitally singed copies are obtained, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land –

2. Originally, the agricultural land bearing F.S. No. 16 admeasuring 4 H. 81 R + 0 H. 05 R (pot kharab) was owned & possessed by Sau. Mandakini Sharadchandra Bramhan since about the year 1978-79 and she was cultivating the said

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land till the year 2011. For Reference & convenience enclosed herewith as **ANNEXURE-I** is the Photostat Copy of 7/12 Extract. That after the demise of Mandakini Sharadchandra Bramhan names of her legal heirs viz.- (a) Dadhichi Sharad Maishpurkar, (b) Priyvanda Rajiv Padhey, (c) Anuja Arun Kedkar and (d) Parishiti Sharad Maishpurkar were duly mutated in the record of right vide mutation entry no. 2556 on dt. 24/02/2012 as the owners of the said land. For Reference & convenience enclosed herewith as **ANNEXURE-II** is the Photostat Copy of relevant 7/12 Extract.

3. Later, out of the total land, land admeasuring 2 H. 22 R situated towards Northern side by East-West Division is sold by (a) Dadhichi Sharad Maishpurkar, (b) Priyvanda Rajiv Padhey, (c) Anuja Arun Kedkar and (d) Parishiti Sharad Maishpurkar, to Shri. Vasant Madanlal Khandelwal vide Regd. Sale Deed dt. 27/03/2012 bearing Regd. Doc. no. 1465/2012. Accordingly, the name of Shri. Vasant Madanlal Khandelwal is duly mutated in the record of right vide mutation entry no. 2658 on dt. 19/06/2012. For Reference & convenience enclosed herewith as **ANNEXURE-III** is the Photostat Copy of Index II.

4. Later, Shri. Vasant Madanlal Khandelwal submitted an application before Hon'ble S.D.O. Akola to convert the

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agricultural land for Non-Agricultural Residential use in the year 2012-2013. Accordingly, the application was given Rev. Case No.NAP/34/Akoli Bu./13/2012-13. This application was approved by Hon'ble S.D.O Akola on dt. 11/03/2013. By the virtue of the said order the agricultural land admeasuring 2 H. 22 R was converted to Non-Agricultural residential use. For Reference & convenience enclosed herewith as **ANNEXURE-IV** is the Photostat Copy of Order passed by Hon'ble SDO, Akola in Rev. Case. No. NAP-34/Akoli Bu/13/2012-13 dt. 11/03/2013.

5. Out of said approved Layout, passed out of gut no. 16/1, Layout Plot no.5 admeasuring 675.31 Sq. mtrs. (as per 7/12 extract property is given no. 16/1/5 and area is 675 sq. mtrs.) (7269 Sq.ft.) was purchased by Constructive Visions through its partners (a) Mr. Shabbir Hussain Saifuddin Talwala, (b) Mrs. Neeta Deepak Agrawal and (c) Mr. Mushtak Firoj Wagh vide Regd. Sale Deed bearing no. 4710/2023 dt. 23/08/2023 from Shri. Vasant Madanlal Khandelwal. For Reference & convenience enclosed herewith as **ANNEXURE-V** is the Photostat Copy of Registered Sale Deed dt. 23/08/2023 bearing Regd. Doc. No. 4710/2023. Accordingly, the name of Constructive Vision through its partners Mr. Shabbir Hussain Saifuddin Talwala, Mrs. Neeta Deepak Agrawal and Mr. Mushtak Firoj Wagh is duly mutated in the record of right vide mutation entry no. 7140 on dt. 28/09/2023. The copy of

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Ferfar bearing Entry No. 7140 of the said property, for ready reference, is enclosed herewith as **ANNEXURE-VI.** Photocopy of the 7/12 extract of land bearing Layout Plot No. 5 (as per property card, which plot is given no. 16/1/5) i.e. the said land is enclosed herewith as **ANNEXURE-VII**.

6. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees of Rs. 750/- Vide Challan No. MH014914589202425E. The original receipt of Challan dt. 23/01/2025 bearing No. MH014914589202425E is annexed herewith as **ANENXURE-VIII**. I have gone through the document placed before me and the record available for inspection and verification. I have also obtained digitally signed 7/12 extract of the said land. In my opinion the title of Constructive Visions through its partners Mr. Shabbir Hussain Saifuddin Talwala, Mrs. Neeta Deepak Agrawal and Mr. Mushtak Firoj Wagh over said land is absolutely clear and marketable and without any encumbrance.

Hence this Title Verification and Search Report.

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

CHALLAN

MTR Form Number-6

GRN	MH014914589202425E	BARCODE		Date	23/01/2025-19:49:02	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	AKD_JT DISTRICT REGISTRAR AKOLA	**Full Name**	Adv. Saurabh Sarda
Location	AKOLA		
Year	2024-2025 From 20/01/1995 To 20/01/2025	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	750.00	**Area/Locality**	Akola
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	Village Akoli Bu. Tq Akola Dist Akola FS No 16/1 LP No. 5
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572025012390147	IK0DCDHEJ9
Cheque/DD No.		Bank Date	RBI Date	23/01/2025-19:24:49	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9423650505

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 23-01-2025 07:49:36