



Ajay R. Gupta

B.Com., LL.B.

Office :- 1st Floor, Goenka Complex, Opp. Head Post Office, Akola.
Postal ADD./ Res. "Gupta Residence", Laxmi Nagar, Opp. Govt. Milk Scheme, Akola.
Ph.No. (R) (0724)- 2458737 Mobile : 9423374898; Email : aklajay@yahoo.co.in

FORMAT- A

(Circular No. 28/ 2021)

To,
MahaRERA
Maharashtra

LEGAL TITLE REPORT

Sub.- Title Clearance Certificate with respect to Plot no. 4+5+6, from Field Survey no. 5 of Mouje Hingna Mhaispur, Taluka and District Akola (hereinafter referred to as said Plot)

1) I have investigated the title of the said Plot on the request of Bhupati Developers, Prop.- Deepak Rajesh Agrawal and on the basis of following documents i.e. :-

- i) Description of Property- Mouje Hingna Mhaispur, Field Survey no. 5, Tq. & Dist. Akola Layout Plot no. 4/5/6, having Area 1260 Sq.mtrs. (13562.64 Sq.ft.)
- ii) The documents of allotment :- Sale deed bearing doct. sr. no. 3152 /2023
- iii) Ferfar Abstract downloaded from MAHABHULEKH dt. 30.05.2023.
- iv) Copy of N.A. Order and Layout Plan dt. 09.07.2012
- v) Approval to Amalgamation of Layout Plots dt. 19.10.2022
- vi) Order of Tahsildar Dt. 21.11.2022 about mutation of Amalgamated Plot.
- vii) Sanction of Building Permission & Commencement Certificate dt. 13.12.2022.

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 Bhupati Developers, Prop.- Deepak Rajesh Agrawal is clear, marketable and without any encumbrances.

Owner of the land

Sr. no.	Owner of the land	Description of Property
1.	Bhupati Developers, Prop.- Deepak Rajesh Agrawal.	Mouje Hingna Mhaispur, Field Survey no. 5, Tq. & Dist. Akola Layout Plot no. 4/5/6, having Area 1260 Sq.mtrs. (13562.64 Sq.ft.), which is bounded as under :- East :- Plots no. 17-B, 18-A+B, 19-A+B & 20-A, West :- 15 mtr. wide existing Road, North :- Layout Plot no. 3, South :- Layout Plot no. 7.

3) The Report reflecting the flow of the title of Bhupati Developers, Prop.- Deepak Rajesh Agrawal on the said land is enclosed herewith as Annexure.

Enclosure :- Annexure
Date : 15.06.2023

Ajay R. Gupta
AJAYKUMAR R. GUPTA
Advocate
Gupta Residence, Laxmi Nagar,
Gorkashan Road, AKOLA-444004



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FLOW OF THE TITLE OF THE SAID LAND

- a) That as per the record of rights register originally the land admeasuring 03H 44R from Field Survey no. 5 belonged to Motilal Gangaram Kanojiya who had reportedly purchased the same vide regd. Sale deed bearing doct. sr. no. 09.12.1986. His name is duly mutated in the record of rights register at Ferfar no. 102 of dt. 06.04.1987.
- b) Thereafter Motilal Gangaram Kanojiya sold a portion of his land admeasuring 01H 72R towards Southern side, jointly to Nikhilkumar Shrimantrai Goda, Bhavesh Shrimantrai Goda, Gulabrai Rangaldas Chawla, Sau. Usha Vasant Chawchariya & Ashok Laxmandas Ahuja vide regd. Sale deed bearing no. 3869 of dt. 29.09.2011 for a total consideration of Rs. 51,60,000/-. The entry of the said transaction is duly mutated in the record of rights register at Ferfar no. 1379 of dt. 04.11.2011.
- c) Thereafter Motilal Gangaram Kanojiya sold the remaining portion of his land admeasuring 01H 72R towards Northern side jointly to Ashok Suvalal Sarda, Rajendra Mohanlal Tiwari and Rajesh Himmatlal Khilosiya vide regd. Sale deed bearing no. 3868 of dt. 29.09.2011 for a total consideration of Rs. 51,60,000/-. The entry of the said transaction is duly mutated in the record of rights register at Ferfar no. 1380 of dt. 04.11.2011.
- d) Thereafter Ashok Suvalal Sarda, Rajendra Mohanlal Tiwari, Rajesh Himmatlal Khilosiya, Nikhilkumar Shrimantrai Goda, Bhavesh Shrimantrai Goda, Gulabrai Rangaldas Chawla, Sau. Usha Vasant Chawchariya & Ashok Laxmandas Ahuja together applied for the conversion of their entire land admeasuring 03H 44R into non-agricultural residential Layout and the same was converted by S.D.O. Akola in Rev. Case no. NAP-34/Hingna Mhaispur/23/2011-12 decided on 09.07.2012. Out of the said Layout, the Plots no. 4, 5 & 6 are the subject matter of the present Search.

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e) Thereafter Ashok Suvalal Sarda, Rajendra Mohanlal Tiwari, Rajesj Himmatlal Khilosiya, Nikhilkumar Shrimantrai Goda, Bhavesh Shrimantrai Goda, Gulabrai Rangaldas Chawla, Sau. Usha Vasant Chawchariya & Ashok Laxmandas Ahuja together sold the **Layout Plot no. 4** of the above layout to Arvind Omprakash Agrawal (HUF) vide regd. Sale deed bearing no. 4049 of dt. 06.08.2012, who in turn sold the same to Gopi Gangaramji Pilley vide regd. Sale deed bearing no. 1677 of dt. 24.04.2014. The entries of both the said transactions are duly mutated in the record of rights register at ferfar no. 1594 of dt. 11.09.2012 & Ferfar no. 1771 of dt. 31.05.2014 respectively. Thereafter Gopi Gangaramji Pilley sold back the Plot no. 4 in question to Arvind Omprakash Agrawal (HUF) vide regd. Sale deed bearing no. 1839 of dt. 24.07.2015 who in turn sold the same to Neha Roshan Agrawal vide regd. Sale deed bearing no. 2189 of dt. 01.12.2017. The entries of the said transactions are duly mutated in the record of rights register.

f) Similarly, the **Layout Plot no. 5** was originally sold by Ashok Suvalal Sarda, Rajendra Mohanlal Tiwari, Rajesj Himmatlal Khilosiya, Nikhilkumar Shrimantrai Goda, Bhavesh Shrimantrai Goda, Gulabrai Rangaldas Chawla, Sau. Usha Vasant Chawchariya & Ashok Laxmandas Ahuja to Sau. Nita Arvind Agrawal vide regd. Sale deed bearing no. 4048 of dt. 06.08.2012, who in turn sold the same to Rajeshkumar Girdharlal Khanchandani vide regd. Sale deed bearing no. 1533 of dt. 11.04.2014. The entries of the said transactions are duly mutated in the record of rights register at Ferfar no. 1595 of dt. 11.09.2012 & Ferfar no. 1762 of dt. 26.04.2014. Thereafter Rajeshkumar Girdharlal Khanchandani sold the Plot no. 5 in question to Shrushti Arvind Agrawal vide regd. Sale deed bearing no. 1998 of dt. 23.10.2017, who in turn sold the same to Savita Rajkumar Agrawal vide regd. Sale deed bearing no. 280 of dt. 12.02.2018. The entry of the said Transactions are duly mutated in the record of rights register.

g) The **Layout Plot no. 6** was originally sold by Ashok Suvalal Sarda, Rajendra Mohanlal Tiwari, Rajesj Himmatlal Khilosiya, Nikhilkumar Shrimantrai Goda, Bhavesh Shrimantrai Goda, Gulabrai Rangaldas Chawla, Sau. Usha Vasant Chawchariya & Ashok Laxmandas Ahuja to Dhirajkumar Navalkishor Murarka and Rakeshkumar Navalkishor Murarka vide regd. Sale deed bearing no. 4676 of dt. 27.09.2012, who in turn sold the same to Arvind Omprakash Agrawal vide regd. Sale deed bearing no. 2994 of dt. 02.12.2015 R/w Correction Deed bearing no. 2999 of dt. 02.12.2015. Thereafter Arvind Omprakash Agrawal sold the Plot no. 6 in question jointly to Rajkumar Shriram Agrawal and Savita Rajkumar Agrawal vide regd. Sale deed bearing no. 2190 of dt. 02.12.2017. The entries of the above Transactions are duly mutated in the record of right register.

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h) Thus as per the above chain of title, the Layout Plot no. 4 belonged to Neha Roshan Agrawal, Layout Plot no. 5 belonged to Savita Rajkumar Agrawal and the Layout Plot no. 6 jointly belonged to Rajkumar Shriram Agrawal and Savita Rajkumar Agrawal. Neha Roshan Agrawal had mortgaged her Plot no. 4 in question to The Akola Janata Commercial CO-operative Bank Ltd. Akola, as security vide regd. Mortgage deed bearing no. 6116 of dt. 31.12.2019, however the said charge is released vide regd. Release deed bearing no. 3925 of dt. 29.06.2021.

i) The above said owners thereafter got the said 03 Plots amalgamated from Akola Municipal Corporation vide Approval no. DDMCO/SA/2022/APL/00624 dt. 19.10.2022 forming one Plot which mutated in the record of rights register as per order of Tahsildar Akola bearing no. Kavi-613/2022 dt. 21.11.2022 numbered as Plot no. 5/4/5/6 admeasuring 1260 Sq.mtrs.

j) Thereafter Neha Roshan Agrawal, Rajkumar Shriram Agrawal and Savita Rajkumar Agrawal together obtaining Building Permission & Commencement Certificate from Akola Municipal Corporation vide Permit no. DDMCO/B/2022/APL/03027 dt. 13.12.2022 for the construction of an Apartment cum Row Housing Scheme over the Plot in question.

k) Thereafter instead of developing the Apartment cum Housing Scheme themselves, Neha Roshan Agrawal, Rajkumar Shriram Agrawal and Savita Rajkumar Agrawal together sold the amalgamated Plot no. 5/4/5/6 in question to the present owner Bhupati Developers, Prop.- Deepak Rajesh Agrawal. Vide regd. Sale deed bearing no. 3152 of dt. 29.05.2023. The ferfar of the said transaction is taken at Ferfar no. 3011 of dt. 30.05.2023.

Sr. No.

- 1) 7/12 Extract
- 2) Mutation Entries no. 3011
- 3) Search Report for 30 years from Sub-Registrar Office at Akola
- 4) Any Other Relevant title :- N.A. order & Layout Map dt. 09.07.2012
- 5) Litigations if Any- Not Applicable

Date :- 15.06.2023


AJAYKUMAR R. GUPTA
Advocate
Gupta Residence, Laxmi Nagar,
Gorkashan Road, AKOLA-444004