

Sunil Arun Bondre*B.Com., LL.B.,***Advocate**

R/o. Sai Nagar, Near Panchmukhi Chouk, Dabaki Road, Old City Akola,
Tq & Distt. Akola. Mob. No. 9922646040, Email-bondresunil@gmail.com

FORMAT – A

(Circular No. 28/2021)

LEGAL TITLE REPORT

To,
Maha-RERA

Sub : Title clearance certificate with respect to Plot no. 12/19
admeasuring 891.90 Sq. Mtr. (9600 Sq. Feet), out of Sheet No. 40,
situated at Mouja Akola, Tq and Distt. Akola (hereinafter referred
as the said plot)

I have investigated the title of the said plot on the request of
Akola's Construction LLP through Partners 1. Aayush Bhagwandas
Agrawal 2. Sushant Bhagwandas Agrawal, 3. Vidit Sanjay Tulshan,
4. Pravin Swarupchandji Agrawal, 5. Avinash Mohanrao Raut & 6.
Shri. Anurag Shriram Agrawal All R/o. Akola, Tq. & Dist. Akola,
and on following documents i.e.:-



1) Description of the property:-

Plot No. 12/19 out of Sheet No. 40, situated at Mouja Akola, Tq and Dist Akola, within the limits of Municipal Corporation Akola the area of plot is admeasuring 891.90 Sq. Mtr.9600 Sq. Feet.

The said plot is bounded as under:-

On the East	-	Service Lane,
On the West	-	Layout Road,
On the North	-	Land of Mr. Rikhabchand Jain,
On the South	-	Govt. Road (Main Hospital).

2) The documents of plot.

- a) True Copy of 7/12 Extract dt. 10/10/2023 & Ferfar No. 74 & 75 dated 9/10/2023.
- b) Original sale deed is executed in favor of Mr. Ramgopal Ramvallabh Sikariya bearing no. 3291/1942 on dt. 14/10/1942.
- c) Original gift deed is executed in favor of Mr. Banwarilal Durgadas Sikariya bearing no. 1944/2003 on dt. 05/06/2003.
- d) Original Sale deed dated 21/08/2023, bearing No 4643/2023.

CHB

e) Original Sale deed dated 21/08/2023, bearing No 4644/2023.

f) Construction Permission is granted by Akola Municipal Corporation vide Commencement Certificate dated 24/04/2024 in favor of Akola's Construction LLP through Partners 1. Aayush Bhagwandas Agrawal 2. Sushant Bhagwandas Agrawal, 3. Vidit Sanjay Tulshan, 4. Pravin Swarupchandji Agrawal, 5. Avinash Mohanrao Raut & 6. Shri. Anurag Shriram Agrawal All R/o. Akola, Tq. & Dist. Akola.

3) On perusal of the as above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Akola's Construction LLP is clear, marketable and without any encumbrances.

Owners of the land

1) Akola's Construction LLP through Partners 1. Aayush Bhagwandas Agrawal 2. Sushant Bhagwandas Agrawal, 3. Vidit Sanjay Tulshan, 4. Pravin Swarupchandji Agrawal, 5. Avinash Mohanrao Raut & 6. Shri. Anurag Shriram Agrawal All R/o. Akola, Tq. & Dist. Akola.

2) Qualifying comments/remarks if any: - No Encumbrances.

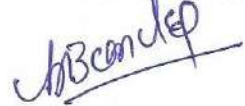
JB

3) The report for a period of 30 years reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Encl : Annexure A.

Date : 13/05/2024

Advocate



Adv. Sunil A. Bondra

Sunil Arun Bondre*B.Com., LL.B.,***Advocate**

R/o. Sai Nagar, Near Panchmukhi Chouk, Dabaki Road, Old City Akola, Tq
& Distt. Akola. Mob. No. 9922646040, Email-bondresunil@gmail.com

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) As per the documents and information supplied and made available to me i.e. Ferfars, Sale Deed, Gift Deed, Property Card, etc. search taken in respect of the said Plot No. 12/19 out of Sheet No. 40, situated at Mouja Akola, Tq and Dist Akola, within the limits of Municipal Corporation Akola the area of plot is admeasuring 891.90 Sq. Mtr. (9600 Sq. Feet), I found the following chain of transactions in respect of the above-described immoveable property i.e., the said plot-

- 2) Originally, the said plot was owned and possessed by Mr. Radhakisan Laxminarayan Toshniwal. That said plot was thereafter purchased by Mr. Ramgopal Ramvallabh Sikariya vide registered sale deed bearing

CHB

No 3291/1942 on dt. 14/10/1942. Accordingly, mutation entry was taken and name of Mr. Ramgopal Ramvallabh Sikariya is mutated in record of right.

3) Later, Mr. Ramgopal Ramvallabh Sikariya demised on dt. 01/06/1976. That after his demise name of Mr. Badriprasad Ramgopal Sikariya was duly mutated in the record of right as the legal heir of Mr. Ramgopal Ramvallabh Sikariya vide entry no. 2110 approved on dt. 11/09/2003.

4) Later, Mr. Badriprasad Ramgopal Sikariya gifted the Northern portion of the said plot by East-West division admeasuring 334.45 Sq. Mtrs. (3600 Sq. Ft.) to Mr. Banwarilal Durgadas Sikariya vide registered gift deed bearing no. 1944/2003 dt. 05/06/2003. Accordingly, the name of Mr. Banwarilal Durgads Sikariya was duly muted in the record of right as the owner of 3600 Sq. Ft. of plot vide mutation entry no. 2147.

5) Thus, Mr. Badriprasad Ramgopal Sikariya was left with the ownership of the plot admeasuring 6000 Sq. Ft. and Mr. Banwarilal Durgads Sikariya became owner of

MB

the plot admeasuring 3600 Sq. Ft. Thus, Mr. Badriprasad Ramgopal Sikariya and Mr. Banwarilal Durgads Sikariya are the joint owners of the entire plot total admeasuring 891.90 Sq. Mtrs. (9600 Sq. Ft.)

6) Later, Mr. Banwarilal Durgads Sikariya executed a registered sale deed of his share of the said plot admeasuring 3600 Sq. Ft., bearing no. 4643/2023 on dt. 21/08/2023 in favor of Akola's Construction LLP through Partners 1. Aayush Bhagwandas Agrawal 2. Sushant Bhagwandas Agrawal, 3. Vidit Sanjay Tulshan, 4. Pravin Swarupchandji Agrawal, 5. Avinash Mohanrao Raut & 6. Shri. Anurag Shriram Agrawal All R/o. Akola, Tq. & Dist. Akola. Accordingly, the name of all above Partners of Akola's Construction LLP was duly muted in the record of right as the owner of 3600 Sq. Ft. of plot vide mutation entry no. 74 dt. 9/10/2023.

7) Later, Mr. Badriprasad Ramgopal Sikariya executed a registered sale deed of his share of the said plot admeasuring 6000 Sq. Ft., bearing no. 4644/2023 on dt. 21/08/2023 in favor of Akola's Construction LLP

JB

through Partners 1. Aayush Bhagwandas Agrawal 2. Sushant Bhagwandas Agrawal, 3. Vidit Sanjay Tulshan, 4. Pravin Swarupchandji Agrawal, 5. Avinash Mohanrao Raut & 6. Shri. Anurag Shriram Agrawal All R/o. Akola, Tq. & Dist. Akola. Accordingly, the name of all above Partners of Akola's Construction LLP was duly muted in the record of right as the owner of 6000 Sq. Ft. of plot vide mutation entry no. 75 dt. 9/10/2023.

8) Later, all above Partners of Akola's Construction LLP applied for permission for construction and same came to be granted on 24/04/2024 by Akola Municipal Corporation Akola. As such flow of link is established and during search.

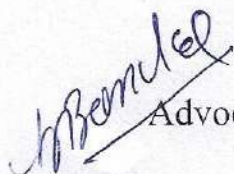
9) I have taken the search for a period of 30 years from the year of 1995 onwards till dated 13/05/2024 as per the record available in computer maintained in the office of Sub-Register Office Akola and necessary search fee of Rs. 750/- vide Challan No. MH00200050520245E is paid by me and original receipt is enclosed herewith.

10) On the basis of the document produced before me & upon personal Search of the concerned records available in

JB

sub- register office, Akola. I am of the opinion that, the title of the present owner i.e. Akola's Construction LLP through Partners 1. Aayush Bhagwandas Agrawal 2. Sushant Bhagwandas Agrawal, 3. Vidit Sanjay Tulshan, 4. Pravin Swarupchandji Agrawal, 5. Avinash Mohanrao Raut & 6. Shri. Anurag Shriram Agrawal All R/o. Akola, Tq. & Dist. Akola. over the described above said schedule property is clear title & free from all encumbrances. Hence, I come to the conclusion that above property has good title & free from all encumbrance and having good marketable & assessable value. Hence this is report.

Date : 13/05/2024


Advocate
Adv. Sunil A. Bondra

Sunil Arun Bondre*B.Com., LL.B.,***Advocate**

*R/o. Sai Nagar, Near Panchmukhi Chouk, Dabaki Road, Old City Akola, Tq
& Distt. Akola. Mob. No. 9922646040, Email-bondresunil@gmail.com*

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

I have gone through the documents

- 1) P.R. Cards as on date of application for registration.
- 2) Mutation Entry No. 74 and 75 dt 09/10/2023
- 3) Search report for more than 30 years from 1995 taken from up till 13/05/2024 Sub-registrar Office at Akola
- 4) Any other relevant title:- NIL
- 5) Litigations if any:- NIL

Date : 13/05/2024

Advocate
Ch Bondre
Adv. Sunil A. Bondre

