

BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate

"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9765589482

Date: 01/10/2024

FORMAT - A
(Circular no.: 28/2021)

To Maha RERA LEGAL

TITLE REPORT

Subject: Title clearance certificate with respect to

Row House no. R/7 to R/12 and R/27 to R/39 built on land admeasuring area 2430.537 Sq. Mt. of plot No. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. (as per 7/11 extract 30/2/R/7 to 30/2/R/12 and 30/2/R/27 to 30/2/R/39) carved out of Field Survey no. 30/2 at mauje Chandur, outside the registration limits of Akola Municipal Corporation, Akola., (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of [SHRI. DILIP DEVICHAND CHAUDHARI] and following documents i.e.:-

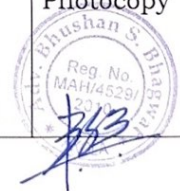
I) Description of Property

Row House no. R/7 to R/12 and R/27 to R/39 built on plot No. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. (as per 7/11 extract 30/2/R/7 to 30/2/R/12 and 30/2/R/27 to 30/2/R/39) carved out of Field Survey no. 30/2 at mauje Chandur, situated at Mauje Chandur, outside the registration limits of Akola Municipal Corporation, Akola., Boundaries are as:

East - Layout of F. S. 30/4,
West - 9 Mt. Road,
North - 12 Mt. Road,
South - 6 Mt. Road.

II) The document of allotment of Plot (Title Deeds)

Sr. no.	Date of Execution of Document	Details of Registrartion of Documents/ conveyance	Place Sub-Registrar office	Property falls under Sub Registrar	Remark
01	15/10/2003	N. A. Order bearing no. NAP/34/ Chandur/ 94/ 2001-02.	SDO, Akola	Akola	Photocopy


Bhushan S. Bhagwat
Reg. No. MAH/46291
Akola

BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate

"DWARAKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

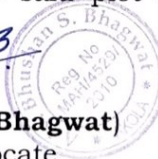
02	08/12/2011	Regd. Sale Deed no. AKN/6124/2011	Jt. Sub Registrar, Akola	Akola	Photocopy
03	30/12/2013	Regd. Sale Deed no. AKN/4350/2013	Jt. Sub Registrar, Akola	Akola	Photocopy
04	30/12/2013	Regd. Sale Deed no. AKN/4356/2013	Jt. Sub Registrar, Akola	Akola	Photocopy
05	01/01/2015	Regd. Sale Deed no. AKG3/27/2015	Jt. Sub Registrar, Akola	Akola	Photocopy
06	29/06/2021	Regd. Sale Deed no. AKG3/2407/2021	Jt. Sub Registrar, Akola	Akola	Photocopy
07	15/02/2021	Commencement and Amalgamation Order issued by SDO, Akola	SDO, Akola	Akola	Photocopy
08		7/12 Extract	Talathi, Chandur	Akola	Certified

Search report for 30 years from 01/01/1995 to 01/10/2024

- III) On the 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 **[SHRI. DILIP DEVICHAND CHAUDHARI]** is clear, marketable and with any encumbrances.
- IV) Owner of the land
- 1) **[SHRI. DILIP DEVICHAND CHAUDHARI]** – plot No. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. 30/2/R carved out of Field Survey no. 30/2 at mauje Chandur, Tq. and Dist. Akola
 - 2) CTS/ CS no.
 - 3) CTS/ CS no.
 - 4) Qualifying comments/ Remarks If any – Detailed list of documents and flow of title is annexed herewith in a separate sheet.
- V) The report reflection the flow of the title of the **[SHRI. DILIP DEVICHAND CHAUDHARI]** on the said plot is enclosed herewith as annexure.

Akola
Date 01/10/2024


(Bhushan S. Bhagwat)
Advocate



BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate

**"DWARAKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No.
9766589482**

ANNEXURE

FORMAT - A

(Circular no.: - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry no. 7603
- 3) Search report for 30 years from 01/01/1995 to 01/10/2024 taken from Sub Registrar Office, Akola.
- 4) Any other relevant title - NIL
- 5) Litigation if Any - NIL

Akola

Date 01/10/2024


(**Bhushan S. Bhagwat**)
Advocate



BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate

"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No.
9766589482

To,
Maha RERA

LEGAL TITLE REPORT

- 1) Subject:
Title report on the property owned by [SHRI. DILIP
DEVICHAND CHAUDHARI].

- 2) Description of documents scrutinized:

Sr. no.	Date of Execution of Document	Details of Registrartion of Documents/ conveyance	Place Sub-Registrar office	Property falls under Sub Registrar	Remark
01	15/10/2003	N. A. Order bearing no. NAP/34/ Chandur/ 94/ 2001-02.	SDO, Akola	Akola	Photocopy
02	08/12/2011	Regd. Sale Deed no. AKN/6124/2011	Jt. Sub Registrar, Akola	Akola	Photocopy
03	30/12/2013	Regd. Sale Deed no. AKN/4350/2013	Jt. Sub Registrar, Akola	Akola	Photocopy
04	30/12/2013	Regd. Sale Deed no. AKN/4356/2013	Jt. Sub Registrar, Akola	Akola	Photocopy
05	01/01/2015	Regd. Sale Deed no. AKG3/27/2015	Jt. Sub Registrar, Akola	Akola	Photocopy
06	29/06/2021	Regd. Sale Deed no. AKG3/2407/2021	Jt. Sub Registrar, Akola	Akola	Photocopy
07	15/02/2021	Commencement and Amalgamation Order issued by SDO, Akola	SDO, Akola	Akola	Photocopy
08		7/12 Extract	Talathi, Chandur	Akola	Certified



BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate**"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482****3) Description of Property/ properties/ nature of title:**

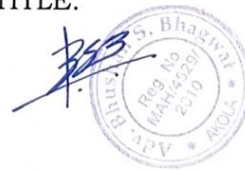
Row House no. R/7 to R/12 and R/27 to R/39 built on plot No. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. (as per 7/11 extract 30/2/R/7 to 30/2/R/12 and 30/2/R/27 to 30/2/R/39) carved out of Field Survey no. 30/2 at mauje Chandur, situated at Mauje Chandur, outside the registration limits of Akola Municipal Corporation, Akola., Boundaries are as:

East - Layout of F. S. 30/4,
West - 9 Mt. Road,
North - 12 Mt. Road,
South - 6 Mt. Road.

Sr. No.	Row House number	Plot area in Sq. Mt.	Carpet Area in Sq. Mt.	Built up Area in Sq. Mt.
1	R-7	123.17	89.41	103.05
	R-8	78.98	89.41	101.74
	R-9	78.98	89.41	101.74
	R-10	78.98	89.41	101.74
	R-11	78.98	89.41	101.74
	R-12	141.90	89.41	103.05
	R-27	104.28	67.86	76.56
	R-28	79.97	89.41	101.74
	R-29	81.27	89.41	101.74
	R-30	83.57	89.41	101.74
	R-31	83.87	89.41	101.74
	R-32	85.17	89.41	101.74
	R-33	130.63	89.41	103.05
	R-34	134.30	89.41	103.05
	R-35	89.48	89.41	101.74
	R-36	90.78	89.41	101.74
	R-37	91.08	89.41	101.74
	R-38	92.39	89.41	101.74
	R-39	148.43	89.41	103.05

4) Trace of Title/ History of passing of Title Details of antecedent title deed:

The document produced before me shows that the entire Layout Plot No. 41, out of field S. No. 21 of mauje Khadaki Bu. admeasuring area 1086.5 Sq. Mt. The chain link for said plot are mentioned herewith as FLOW OF TITLE.



BHUSHAN SHARAD BHAGWAT

LL.M.,

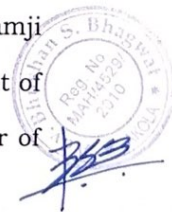
Advocate

**"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No.
9766589482**

FLOW OF TITLE

So far as the flow of title of property is concerned, it appears from the revenue record that-

- a) So far as the flow of title of property is concerned, the documents placed before me indicates that initially Sau. Lina Sanjay Gujrathi, Sau. Dipali Pradip Nand and Shri. Ajit Pravinlal Gujrathi was the owner of Field Survey no. 30/2 at mauje Chandur, since 2002.
- b) Thereafter Sau. Lina Sanjay Gujrathi, Sau. Dipali Pradip Nand and Shri. Ajit Pravinlal Gujrathi applied before Sub Divisional Officer, Akola for conversion of agricultural land to non-agricultural land. The S. D. O. Akola has passed N. A. Order under Rev. Case no. NAP/ 34/ Chandur/ 94/ 2001-02 on dt. 15/10/2003. The Field Survey no. 30/2 was divided into 63 residential plots.
- c) Thereafter Sau. Lina Sanjay Gujrathi, Sau. Dipali Pradip Nand and Shri. Ajit Pravinlal Gujrathi executed sale deed of plot no. 1 to 63 all carved out of Field Survey no. 30/2 at mauje Chandur in favor of Shri. Dilip Devichand Chaudhari, Shri. Purushottam Lunkaranji Malani and Shri. Ajay Tulshiramji Rathi for consideration of Rs. 26,95,965/-. The sale deed was duly registered vide bearing no. AKN/6124/2011 on dt. 08/12/2011. This transaction was duly mutated in revenue record.
- d) Thereafter Shri. Dilip Devichand Chaudhari, Shri. Purushottam Lunkaranji Malani and Shri. Ajay Tulshiramji Rathi executed sale deed of 43A, 43B, 44, 45, 46 and 47 out of Field Survey no. 30/2 situated at mauje Chandur in favour of



BHUSHAN SHARAD BHAGWAT

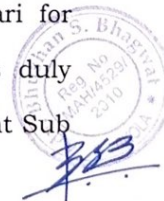
LL.M.,

Advocate

"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

Shri. Rajesh Rameshchandra Rathi for consideration of Rs. 6,35,000/-. The sale deed was duly registered vide bearing no. AKN/4350/2013 before Joint Sub Registrar no. 1, Akola on dt. 30/12/2013. This transaction was duly mutated in revenue record.

- e) Thereafter Shri. Dilip Devichand Chaudhari, Shri. Purushottam Lunkaranji Malani and Shri. Ajay Tulshiramji Rathi executed sale deed of 52, 53, 54, 55, 56A and 56B out of Field Survey no. 30/2 situated at mauje Chandur in favour of Shri. Rajesh Rameshchandra Rathi for consideration of Rs. 7,00,000/-. The sale deed was duly registered vide bearing no. AKN/4356/2013 before Joint Sub Registrar no. 1, Akola on dt. 30/12/2013. This transaction was duly mutated in revenue record.
- f) Thereafter Shri. Dilip Devichand Chaudhari, Shri. Purushottam Lunkaranji Malani and Shri. Ajay Tulshiramji Rathi executed sale deed of plot no. 48, 49, 50 and 51 carved out of Field Survey no. 30/2 at mauje Chandur in favor of Shri. Dilip Devichand Chaudhari for consideration of Rs. 4,40,000/-. The sale deed was duly registered vide bearing no. AKG3/27/2015 on dt. 01/01/2015. This transaction was duly mutated in revenue record.
- g) Thereafter Shri. Rajesh Rameshchandra Rathi executed sale deed of plot no. 43A, 43B, 44, 45, 46, 47, 52, 53, 54, 55, 56A and 56B carved out of Field Survey no. 30/2 at mauje Chandur in favour of Shri. Dilip Devichand Chaudhari for consideration of Rs. 28,10,000/-. The sale deed was duly registered vide bearing no. AKG3/2407/2021 before Joint Sub



BHUSHAN SHARAD BHAGWAT

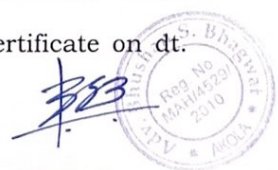
LL.M.,

Advocate

"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

Registrar no. 3, Akola on dt. 29/06/2021. This transaction was duly mutated in revenue record.

- h) Thereafter Shri. Dilip Devichand Chaudhari applied before Sub Divisional Officer, Akola for amalgamation and plot no. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B carved out of Field Survey no. 30/2 at mauje Chandur. The Sub Divisional Officer, Akola had granted permission for amalgamation. The order passed under Rev. Case no. MRC-81/ Chandur/ Commencement/ 59/ 2020-21 on dt. 15/02/2021. This transaction was duly mutated in revenue record. As per mutation the 7/12 extract number is 30/2/R at mauje Chandur
- i) Thereafter Shri. Dilip Devichand Chaudhari applied before Sub Divisional Officer, Akola for construction of Bungalow on plot no. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B carved out of Field Survey no. 30/2 at mauje Chandur. The Sub Divisional Officer, Akola had granted permission for construction and issued commencement certificate under Rev. Case no. MRC-81/ Chandur/ 59/ 2020-21 on dt. 15/02/2021.
- j) Thereafter Shri. Dilip Devichand Chaudhari had mortgaged the plot no. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. 30/2/R carved out of Field Survey no. 30/2 at mauje Chandur with Akola Urban Co-op Bank Ltd., Akola for amount of Rs. 45,00,000/-. Thereafter Shri. Dilip Devichand Chaudhari had repaid the loan. The Akola Urban Co-op Bank Ltd. Akola had issued No Due Certificate on dt. 28/11/2022.



BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate

"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

- k) Thereafter Shri. Dilip Devichand Chaudhari had executed sale deed of Row House no. R/1 to R/6 built on plot no. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. 30/2/R carved out of Field Survey no. 30/2 at mauje Chandur. The Row House no. R/1 to R/6 had sold through sale deed no. AKG3/3708/2022, AKG3/4161/2022, AKG3/1456/2023, AKG3/4885/2023, AKG3/1199/2024 and AKG3/2737/2023 respectively.
- l) Thereafter Shri. Dilip Devichand Chaudhari executed agreement to sale of Row House no. R/33 to R/39 built on plot no. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. 30/2/R carved out of Field Survey no. 30/2 at mauje Chandur in favour of Rajiv Developers through Proprietor Shri. Rajiv Kamalkishor Biyani. The agreement to sale was duly registered vide bearing no. AKG3/1548/2023, AKG3/1552/2023, AKG3/1554/2023, AKG3/1553/2023, AKG3/1551/2023, AKG3/1547/2023, AKG3/1549/2023. The sale deed was not executed in respect of Row House no. R/33 to R/39.
- m) Now Shri. Dilip Devichand Chaudhari is owner of remaining Row House no. R/7 to R/12 and R/27 to R/39 built on plot no. 43A, 43B, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56A and 56B i.e. 30/2/R carved out of Field Survey no. 30/2 at mauje Chandur.



BHUSHAN SHARAD BHAGWAT

LL.M.,

Advocate

**"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No.
9766589482**

This search was carried out from the year 1995 to 2024. The entire link of 30 years in the flow of title of property has been duly established. Within this span I could not get any adverse entry of transaction.

There is no adverse entry was disclosed, which would affect the title of the said owner SHRI. DILIP DEVICHAND CHAUDHARI.

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 SHRI. DILIP DEVICHAND CHAUDHARI has clear, marketable and without any encumbrances.

**Encl: E-Challan issued by Inspector General of
Registrartion on dt. 01/10/2024.**

Akola

Date 01/10/2024


(Bhushan S. Bhagwat)
Advocate

