

**BHUSHAN SHARAD BHAGWAT**

LL.M.,

**Advocate**

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

**Date: 16/02/2026**

FORMAT – A  
(Circular no.: 28/2021)

**To Maha RERA LEGAL****TITLE REPORT****Subject: Title clearance certificate with respect to**

Land admeasuring area about 5884.60 Sq. Mt. (including Opan Space 624. 10 Sq. Mt) carved out of Field Survey No. 17/1/A (as per 7/12 extract 17/1/A/1), at mauje Akolibu., Tq. Dist. Akola., within the registration limits of Akola Municipal Corporation, Akola, Tq. Dist. Akola. (Hereinafter referred as the said plot)

**I have investigated the title of the said plot on the request of [M/S KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI] and following documents i.e.:-**

**I) Description of Property**

Land admeasuring area 5884.60 Sq. Mt. (including Opan Space 624. 10 Sq. Mt) out of Filed Survey no. 17/1/A (as per 7/12 extract 17/1/A/1) at Mauje Akoli Bu., Tq and Dist. Akola, Tq and Dist. Akola, The property is situated within the limits of Akola Municipal Corporation, Akola, Tq., Dist. Akola, boundaries are as:

East – Land of Rukhminibai Baluji Kalore,  
West – Land of Tulshiram Kale,  
North – Road and then Land of Mukinda,  
South – Land of Daulat Kalore.

**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      | 28/07/1992                    | Regd. Sale deed no. 3685/1992                     | Jt. Sub Registrar, Akola       | Akola                              | Photocopy |
| 02      | 05/01/2009                    | WILL deed                                         | Akola                          | Akola                              | Photocopy |
| 03      | 09/12/2020                    | Regd. Sale deed no. AKG/4587/2020                 | Jt. Sub Registrar no. 2, Akola | Akola                              | Photocopy |
| 04      | 21/03/2022                    | N. A. Order Rev.                                  | Sub                            | Akola                              | Photocopy |

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

|    |            |                                                   |                                      |       |           |
|----|------------|---------------------------------------------------|--------------------------------------|-------|-----------|
|    |            | case no. NAA/<br>46/ Akolibu/ 03/<br>2021-22      | Divisional<br>Officer,<br>Akola      |       |           |
| 05 | 08/03/2022 | Commencement<br>certificate                       | Municipal<br>Corporation,<br>Akola   | Akola | Photocopy |
| 06 | 30/05/2022 | Regd. Deed of<br>Declaration no.<br>AKG/2583/2022 | Jt. Sub<br>Registrar<br>no. 2, Akola | Akola | Photocopy |
| 07 |            | Tax Receipt.                                      | Municipal<br>Corporation,<br>Akola   | Akola | Photocopy |
| 08 |            | 7/12 Extract                                      | Talathi,<br>Akoli Bu.                | Akola | Photocopy |
| 09 | 03/02/2022 | RERA Certificate                                  | RERA<br>Authority                    | Akola | Photocopy |
| 10 | 04/10/2022 | Regd. Correction<br>Deed no.<br>AKG/4770/2022     | Jt. Sub<br>Registrar<br>no. 2, Akola | Akola | Certified |
| 11 | 12/12/2022 | Regd. Correction<br>Deed no.<br>AKG3/3866/2022    | Jt. Sub<br>Registrar<br>no. 3, Akola | Akola | Photocopy |

**Search report for 30 years from 01/01/1997 to 16/02/2026**

**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 **[M/S KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI]** is clear, marketable and with any encumbrances.

**IV)** Owner of the land

- 1) [M/S KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI] – Land admeasuring area 5884.60 Sq. Mt. (including Opan Space 624. 10 Sq. Mt) out of Filed Survey no. 17/1/A (as per 7/12 extract 17/1/A/1) at Mauje Akoli Bu., 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.

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- V) The report reflection the flow of the title of the [M/S KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI] on the said plot is enclosed herewith as annexure.

Akola

Date 16/02/2026

**(Bhushan S. Bhagwat)**

Advocate

**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. 6010
- 3) Search report for 30 years from 01/01/1995 to 20/10/2024 taken from Sub Registrar Office, Akola.
- 4) Any other relevant title – NIL
- 5) Litigation if Any – NIL

Akola

Date 16/02/2026

  
**(Bhushan S. Bhagwat)**

Advocate

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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 [M/S KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI].

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      | 28/07/1992                    | Regd. Sale deed no. 3685/1992                          | Jt. Sub Registrar, Akola       | Akola                              | Photocopy |
| 02      | 05/01/2009                    | WILL deed                                              | Akola                          | Akola                              | Photocopy |
| 03      | 09/12/2020                    | Regd. Sale deed no. AKG/4587/2020                      | Jt. Sub Registrar no. 2, Akola | Akola                              | Photocopy |
| 04      | 21/03/2022                    | N. A. Order Rev. case no. NAA/46/ Akolibu/ 03/ 2021-22 | Sub Divisional Officer, Akola  | Akola                              | Photocopy |
| 05      | 08/03/2022                    | Commencement certificate                               | Municipal Corporation, Akola   | Akola                              | Photocopy |
| 06      | 30/05/2022                    | Regd. Deed of Declaration no. AKG/2583/2022            | Jt. Sub Registrar no. 2, Akola | Akola                              | Photocopy |
| 07      |                               | Tax Receipt.                                           | Municipal Corporation, Akola   | Akola                              | Photocopy |
| 08      |                               | 7/12 Extract                                           | Talathi, Akoli Bu.             | Akola                              | Photocopy |
| 09      | 03/02/2022                    | RERA Certificate                                       | RERA Authority                 | Akola                              | Photocopy |
| 10      | 04/10/2022                    | Regd. Correction Deed no. AKG/4770/2022                | Jt. Sub Registrar no. 2, Akola | Akola                              | Certified |
| 11      | 12/12/2022                    | Regd. Correction Deed no. AKG3/3866/2022               | Jt. Sub Registrar no. 3, Akola | Akola                              | Photocopy |

*[Signature]*

Reg. No. MAH/4329/2010  
AKOLA

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**Advocate**

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

Land admeasuring area 5884.60 Sq. Mt. (including Opan Space 624. 10 Sq. Mt) out of Filed Survey no. 17/1/A (as per 7/12 extract 17/1/A/1) at Mauje Akoli Bu., Tq and Dist. Akola, The property is situated within the limits of Akola Municipal Corporation, Akola, Tq., Dist. Akola.



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| RESIDENTIAL UNITS |                                     |           |                        |                         |
|-------------------|-------------------------------------|-----------|------------------------|-------------------------|
| WING              | Unit no.                            | Unit type | Carpet area in Sq. Mt. | Undivided Share Sq. Mt. |
| A1                | 101,102,103,104,105,106,107,108,110 | 1BHK      | 27.30                  | 9.39                    |
|                   | 201,202,203,204,205,206,207,208,210 |           |                        |                         |
|                   | 301,302,303,304,305,306,307,308,310 |           |                        |                         |
|                   | 401,402,403,404,405,406,407,408,410 |           |                        |                         |
|                   | 501,502,503,504,505,506,507,508,510 |           |                        |                         |
|                   | 601,602,603,604,605,606,607,608,610 |           |                        |                         |
|                   | 701,702,703,704,705,706,707,708,710 |           |                        |                         |
| A2                | 111,112,113,114,115,116,117,118,120 | 1BHK      | 27.30                  | 9.39                    |
|                   | 211,212,213,214,215,216,217,218,220 |           |                        |                         |
|                   | 311,312,313,314,315,316,317,318,320 |           |                        |                         |
|                   | 411,412,413,414,415,416,417,418,420 |           |                        |                         |
|                   | 511,512,513,514,515,516,517,518,520 |           |                        |                         |
|                   | 611,612,613,614,615,616,617,618,620 |           |                        |                         |
|                   | 711,712,713,714,715,716,717,718,720 |           |                        |                         |
| A3                | 121,122,123,124,125,126,127,128,130 | 1BHK      | 27.30                  | 9.39                    |
|                   | 221,222,223,224,225,226,227,228,230 |           |                        |                         |
|                   | 321,322,323,324,325,326,327,328,330 |           |                        |                         |
|                   | 421,422,423,424,425,426,427,428,430 |           |                        |                         |
|                   | 521,522,523,524,525,526,527,528,530 |           |                        |                         |
|                   | 621,622,623,624,625,626,627,628,630 |           |                        |                         |
|                   | 721,722,723,724,725,726,727,728,730 |           |                        |                         |
| A1                | 109,209,309,409,509,609,709         | 2BHK      | 40.85                  | 14.04                   |
| 12                | 119,219,319,419,519,619,719         | 2BHK      | 40.85                  | 14.04                   |
| A3                | 129,229,329,429,529,629,729         | 2BHK      | 40.85                  | 14.04                   |
| B1                | 131,132,134,135,136,137,138         | 2BHK      | 41.71                  | 14.34                   |
|                   | 231,232,234,235,236,237,238         |           |                        |                         |
|                   | 331,332,334,335,336,337,338         |           |                        |                         |
|                   | 431,432,434,435,436,437,438         |           |                        |                         |
|                   | 531,532,534,535,536,537,538         |           |                        |                         |
|                   | 631,632,634,635,636,637,638         |           |                        |                         |
|                   | 731,732,734,735,736,737,738         |           |                        |                         |
| C1                | 139,140,142,143,144,145,147,148     | 2BHK      | 41.17                  | 14.34                   |
|                   | 239,240,242,243,244,245,247,248     |           |                        |                         |
|                   | 339,340,342,343,344,345,347,348     |           |                        |                         |
|                   | 439,440,442,443,444,445,447,448     |           |                        |                         |
|                   | 539,540,542,543,544,545,547,548     |           |                        |                         |
|                   | 639,640,642,643,644,645,647,648     |           |                        |                         |
|                   | 739,740,742,743,744,745,747,748     |           |                        |                         |
| C2                | 149,150,152,153,154,155,157,158     | 2BHK      | 41.71                  | 14.34                   |
|                   | 249,250,252,253,254,255,257,258     |           |                        |                         |
|                   | 349,350,352,353,354,355,357,358     |           |                        |                         |
|                   | 449,450,452,453,454,455,457,458     |           |                        |                         |
|                   | 549,550,552,553,554,555,557,558     |           |                        |                         |
|                   | 649,650,652,653,654,655,657,658     |           |                        |                         |
|                   | 749,750,752,753,754,755,757,758     |           |                        |                         |
| C1                | 141,241,341,441,541,641,741         | 1BHK      | 29.95                  | 14.04                   |
| C2                | 151,251,351,451,551,651,751         | 1BHK      | 29.95                  | 14.04                   |
| B1                | 133,233,333,433,533,633,733         | 3BHK      | 55.73                  | 19.16                   |
| C1                | 146,246,346,446,546,646,746         |           |                        |                         |
| C2                | 156,256,356,456,556,656,756         |           |                        |                         |
| COMMERCIAL UNITS  |                                     |           |                        |                         |
| C1                | S12, S13                            | Shop      | 19.66                  | 8.71                    |
| C1                | S10                                 | Shop      | 18.59                  | 8.24                    |
| C1                | S11                                 | Shop      | 20.37                  | 9.02                    |
| C1                | S14                                 | Shop      | 31.68                  | 14.04                   |
| C1                | S15                                 | Shop      | 27.03                  | 11.97                   |
| C1                | S16                                 | Shop      | 31.68                  | 14.04                   |
| C1                | S17                                 | Shop      | 10.26                  | 4.54                    |
| C2                | S1                                  | Shop      | 31.68                  | 14.04                   |
| C2                | S2                                  | Shop      | 27.03                  | 11.97                   |
| C2                | S3                                  | Shop      | 31.68                  | 14.04                   |
| C2                | S4, S5                              | Shop      | 21.09                  | 9.35                    |
| C2                | S6                                  | Shop      | 16.44                  | 7.28                    |
| C2                | S7                                  | Shop      | 18.58                  | 8.23                    |
| C2                | S8A, S8B                            | Shop      | 73.23                  | 32.44                   |
| C2                | S9                                  | Shop      | 10.26                  | 4.54                    |

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boundaries are as:

|       |   |                                    |
|-------|---|------------------------------------|
| East  | - | Land of Rukhminibai Baluji Kalore, |
| West  | - | Land of Tulshiram Kale,            |
| North | - | Road and then Land of Mukinda,     |
| South | - | Land of Daulat Kalore.             |

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

The document produced before me shows that the entire Layout Land admeasuring area 5884.60 Sq. Mt. (including Open Space 624. 10 Sq. Mt) out of Filed Survey no. 17/1/A (as per 7/12 extract 17/1/A/1) at Mauje Akoli Bu., Tq and Dist. Akola. The chain link for said plot are mentioned herewith as FLOW OF TITLE.

**FLOW OF TITLE**

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

- a) Initially the land admeasuring area 00 H 61 R out of Field Survey no. 17/1 at mauje Akoli Bu. was owned by Sau. Manutai alias Mankarnabai Charandas Mhasane.
- b) Thereafter Sau. Manutai alias Mankarnabai Charandas Mhasane executed sale deed of land admeasuring area 00 H 61 R out of Field Survey no. 17/1 at mauje Akoli Bu. in favour of Shri. Nitinkumar Shantilal Kariya for consideration of Rs. 1,82,000/-. The sale deed was duly registered vide bearing no. 3685/1992 before Joint Sub Registrar, Akola on dt. 28/07/1992. This transaction was duly mutated in revenue record.
- c) Thereafter Shri. Nitinkumar Shantilal Kariya executed WILL deed in respect of land admeasuring area 00 H 61 R out of Field Survey no. 17/1 at mauje Akoli Bu. The WILL was executed on dt. 05/01/2009. Shri. Nitinkumar Shantilal Kariya had died on dt. 02/04/2009. As



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per the WILL deed land admeasuring area 00 H 61 R out of Field Survey no. 17/1 at mauje Akoli Bu. was bequeathed in favour of his wife Sau. Neha Nitinkumar Kariya. This transaction was duly mutated in revenue record.

- d) Thereafter Sau. Neha Nitinkumar Kariya executed sale deed of land admeasuring area 00 H 61 R out of Field Survey no. 17/1 at mauje Akoli Bu. in favour of M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari for consideration of Rs. 2,00,00,000/-. The sale deed was duly registered vide bearing no. AKG/09/12/2020.
- e) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari applied before Akola Municipal Corporation, Akola for flat scheme. The Akola Municipl Corporation, Akola had granted permission and issued commencement certificate on dt. 29/11/2021. Again M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari applied for revised map. The Akola Municipal Corporation, Akola had granted permission and issued commencement 08/03/2022.
- f) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari applied before Tahasildar, Akola For conversion of agricultural land to non-agricultural land for residential purpose. The Tahasildar, Akola had granted permission and issued N. A. Order under Rev. Case no. NAA/46/ Akoli Bu./ 03/ 2021-22 on dt. 21/03/2022.
- g) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari applied before



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Maharashtra Real Estate Regulatory Authority for construction of project Lotus Green. The Maharashtra Real Estate Regulatory Authority had issued RERA certificated on dt. 03/02/2022.

- h) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari had executed deed of declaration for construction of flats and shops under the scheme of Lotus Green. The Deed of Declaration was duly registered vide bearing no. AKG/2583/2022 before Joint Sub Registrar no. 2, Akola on dt. 30/05/2022.
- i) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari had executed correction deed in respect of carpet area mentioned in Deed of Declaration. The Correction deed was duly registered vide bearing no. AKG/4770/2022 before Joint Sub Registrar no. 2, Akola on dt. 04/10/2022.
- j) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari had executed correction deed in respect of boundaries mentioned in Deed of Declaration. The Correction deed was duly registered vide bearing no. AKG3/3866/2022 before Joint Sub Registrar no. 3, Akola on dt. 12/12/2022.
- k) Thereafter M/s Kothari Construction Company through its proprietor - Shri. Pankaj Rameshchandraji Kothari executed Agreement to sale, Deed of Conveyance and sale deeds in respect of flats in favour various persons. Few flats had mortgaged with different Banks and financial institutions. The property is under construction.



**BHUSHAN SHARAD BHAGWAT**

*LL.M.,*

**Advocate**

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**"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No.  
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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 M/S KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI.**

**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 KOTHARI CONSTRUCTION COMPANY THROUGH ITS PROPRIETOR - SHRI. PANKAJ RAMESHCHANDRAJI KOTHARI has clear, marketable and without any encumbrances.**

**Encl: E-Challan issued by Inspector General of Registrartion on dt. 16/02/2026.**

Akola

Date 16/02/2026

  
**(Bhushan S. Bhagwat)**  
Advocate

