



CHALLAN
MTR Form Number-6



GRN MH003153402201920E	BARCODE	Date 25/06/2019-15:51:38	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR		Full Name ADV G S TELEGOTE	
Location AKOLA			
Year 2019-2020 From 01/01/1989 To 25/06/2019		Flat/Block No.	
Account Head Details		Premises/Building	
Amount In Rs.			
0030072201 SEARCH FEE		750.00	
		Road/Street AKOLA	
		Area/Locality AKOLA	
		Town/City/District	
		PIN 4 4 4 0 0 1	
		Remarks (If Any)	
		Layout Plot no. 31 and 32 of Survey No. 58/A of Mouje Malkapur Tq and	
		Dist Akola	
		Amount In Seven Hundred Fifty Rupees Only	
Total		Words	
750.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572019062525849 IK0ACKGTD1	
Cheque/DD No.		Bank Date RBI Date 25/06/2019-15:52:35 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. : 9764419529
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 चंदर चालन 'टाइम ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वसुली दरवासाची लागू नाही.



Gajanan S. Telgote

B.A, LL.B
Advocate

Deepgaurav Sankul, Sant Tukaram Chowk, Malkapur, Akola
444004 Mob:- 9764419529

Date: 25.06.2019

TO WHOM SO IT MAY CONCERN

Subject: Title Verification report in respect of the property standing in the name of Mahajan Builders and Developers Through Its Prop of Mr. Manoj Prabhakar Mahajan.

Sir,

I, hereby submit title verification report and title clearance certificate as under:-

DESCRIPTION OF THE PROPERTY

All that the Layout plot No. 31, Field Survey No. 58/A of Mouje Malkapur, Tq and dist Akola. The Layout plot no. 31 admeasuring 302.37 sq. mtrs. (3254.00 Sq. Ft.), which is bounded as under:-

To the East :- Layout Road
To the West :- Service Line
To the North :- Plot No. 32
To the South :- Layout Road

All that the Layout plot No. 32, Field Survey No. 58/A of Mouje Malkapur, Tq and dist Akola. The Layout plot no. 32 admeasuring 307.50 sq. mtrs. (3309.00 Sq. Ft.), which is bounded as under:-

To the East :- Layout Road
To the West :- Service Line
To the North :- Plot No. 33
To the South :- Plot no. 31

1. The party concerned produced the following documents...

- A. Copy of Sale deed registered at Sr. no. 3134/2017 dated 16.08.2017 in respect of layout plot no. 31.
- B. Copy of Sale deed registered at Sr. no. 3133/2017 dated 16.08.2017 in respect of layout plot no. 32.
- C. Copy of Sale deed registered at Sr. no. 4940/2014 dated 05.11.2014 in respect of layout plot no. 32.
- D. Copy of Sale deed registered at Sr. no. 1836/2012 dated 30.12.2012 in respect of layout plot no. 32.

For Sir

- E. Copy of Sale deed registered at Sr. no. 4111/2010 dated 04.12.2010 in respect of layout plot no. 32.
- F. Copy of Sale deed registered at Sr. no. 3079/2011 dated 28.07.2011 in respect of layout plot no. 31.
- G. Copy of Sale deed registered at Sr. no. 634/2011 dated 07.02.2011 in respect of layout plot no. 31.
- H. Copy of ferfar at Sr. no. 10787 dated 29.09.2010.
- I. Copy of construction permission dated 16.05.2018.
- J. Copy of Amalgamation certificate on dated 23.01.2018 issued by Municipal Corporation Akola.

2. Search and Investigation:-

That, I had obtained the search for 30 years and found that, originally Layout Plot no. 31 out of Survey No. 58/A of Mouje Malkapur Tq and Dist Akola was owned and possessed by Mr. Pramod Atmaramji fokmare by registered sale deed registered at Sr. No. 8438 dated 09.12.1981.

That Mr. Pramod Atmaramji Fokmare had sold the layout plot no. 31 admeasuring 302.37 Sq. Mtrs. to Mr. Samgramji Chandrshekharji Gadgilji by way of registered sale deed at Sr. No. 634 dated 07.02.2011.

That thereafter Mr. Samgramji Chandrshekharji Gadgilji had sold the layout plot no. 31 admeasuring 302.37 Sq. Mtrs. to Mr. Kishan Rajkumar Kothari by way of registered sale deed at Sr. No. 3079 dated 28.07.2011.

That thereafter Mr. Kishan Rajkumar Kothari through its Power of Attorney Holder Mr. Rajkumar Mohanlal Kothari (Registered Power of Attorney at Sr. No. 2554 dated 31.05.2013) had sold the layout plot no. 31 admeasuring 302.37 Sq. Mtrs. to Mahajan builder and Developers through its Prop. Mr. Manoj Prabhakar Mahajan by way of registered sale deed at Sr. No. 3134 dated 16.08.2017.

That original Layout plot no. 32 was owned and possessed by Mr. Pramod Atmaramji Fokmare,

That, Mr. Pramod Atmaramji Fokmare had sold the layout plot no. 32 admeasuring 307.50 Sq. Mtrs. to Mr. Vinod

Pradeep

Dinkar Kulkarni and Mr. Prakash Babanrao Ambhore by registered sale deed registered at Sr. No. 2916 dated 04.12.2010. The said mutation entry is mutated into revenue record, which was registered at Sr. no. 10787 dated 21.09.2010.

That, Mr. Vinod Dinkar Kulkarni and Mr. Prakash Babanrao Ambhore had sold the layout plot no. 32 admeasuring 307.50 Sq. Mtrs. to Mrs. Sunita Anil Thanvi by registered sale deed registered at Sr. No. 4111 dated 04.12.2010.

That Mrs. Sunita Anil Thanvi had sold the layout plot no. 32 admeasuring 307.50 Sq. Mtrs. to Mr. Akhilesh Madhusudan Kothari by way of registered sale deed at Sr. No. 1836 dated 30.03.2012.

That Mr. Akhilesh Madhusudan Kothari had sold the layout plot no. 32 admeasuring 307.50 Sq. Mtrs. to Rajkumar Mohanlalji Kothari by way of registered sale deed at Sr. No. 4940 dated 05.11.2014.

That Mr. Rajkumar Mohanlalji ji Kothari had sold out the said layout plot no. 32 admeasuring 307.50 sq. Mtrs. to Mahajan builder and Developers through its Prop. Mr. Manoj Prabhakar Mahajan by way of registered sale deed at Sr. No. 3133 dated 16.08.2017.

That Mahajan builder and Developers through its Prop. Mr. Manoj Prabhakar Mahajan had applied for amalgamation the said plot o. 31 and 32 from Akola Municipal Corporation Akola by letter no. AUTO.DCR.APPROVED No. 0206 dated 23.01.2018

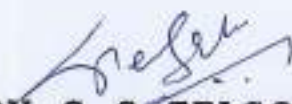
That thereafter Mahajan builder and Developers through its Prop. Mr. Manoj Prabhakar Mahajan had obtained permission for the construction of the residential building from Akola Municipal corporation Akola by its letter dated 16.05.2018.

Thus, the title of the above-mentioned property is clear, marketable and free from all encumbrances.



Thus, the chain of title in the properties is established for the last 30 years. All the transactions are reflecting the relevant Govt. Records.

3. The property in question is not the subject matter of any land acquisition proceedings or any land requisition proceedings of Govt. or any other local authority.
4. The property in question is not subject matter of any ceiling laws.
5. The documents clearly show that the property described above has been legally flow to the owner.
6. As per the owner, he has not mortgaged the said property with any bank or financial institution. Further, he has not availed any loan from any other institution by any other mode or manner.
7. I have taken search for last 30 years of Index II from Sub-Registrar Office. I have also taken search of the computer entries since the year 2002, with the help of the computer operator at Sub-Registrar Office. According to him there are no adverse entries found in the computer record. It is further submitted that, some of the registered at Sub Registrar Office are in torn condition and some of the pages of registers are also misplaced.
8. I hereby verify that, the title of Mahajan Builders and Developers Through its Prop of Mr. Manoj Prabhakar Mahajan in respect of the above referred property is valid, marketable, and free from encumbrances as on date and the said property and is free from any reasonable doubt, subject to above mentioned observations and compliances. The original search fee receipt dated 25/06/2019, at Challan No. MH003153402201920E is enclosed herewith.
9. All the documents brought before me are the Xerox and needs to be verified from the original.


ADV. G. S. TELGOTE,
Adv. Gajanan S. Telgote
B.A.L.L.B
Reg No. MAH/1360/2005
Akola. Mob 9764419529