



CHALLAN
MTR Form Number-6



GRN	MH002538477201920E	BARCODE			Date	11/06/2019-16:54:47	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 TELGOTE	
Location AKOLA				Flat/Block No.			
Year 2019-2020 From 01/01/1989 To 11/06/2019				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street	AKOLA		
0030072201 SEARCH FEE			750.00	Area/Locality	AKOLA		
				Town/City/District			
				PIN	4 4 4 0 0 1		
				Remarks (If Any)			
				Mouje Khadki Bu Tq and Dist Akola Field Survey No. 5/Part Layout Plot no.			
				27			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572019061145609	IK0ABVRRS4
Cheque/DD No.				Bank Date	RBI Date	11/06/2019-16:55:53	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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9764419529

संदर्भ चालन "पेड ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वगळता दस्तावेजासाठी लागू नाही.



Gajanan S. Telgote

B.A, LL.B
Advocate

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

Date: 11.06.2019

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. 27, Field Survey No. 5/Part of Mouje Khadki Bk, Tq and dist Akola. The Layout plot no. 27 admeasuring 468 sq. mtrs. (5035 Sq. Ft.), which is bounded as under:-

To the East :- 9 Mtrs. Layout Road
To the West :- Plot no. 1
To the North :- Another Layout
To the South :- Layout plot no. 26

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

- A. Copy of Sale deed registered at Sr. no. 1359/2016 dated 11.05.2016
- B. Copy of 7/12 Extract dated 03.06.2019
- C. Copy of Ferfar at Sr. No. 22158 dated 26.12.2017.
- D. Copy of Ferfar at Sr. No. 16048 dated 06.01.2012.
- E. Copy of sale deed at Sr. No. 1685/2013 dated 09.04.2013.
- F. Copy of N.A. order in revenue case No. NAP-34/Khadki/18/1984-1985 dated 02.01.1985

2. Search and Investigation:-

That, I had obtained the search for 30 years and found that, originally land out of F.S. no. 5/part admeasuring 5

acres was owned and possessed by Mr. Sharad Kedarnath Agrawal and others. They had converted the above said agricultural land into non agricultural purpose the S.D.O. Akola passed the order dated 02.01.1985 in revenue case no. NAP-34/Khadki/18/1984-1985.

That Mr. Sharad Kedarnath Agrawal had sold the layout plot no. 27 admeasuring 468.00 sq. mtrs. out of the said layout to Mr. Manish Rameshlal Motwani the said mutation entry is mutated in revenue record. Accordingly the ferfar was taken at Sr. No. 1077 dated 18.03.1990.

That Mr. Manish Rameshlal Motwani had sold out the layout plot no. 27 admeasuring 468. 00 Sq. Mtrs. to Mr. Viplav Gopikishan Bajoriya by registered sale deed registered at Sr. No. 6155/2011 dated 20.12.2011, the said entry mutated into revenue record.

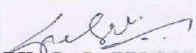
That Mr. Viplav Gopikishan Bajoriya had sold out the layout plot no. 27 admeasuring 468.00 Sq. Mtrs. to Mrs. Disha Devendra Agrawal and Mrs. Asha Adtiya Agrawal by registered sale deed registered at Sr. No. 1685/2013 dated 09.04.2013.

That Mrs. Disha Devendra Agrawal and Mrs. Asha Adtiya Agrawal had sold out the layout plot no. 27 admeasuring 468.00 Sq. mtrs. to Mahajan Builders and Developers Through its Prop of Mr. Manoj Prabhakar Mahajan by registered sale deed registered at Sr. No. 1359/2016 dated 11.05.2016.

That Mahajan Builders and Developers Through its Prop of Mr. Manoj Prabhakar Mahajan is absolute owner and possessor of the above said property described.

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 arealso 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 11/06/2019, at Challan No. MH002538477201920E 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. 9764419526