Ulhas Kamalakar Kavishwar
B.Sc., LL.B.,

Advocate

"Dnyanjyoti", 19, Khedkar Nagar, Behind Madhuri Building, Akola. Ph.No. 9860458201

FORMAT A

(Circular No : 28/2021)

To

Maha Rera,

Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot no Lay out Plot 36, out of S. No 23/1 ,now numbered as Nazul Plot No 4/22, out of Sheet No 69, situated at Mouja Malkapur, Tq and Dist Akola (hereinafter referred as the sail plot"

I have investigated the title of the said plot on the request of Design and Build through Prop. Shri Anil Gunwant Takwale R/o Raut Wadi, Akola, TQ and Dist Akola and following documents i.e.:-

1) Description of the property:-

Lay out Plot No.36 arising out of S. No.23/1 of Mouja Malkapur now bearing Nazul Plot No. 4/22 arising out of sheet No. 69 of Akola Tq and Dist Akola, the area of plot is admeasuring 5880 Sq Fts

The plot is bounded as under:-

To East :- Service Lane

To West :- Road

To North - Plot No. 35



To South :- Plot No. 37

2) The documents of allotment of plot.

a) N.A. Order passed in Rev Case No8/2/1959-60

b) Original Sale deed dated 9/2/1973, bearing No 460 executed by Basantkumar Ramjidas Agrawal in favour of Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale .

c) Permission for construction granted on 20/9/2019 granted in the name of Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale by Akola Munciple Corporation..

d) Original Sale deed dated 8/10/2020, bearing No 3129 executed by Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale in favour Design and Build through Prop. Shri Anil Gunwant Takwale.

e) Permission for construction granted by Akola Municipal Corporation dated 16/2/2021 in name of Design and Build through Prop. Shri Anil Gunwant Takwale.

3) Property card issued by Dy. Superintendent Land Record, Akola dated 11/11/2020, Mutation entry bearing No 16454

4) Search report for 30 year from 9/2/1973 till 21/5/2021

2) 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 (following owner/promoter/ developer/company) is clear, marketable and without any

encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1) Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale CTS.C.S. NO. Nazul Plot No. 4/22 arising out of sheet No. 69 of Akola Tq and Dist Akola

2) Design and Build through Prop. Shri Anil Gunwant Takwale, Nazul Plot No. 4/22 arising out of sheet No. 69 of Akola Tq and Dist Akola

3) Qualifying comments/remarks if any: - No Encumbrances

3) The report reflecting the flow of the title of the (owner/promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate

Date : 21/5/2021

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FLOW OF THE TITLE OF THE SAID LAND

1) The documents placed before me reflects that initially land out of S. No. 23/1 OF Mouja Malkapur, Tq and Dist. Akola came to be converted for N.A use in rev case No. 8/2/59-60.

2) That in the year 1973, the plot bearing No. 36 out of S. No. 23/1 of Mouja Malkapur, Tq and Dist. Akola was owned by Shri Basantkumar Ramjidas Agarwal , said Shri Basantkumar Ramjidas Agrawal vide registered sale deed dated 9/2/1973 sold the said plot to Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale , vide sale deed bearing No. 460 and in pursuance to said sale deed the name of Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale was mutated in the revenue record.

3) That thereafter Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale applied for Permission for construction and same came to be granted on 20/9/2019 in the name of Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale by Akola Munciple Corporation

4) That thereafter vide Sale deed dated 8/10/2020, bearing No 3129 Shri Gajanan Chatursa Takwale and Shri Rajabhau Chatursa Takwale sold the said plot No 36 to Design and Build through Prop. Shri Anil Gunwant Takwale. The recital of the said sale deed reflects the information that the plot was sold along with the construction

U. K. KAVISHWAR * AKOLA *

permission rights and further shows that all the expenses of development plan was borne by Design and build through prop. Shri Anil Gunwant Takwale and in pursuance to the said sale deed name of Design and Build, through Prop. Anil Gunwant Takwale came to be recorded in revenue record vide entry bearing No. 16454 dated 11/11/2020

5) That thereafter Design and Build through Prop. Shri Anil Gunwant Takwale applied for permission to revise map and Akola Municipal Corporation sanctioned revised map dated 16/2/2021 in name of Design and Build through Prop. Shri Anil Gunwant Takwale and as such flow of link is established and during search, I had not found any encumbrances.

1) P.R. Cards on date of application for registration. 23/10/2020

2) Mutation Entry No16454 DATED 11/11/2020

3) Search report for more than 30 years from 1973. taken from Sub-registrar Office at Akola

4) Any other relevant title:- NIL

5) Litigations if any:- NIL

Date : 21/5/2021

Advocate

ADV. U. K. KAVISHWAR
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CHALLAN
MTR Form Number-6

GRN	MH001401531202122P	BARCODE		Date	21/05/2021-14:37:35	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	AKN_HQR SUB REGISTRAR AKOLA 1	**Full Name**	Adv U K Kavishwar
Location	AKOLA		
Year	2021-2022 One Time	**Flat/Block No.**	Dnyanajyoti
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	Khedkar Nagar
		Area/Locality	Akola
		Town/City/District	
		PIN	4 4 4 0 0 5
		Remarks (If Any)	
		30 yr search 1991 to 2021 of Mouje Malkapur Tq Dist Akola S No 23/1 Pl No 36 Sh No 69 N Pl No 4/22	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021052101298	9778451967337
Cheque/DD No.		Bank Date	RBI Date	21/05/2021-14:38:00	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9860458201

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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