CHALLAN
MTR Form Number-6

GRN	MH013784296202021E	BARCODE		Date	23/03/2021-19:03:34	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AKG_JT AKOLA NO 2 SUB REGISTRAR	Full Name	ADV BHUSHAN BHAGWAT
Location	AKOLA		
Year	2020-2021 From 01/01/1992 To 23/03/2021	Flat/Block No.	DWARKA
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	SUDHIR COLONY
		Area/Locality	AKOLA
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	PLOT NO. 41 CARVED OUT OF FIELD SURVEY NO. 21 SITUATED AT MAUJE KHADAKI BU. TQ. DIST. AKOLA
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021032359131	IK0BBAITP3
Cheque/DD No.		Bank Date	RBI Date	23/03/2021-07:04:25	24/03/2021
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		83 , 24/03/2021	

Department ID : Mobile No. : 9766589482

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.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.06.21 14:13:08 IST
Reason: Secure Document
Location: India

Print Date 21-06-2021 02:13:07

BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

Date: 23/03/2021

FORMAT – A
(Circular no.:- 28/2021)

To Maha RERA LEGAL

TITLE REPORT

Subject: Title clearance certificate with respect to

Layout Plot No. 41, out of field S. No. 21 of mouje Khadaki Bu., Tq. and Dist. Akola, (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of [SHRI. SANTOSH GOPALPRASAD AGRAWAL (HUF)] and following documents i.e' :-

I) **Description of Property**

Layout Plot No. 41, out of field S. No. 21 of mouje Khadaki Bu., Tq. and Dist. Akola, converted in Rev. Case no. NAP-34/Khadaki Bu. /27/2000-21, decided on 3/04/2001 on the file of Sub Divisional Officer, Akola, total admeasuring area 1086.5 Sq. Mt., East- 34 Mt., West - 26 Mt. North- 20.96 Mt. and South- 38.50 Mt. Boundaries of the plot is as under:-

To the East	-	Another Layout,
To the West	-	9 Mt. Layout Road,
To the North	-	Plot no. 42,
To the South	-	Another Layout.

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
1	12/02/2020	Partition Deed no. AKG/591/2020	Akola	Akola	Certified
2	26/03/2021	Deed of Declaration no. AKG3/1306/2021	Akola	Akola	Certified
03	27/12/2013	Sale deed no. AKG/6095/2013	Akola	Akola	Certified

Bhushan S. Bhagwat Reg.No. MAH/4529/2010

BHUSHAN SHARAD BHAGWAT
LL.M.,
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"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

1) 7 /'12 extract bearing no. 21/41 at mauje Khadaki Bu. Tq. Akola Dist. Akola, Mutation entry no. 25278.
2) Commencement Certificate along with map on dt. 26/02/2021.
3) N. A. Order bearing Rev. Case no. NAP/34/ Khadaki Bu. 27/ 2000-01.

Search report for 30 years from 01/01/1992 to 23/03/2021.

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. SANTOSH GOPALPRASAD AGRAWAL (HUF)]** is clear, marketable and with any encumbrances.

IV) Owner of the land
1) [SHRI. SANTOSH GOPALPRASAD AGRAWAL (HUF)] – Layout Plot No. 41, out of field S. No. 21 of mouje Khadaki 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.

V) The report reflection the flow of the title of the [SHRI. SANTOSH GOPALPRASAD AGRAWAL (HUF)] on the said plot is enclosed herewith as annexure.

Adv. Bhushan S. Bhagwat Reg.No. MAH/4529/ 2010 AKOLA

Akola

Date 23/03/2021

(Bhushan S. Bhagwat)
Advocate
Bhushan Sharad Bhagwat
ADVOCATE LL.M.
Reg. No. MAH/4529/2010
AKOLA. Mob. 09766589482

ANNEXURE

BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

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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. 25278
3) Search report for 30 years from 01/01/1992 to 23/03/2021 taken from Sub Registrar Office, Akola.
4) Any other relevant title – NIL
5) Litigation if Any – NIL

Akola
Date 23/03/2021

(**Bhushan S. Bhagwat**)
Advocate
Bhushan Sharad Bhagwat
ADVOCATE LL.M.
Reg. No. MAH/4529/2010
AKOLA. Mob. 09766589482

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. SANTOSH GOPALPRASAD AGRAWAL (HUF)].

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
1	12/02/2020	Partition Deed no. AKG/591/2020	Akola	Akola	Certified
2	26/03/2021	Deed of Declaration no. AKG3/1306/2021	Akola	Akola	Certified
3	27/12/2013	Sale deed no. AKG/6095/2013	Akola	Akola	Certified
4	23/03/2021	7/12 Extract			Copy
5		Mutation Entry Sr. no. 25278			Copy
6	26/02/2021	Commencement Certificate issued by AMC, Akola along with map			Copy
7	03/04/2001	N. A. Order bearing Rev. Case no. NAP/34/ Khadaki Bu. 27/ 2000-01.			Copy

3) **Description of Property/ properties/ nature of title:**
Layout Plot No. 41, out of field S. No. 21 of mouje Khadaki Bu., Tq. and Dist. Akola, converted in Rev. Case no. NAP-34/Khadaki Bu. /27/2000-21, decided on 3/04/2001 on the file of Sub Divisional Officer, Akola, total admeasuring area 1086.5 Sq. Mt., East- 34 Mt., West - 26 Mt. North- 20.96 Mt. and South- 38.50 Mt. Boundaries of the plot is as under:-

To the East - Another Layout,

To the West - 9 Mt. Layout Road,

To the North - Plot no. 42,

To the South - Another Layout.

Adv. Bhushan S. Bhagwat Reg.No. MAH/4529/ 2010 AKOLA

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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.

FLOW OF TITLE.

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

a) Initially the Field survey no. 21 at mauje Khadaki Bu. was owned by 1) Shri. Jayant Suryakant Padgilwar, 2) Sau. Dipali Pradip Nand, 3) Shri. Ajit Pravin Gujrathi, 4) Sau. Lina Sanjay Gujrathi, 5) Shri. Vinayak Pandharinath Nand and 6) Shri. Dhananjay Vishwanath Tayade since long.

b) Thereafter 1) Shri. Jayant Suryakant Padgilwar, 2) Sau. Dipali Pradip Nand, 3) Shri. Ajit Pravin Gujrathi, 4) Sau. Lina Sanjay Gujrathi, 5) Shri. Vinayak Pandharinath Nand and 6) Shri. Dhananjay Vishwanath Tayade had applied before Sub Divisional Officer, Akola for conversion of agricultural land to non-agricultural for residential purpose. The N.A. Order was passed under revenue case no. NAP/34 Khadaki Bu./27/2000-2001 at Khadaki Bu. on dt. 03/04/2001. The filed survey no. 21 was divided into 156 plots.

c) Thereafter 1) Shri. Jayant Suryakant Padgilwar, 2) Sau. Dipali Pradip Nand, 3) Shri. Ajit Pravin Gujrathi, 4) Sau. Lina Sanjay Gujrathi, 5) Shri. Dhananjay Vishwanath Tayade [throuth POA holder of 1,2,3,4 and for self and 6) Shri. Vinayak Pandharinath Nand through POA holder

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Shri. Pradip Madhusudan Nand had sold the plot no. 1, 2, 3, 4, 5, 24, 25, 40, 41, 63, 64, 120, 121, 131, 132 and 156 out of field survey no. 21 at mauje Khadaki Bu. to Shri. Devendra Gopalprasad Agrawal, Shri. Santosh Gopalprasad Agrawal and Sau. Disha Devendra Agrawal for consideration of Rs. 90,00,000/-. The sale deed was duly registered vide bearing no. AKG/6095/2013 on dt. 27/12/2013. This transaction was duly mutated in revenue record.

d) Thereafter Shri. Devendra Gopalprasad Agrawal, Shri. Santosh Gopalprasad Agrawal and Sau. Disha Devendra Agrawal executed partition deed in between them. The partition deed was duly registered vide bearing no. AKG/591/2020 before Joint Sub Registrar no. 2, Akola on dt. 12/02/2020. As per partition deed Shri. Santosh Gopalprasad Agrawal(HUF) becomes the owner of Plot no. 41 out of Field Survey no. 21 at mauje Khadaki Bu. This transaction was duly mutated in revenue record vide mutation entry no. 25278.

e) Thereafter Shri. Santosh Gopalprasad Agrawal(HUF) applied before Akola Municipal Corporation, Akola for construction of Duplex, Flat, Bungalow and Shop. The Akola Municipal Corporation, Akola has granted permission and issued Commencement Certificate on dt. 26/02/2021.

f) Thereafter Shri. Devendra Gopalprasad Agrawal, Shri. Santosh Gopalprasad Agrawal and Sau. Disha Devendra Agrawal executed Deed of Declaration for the construction

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of (4) Four Shops, (5) Five Flats, (7) Seven Duplexes and (2) Two Bungalow on the scheduled plot. The Deed of Declaration was duly registered vide bearing no. AKG3/1306/2021 on dt. 26/03/2021.

This search was carried out from the year 1992 to 2021. 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. SANTOSH GOPALPRASAD AGRAWAL (HUF).

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. SANTOSH GOPALPRASAD AGRAWAL (HUF) has clear, marketable and without any encumbrances.

Encl: E-Challan issued by Inspector General of Registrartion on dt. 23/03/2021.

Akola

Date 23/03/2021

Adv. Bhushan S. Bhagwat Reg.No. MAH/4529/2010 AKOLA

(Bhushan S. Bhagwat)
Advocate
Bhushan Sharad Bhagwat
ADVOCATE LL.M.
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