



CHALLAN  
MTR Form Number-6



|                       |                    |         |                                                          |  |                                 |         |
|-----------------------|--------------------|---------|----------------------------------------------------------|--|---------------------------------|---------|
| GRN                   | MH012844961202122E | BARCODE | Date                                                     |  | 09/02/2022-11:07:20             | Form ID |
| Department            |                    |         | Inspector General Of Registration                        |  |                                 |         |
| Type of Payment       |                    |         | Search Fee                                               |  |                                 |         |
| Type of Payment       |                    |         | Other Items                                              |  |                                 |         |
| Office Name           |                    |         | AKG_JT AKOLA NO 2 SUB REGISTRAR                          |  | Full Name                       |         |
| Location              |                    |         | AKOLA                                                    |  | ADV SANTOSH KALE                |         |
| Year                  |                    |         | 2021-2022 One Time                                       |  | Flat/Block No.                  |         |
| Account Head Details  |                    |         | Amount In Rs.                                            |  | Premises/Building               |         |
| 0030072201 SEARCH FEE |                    |         | 750.00                                                   |  | Road/Street                     |         |
|                       |                    |         |                                                          |  | Area/Locality                   |         |
|                       |                    |         |                                                          |  | Town/City/District              |         |
|                       |                    |         |                                                          |  | PIN                             |         |
|                       |                    |         |                                                          |  | 4                               |         |
|                       |                    |         |                                                          |  | 4                               |         |
|                       |                    |         |                                                          |  | 4                               |         |
|                       |                    |         |                                                          |  | 0                               |         |
|                       |                    |         |                                                          |  | 0                               |         |
|                       |                    |         |                                                          |  | 1                               |         |
|                       |                    |         | Remarks (If Any)                                         |  |                                 |         |
|                       |                    |         | MOUJE KHADAKI BU SR NO 6 PLOT NO 16 SEARCH FEE YEAR 1992 |  |                                 |         |
|                       |                    |         | TO 2022                                                  |  |                                 |         |
|                       |                    |         |                                                          |  |                                 |         |
|                       |                    |         |                                                          |  |                                 |         |
|                       |                    |         |                                                          |  |                                 |         |
|                       |                    |         |                                                          |  |                                 |         |
| Total                 |                    |         | 750.00                                                   |  | Amount In                       |         |
|                       |                    |         |                                                          |  | Seven Hundred Fifty Rupees Only |         |
|                       |                    |         |                                                          |  | Words                           |         |
| Payment Details       |                    |         | CENTRAL BANK OF INDIA                                    |  |                                 |         |
| Cheque-DD Details     |                    |         | FOR USE IN RECEIVING BANK                                |  |                                 |         |
| Cheque/DD No.         |                    |         | Bank CIN                                                 |  | Ref. No.                        |         |
|                       |                    |         | 02810672022020915285                                     |  | 6019837                         |         |
| Name of Bank          |                    |         | Bank Date                                                |  | RBI Date                        |         |
|                       |                    |         | 09/02/2022-11:09:40                                      |  | Not Verified with RBI           |         |
| Name of Branch        |                    |         | Bank-Branch                                              |  |                                 |         |
|                       |                    |         | CENTRAL BANK OF INDIA                                    |  |                                 |         |
| Name of Branch        |                    |         | Scroll No. , Date                                        |  |                                 |         |
|                       |                    |         | Not Verified with Scroll                                 |  |                                 |         |

Department ID : Mobile No. : 8600007629  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता त्याच्या दस्तांसाठी लागू नाही.



Adv. Santosh Bhimrao Kale

B.Com., MBA (Fin.) L.L.B.

Mob 8669803788

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Address: - 106 B2 Rami Heritage, Nr Old RTO office, Murtizapur Road, Akola 444001.

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## FORMAT-A

(Circular No;-28/2021)

TO

MahaRERA

### LEGAL TITLE REPORT

**Sub: -** Title clearance certificate with respect to plot no.16 CTS/C.S. No.6A situated at Mouje Khadaki,Tq.& Dist.Akola.(hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of Mr. Manoj Prabhakar Mahajan, R/o. Nityananad Nagar, Tukaram Chowk, Akola, Tq.& Dist. Akola. and following documents i.e.:-

(1) Description of the Property

Layout Plot no.16 F.S. No. 6A of Mouje Khadaki Tq. and Dist. Akola. Within Municipal Corporation Akola. The said plot had been duly converted for residential purposes as per the order of the S.D.O. Akola in Rev. case No.N.A.P.34/Khadaki Bk/85/1982-1983 Date 27/05/1983. The area of the said plot is admeasuring 4067.00 sq.ft. i.e. 378.00 sq.mt the measurement of Plot is as under

East - West: 14 mt.

North – South: - 27 mt.

And the boundaries of the said plot are as under.

|              |   |                   |
|--------------|---|-------------------|
| To the East  | : | Layout plot no 17 |
| To the West  | : | Layout Plot no.15 |
| To the North | : | Service lane      |
| To the South | : | Layout Road       |

(2)The documents of Allotment of plot: - The owner has purchased the

(4) Search report for 30 years from year 09/02/1992 to 09/02/2022.

2. 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 (following owner) is clear, marketable and without any encumbrances.

**Owner of the Land.**

Mahajan Builders & Developers through Manoj Prabhakar Mahajan, Plot no.16 of CTS/C.S.No.6A of mouje Khadaki Bk. Tal & Dist Akola.

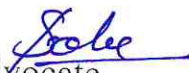
**Qualifying Comment/remark:** - The owner has purchased the above referred plot, Vide Registered Sale Deed dated **16/04/2016** bearing document No. **1154-2016**. At sub registrar office Akola. And got 7/12 extract from talati Malkapur vide mutation entry no. 22224.

I have taken search from the records at sub- registrar Office Akola from 1992 to 2022. By paying required Government fees vide receipt no. **MH012844961202122E**, dated 09/02/2022. I have verified and tallied the Index II Register from the Sub-registrar Office Akola and the said records were duly searched. That, during Search, It is found that Mahajan Builders and Developers through Mr. Manoj Prabhakar Mahajan is the absolute owner of the property described above.

3. The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as Annexure

Encl: Annexure.

Date.09/02/2022

  
Advocate

**Adv. Santosh B. Kale**  
**Reg. No. MAH/1943/2021**



Adv. Santosh Bhimrao Kale

B.Com., MBA (Fin.) L.L.B.

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Address: - 106 B2 Rami Heritage, Nr Old RTO office, Murtizapur Road, Akola 444001,

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## **ANNEXURE**

### **FLOW OF THE TITLE OF THE SAID LAND**

Upon verification of the revenue record for the period of 30 years and documents provided, it is found that, initially the said plot was purchased by Shri Satish Shridhar Dange on dated 28/11/1985 vide document no. 7197. Later on the said plot no. 16 was owned by Sau Lalita Devichand Kakad vide sale deed no. 02360 on dated 09/05/2012. After that the said plot is purchased by Shri Yogesh Rupchand Agrawal vide sale deed dated 08/12/2015 bearing document no. 3095-2015. Mahajan Builders and Developers through its proprietor Mr. Manoj Prabhakar Mahajan Purchase the said plot from Shri Yogesh Rupchand Agrawal vide register sale deed bearing no.1154-2016 on dated 16/04/2016 registered before Sub-registrar Class-2 No.3, Akola. The Ferfar of which taken by Talathi vide Ferfar no.22224. Thereafter Mahajan Builders and Developers through Mr. Manoj Prabhakar Mahajan Possessed above said plot till today and enjoying the peaceful possession.

In short Flow of the title of the said land is as under.

1. Shri Satish Shridhar Dange on dated 28/11/1985 vide document no. 7197 at sub registrar office Akola with mutation entry no.603
2. Sau Lalita Devichand Kakad vide sale deed no. 02360 on dated 09/05/2012 at sub registrar office Akola with mutation entry no.16811
3. Shri Yogesh Rupchand Agrawal vide sale deed dated 08/12/2015 bearing document no. 3095-2015 at sub registrar office Akola with mutation entry no.20855.

Sr.No.

- 1 7/12 extract / P.R. Card as on date of application for registration.
- 2 Mutation Entry No.22224.
- 3 Search report for 30 years from 09/02/1992 Taken from Sub-registrar office at Akola.
- 4 Any other relevant title:- Nil
- 5 Litigations if any :- Nil

Date.09/02/2022

  
Advocate

**Adv. Santosh B. Kale**  
**Reg. No. MAH/1943/2021**