CHALLAN

MTR Form Number-6

GRN MH011437828202122E	**BARCODE**	**Date** 10/01/2022-15:05:37	**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 SARIKA GHIRNIKAR
Location AKOLA			
Year 2021-2022 One Time		**Flat/Block No.**	00
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	AKOLA
		Area/Locality	
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	MOUJE MALKAPUR FS NO 59/R/28 LP NO 28 SEARCH FEE YEAR 1992 TO 2022
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details CENTRAL BANK OF INDIA		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	02810672022011091254 932338517
Cheque/DD No.		Bank Date	RBI Date	10/01/2022-15:06:45 Not Verified with RBI
Name of Bank		Bank-Branch		CENTRAL BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :

Mobile No. : 9158548404

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 कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 10-01-2022 03:06:56

S.P. GHIRNIKAR
Advocate & Notary

Shriram Sankul Dabki Road,
Akola
Mob no. 9158548404

FORMAT –A
(circular No. 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 28,situated at Malkapur Tq & Distt Akola.

I have investigated the title of the said plot on the request of (Name of owner /promoter/developer/company) and following documents i.e. :-

(1) The Property situated At Mouje Malkapur,Z.P.S.R.S.R.D.Akola,Field survey no. 59/R/28 Layout plot no. 28, admeasuring area 324 sq.mit,(3487 sq fit), which is bounded as under –

East	-	Open Plot then National Highway
West	-	Layout plot no. 27
North	-	Open Plot
South	-	Akola Yewata Road

(2) Documents of Ownership of Present Owner:-

i) Sale Deed dated 11/02/2021 for plot no 28 executed by Mr. Sunil Navinchand Gadiya in favour of Shri Sachin Aanadrao Ingale & Shri Santosh Shrikrushna Dhore bearing Registered No. 1156/2021.
ii) 7/12 extract dated 06/04/2021
iii) Tax receipt 22/03/2021
iv) Mutation Entry 08/12/2021

(3) Search report for 30 yrs from 1992 to 2022 from Records of Registrar Office. 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 plot no. 28 of mouje Malkapur is Shri Sachin Aanandrao Ingale & Shri Santosh Shrikrushna Dhore.

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

Plot no. 28

Before more than 30 years from this date the property field survey no. 59/R/28 area 92R is owned & possessed by Shri Pradip Madhusudan Nand & Smt. Rehana Najmuddin Merchant. They applied for N.A. land measuring 92 R from field survey no. 59 of village Malkapur for Non agricultural purposes i.e. for residential purposes vide revenue case no. NAP-34/Malkapur/63/1990-91.

After that Shri Pradip Madhusudan Nand & Smt. Rehana Najmuddin Merchant executed registered sale deed of Layout plot no. 28 admeasuring area 324 sq mtr(3487 sq feet) in favour of Shri Ramdas Ramnath Sharma.

Thereafter Shri Ramdas Ramnath Sharma executed registered sale deed of layout plot no. 28 area 324 sq mtr(3487 sq feet) in favour of Shri Ashok Keshav Shirbhate dt. 27/03/1998 at sr no. 1675/1998.

Thereafter Ashok Keshav Shribhate executed registered sale deed of layout plot no. 28 admesuring area 324 sq mtr(3487sq feet) in favour of Shri Vijaykumar Pukhrajaji Choudhari dtd. 20/01/2011 bearing sr no.184/2011.

Afterthat Shri Vijaykumar Pukhrajaji Choudhari executed plot no. 28 admeasuring area 324 sq mtr(3487 feet) in favour of Shri Sunil Navinchand Gadiya dtd.05/02/2011 bearing sr no. 398/2011.

Thereafter Shri Sunil Navinchand Gadiya executed registered sale deed of plot no. 28 admeasurin area 324 sq mtr. in favour Shri Sachin Aanandrao Ingale & Shri Santosh Shrikrushna Dhore dtd. 11/02/2021 bearing sr. no. 1156/2021.According to ferfar & 7/12 extract became the owner of abovesaid property.

Thus the link in the chain of the title had been properly established for last 30 years. All the transactions have been duly verified from the relevant records of the registrar of the documents. I have taken search of record from the sub-registrar office and

relevant record for the last 30 years by paying the necessary fees. The original receipt is annexed herewith. That on basis of search made by me and the documents placed before me, I certify that the property referred in the schedule is owned by Shri Sachin Aanandrao Ingale & Shri Santosh Shrikrushna Dhore. Thus the link in the chain of the title had been properly established for last 30 years. All the transactions have been duly verified from the relevant records of the registrar of the documents. I have taken search of record from the sub-registrar office and relevant record for the last 30 years by paying the necessary fees. The original receipt is annexed herewith. That on basis of search made by me and the documents placed before me.

Taking into consideration above facts and circumstances of the case on the basis of the documents supplied to me and also on the basis of a search taken by me from the relevant record. He submitted registered Sale deed, 7/12 extract, N.A. order, Layout map, Ferfar, Tax Receipt etc. Therefore his title over the property is clear. Hence this report of clear title of Shri Sachin Aanandrao Ingale & Shri Santosh Shrikrushna Dhore alongwith certificate in the prescribed proforma submitted.

Akola

Date:-10/01/2022

Sarika Ghirnikar

(Notary & Advocate)

S.P. GHIRNIKAR
Advocate & Notary

Shriram Sankul Dabki Road,
Akola
Mob no. 9158548404

FORMAT – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract
2) Mutation entry
3) Search report for 30 years from taken from Sub-Registrar Office at Akola
4) Any other relevant title – No
5) Litigation if any – No

Date 10/01/2022
Akola

Sarika Ghirnikar
(Advocate & Notary)