



GRN MH012845493202122E		BARCODE 		Date 09/02/2022-11:12:47		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR				Full Name		ADV SANTOSH KALE	
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 10/3 AND 11/1 PLOT NO 63 FEE YEAR 1992			
				TO 2022			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details CENTRAL BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 02810672022020915289 6042739	
Cheque/DD No.				Bank Date		RBI Date 09/02/2022-11:15:30 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. : 8600007629

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 लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.



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,

FORMAT-A

(Circular No;-28/2021)

TO

MahaRERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to plot no.63 CTS/C.S. No.10/3 & 11/1 situated at Mouje Malkapur, 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. 63 F.S. No. 10/3 & 11/1 of Mouje Malkapur 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/Malkapur/19/1977-1978** Date **18/05/1978**. The area of the said plot is admeasuring **5160.00 sq.ft. i.e. 480.00 sq.mt** the measurement of Plot is as under

East - West: 60 ft.

North - South: - 86 ft.

And the boundaries of the said plot are as under.

To the East	:	Layout of Shri Kishorsingh Bisen
To the West	:	Layout Plot no.62
To the North	:	Layout Plot no.59
To the South	:	Layout Road

- (2) The documents of Allotment of plot :- The owner has purchased the above referred plot,. Vide Registered Sale Deed dated **23/09/2021** bearing document No. **3313-2021**. At sub registrar office Akola.

Sale

(3) 7/12 extract issued by Talathi Malkapur Dated.09/02/2022 with mutation entry no.23052.

(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.63 of CTS/C.S.No.10/3 and 11/1

Qualifying Comment/remark: - The owner has purchased the above referred plot, Vide Registered Sale Deed dated **23/09/2021** bearing document No. **3313-2021**. At sub registrar office Akola. And got 7/12 extract from talati Malkapur vide mutation entry no.23052.

I have taken search from the records at sub- registrar Office Akola from 1992 to 2022. By paying required Government fees vide receipt no. **MH012845493202122E**, 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

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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 agriculture land of above referred survey was owned by Mr. Nawalkishore Chimanlal Bhartia and duly convert it for residential purposes as per the order of the S.D.O. Akola in Rev. case No.N.A.P.34/Malkapur/19/1977-1978 Dated 18/05/1978. The above referred plot no 63 was gifted to Mrs. Rashmi Shailesh Daga by his father and owner of Layout Mr. Navalkishore Chimanlal Bhartia on dated 18/6/2021 vide document no. 3027-2021. From that day Mrs. Rashmi Shailesh Daga was enjoying the peaceful possession of the above described plot up till 23/09/2021. There after Mahajan Builders & Developers through Manoj Prabhakar Mahajan Purchased the above said Plot from Mrs. Rashmi Shailesh Daga vide sale Deed no.3313-2021, on dated 23/09/2021 registered before Sub-registrar Class-2 No.3,Akola.The Ferfar of which taken by Talathi vide Ferfar no.23052. 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. Mr. Nawalkishore Chimanlal Bhartia owner of field survey no.10/3 and 11/1 convert the said land for residential purpose as per the order of the S.D.O. Akola in Rev. case No.N.A.P.34/Malkapur/19/1977-1978 Dated 18/05/1978
2. Mrs. Rashmi Shailesh Daga Vide Registered Gift deed Dtd.18/06/2021 bearing document no.3027-2021 At sub registrar office Akola with mutation entry no.115

Sale.

3. Mahajan Builders & Developers through Mr. Manoj Prabhakar Mahajan Vide Registered Sale Deed dated **23/09/2021** bearing document No. **3313-2021**. At sub registrar office Akola with mutation entry no.23052.

Sr.No.

- 1 7/12 extract / P.R. Card as on date of application for registration.
- 2 Mutation Entry No.23052
- 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. Kote
Reg. No. MAH/1948/2021