CHALLAN

MTR Form Number-6

GRN	MH007695011202223E	BARCODE		Date	13/09/2022-18:56:35	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 S A DESHPANDE		
Location	AKOLA						
Year	2022-2023 From 13/09/1993 To 13/09/2022			Flat/Block No.	OPP CIVIL COURT		
Account Head Details		Amount In Rs.		Premises/Building			
3230072201	SEARCH FEE	750.00		Road/Street	STATION ROAD		
				Area/Locality	AKOLA		
				Town/City/District			
				PIN		4 4 4 0 0 1	
				Remarks (If Any)			
				MAUJE AKOLA TQ DIST AKOLA NS NO 29-A NP NO 2/4 FLAT NO 101			
				102 201 202 301 302 401 402			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022091378016	IK0BWPNYI2
Cheque/DD No.				Bank Date	RBI Date	13/09/2022-18:24:57	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9823091377

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

नोंद घ्यावी "चलन ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 13-09-2022 06:57:47

S.A.Deshpande.
B.Sc.LL.B.
ADVOCATE
AND *NOTARY*

OFFICE:
Opp. Civil Court
Rly Stn Road. Akola
Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam Plots, AKOLA, Mobile:9823091377,

To,

DATE: 13.9.2022

Maharashtra Real Estate Regulatory Authority
6th and 7th floor, Housefin Bhavan,
Plot no C-21, E-Block,
Bandra Kurla Complex (E),
Mumbai-400051

LEGAL TITLE REPORT

SUB:- Title clearance certificate with respect to Nazul plot no 2/4, admeasuring 404.13 Sq mt, out of Nazul sheet no 29-A, at Akola, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya**, and following documents.

DOCUMENTS:

SR NO	Date of Document	Name of Document	Original/ Certified
1	21.6.2022	Sale deed, executed by Smt. Gangadevi S Lohiya through POA Vinod S Lohiya and 6 others, in favour of M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya, at sr no 3015	Original
2	30.8.2022	DOD executed by M/s S.S. Life Spaces through its Partners Pratik V Lohiya+1, at sr no 4091	Xerox
3	17.6.2022	Commencement certificate, sanctioned map	Xerox
4	23.4.2012	Partnership deed, executed between Pratik V Lohiya and Shravan S Lohiya	Xerox
5	15.7.2022	Property card	Certified
6	28.4.2022	Tax receipt	Original

1. **DESCRIPTION OF PROPERTY:**
Mauje: Akola, Tq and Dist. Akola, Nazul sheet no 29-A, Nazul plot no 2/4, admeasuring 404.13 Sq mt, Construction of building on the said plot by name "S.S. Pearl", bearing No. 101, 102, 201, 202, 301,302,401,402 of different size and floors, which is bounded by:
East :- Plot no 3,
West :- Road and property of Lohiya family,

Shishir A. Deshpande
B.Sc. LL.B. Advocate
Off. : Opp. Civil Court, Rly. Station Road,

North:- Hanuman Mandir,
South:- Property of Lohiya family.

2. The Documents of allotment of plot i.e. Registered sale deed dt 21.6.2022, at sr no 3015.
3. Online Property card dt 15.7.2022, Tax receipt dt 28.4.2022
4. Search report for 30 years from 13.9.1993 to 13.9.2022.

On perusal of the above mentioned documents, and all other relevant documents, relating to the title of the said property I am of the opinion that the title of **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya**, is clear, marketable and without any encumbrances.

Owner of the land **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya** out of Nazul sheet no 29-A, Nazul plot no 2/4, admeasuring 404.13 Sq mt, Construction of building on the said plot by name "S.S. Pearl", bearing No. 101, 102, 201, 202, 301,302,401,402 of different size and floors.

Qualifying Comments/remarks if any: **No**

The report reflecting the flow of the title of the (Owner/Promoter/developer/company) **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya** on the said land is enclosed herewith as Annexure 1.

Yours Truly,

(S.A.Deshpande)
Advocate

Shishir A. Deshpande
B.Sc., LL.B. Advocate
Off. : Opp. Civil Court, Rly. Station Road,
AKOLA. (Mah.) 444 001.
☎: (O) 2432161, (M) 9823091377

Encl: Annexure
Date 13.9.2022

S.A.Deshpande.
B.Sc.LL.B.
ADVOCATE
AND *NOTARY*

OFFICE:
Opp. Civil Court
Rly Stn Road. Akola
Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam Plots, AKOLA, Mobile:9823091377,
Ref No:

DATE: 13.9.2022

FORMAT-A

(Circular No: /22)

FLOW OF THE TITLE OF THE SAID LAND

This is to confirm that, I have visited the Registrar/Sub-registrar's office, Akola on **13.9.2022** and verified the details of the property standing in the name of **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya.**

1. As per the documents and search taken by me for 30 years before, by paying due fees, initially, the agricultural land out of Nazul sheet no 29-A, was permitted to be used for residential purpose by the order of SDO, Akola on 18.2.2014.
2. Then as per the averments in the sale deed and property card, it reveals that, the above described property i.e. Nazul plot no 2/4, admeasuring 404.13 Sq mt, is the ancestral property of Smt. Gangadevi S Lohiya and 6 others.
3. Then the partnership deed has been executed between Pratik V Lohiya and Shravan Lohiya on 23.4.2012.
4. Then Smt. Gangadevi S Lohiya and 6 others got permission for construction from AMC, Akola on 17.6.2022.
5. Then Smt. Gangadevi S Lohiya through POA Vinod S Lohiya and 6 others sold the described Nazul plot no 2/4, admeasuring 404.13 Sq mt, to M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya by sale deed dt 21.6.2022, at sr no 3015.
6. Then M/s S.S. Life Spaces through its Partners Pratik V Lohiya+1, executed DOD on 30.8.2022, at sr no 4091, for construction of flat scheme on the said plot by name "S.S. Pearl" comprising 8 flats, bearing No. 101, 102, 201, 202, 301,302,401,402 of different size and floors.
7. M/s S.S. Life Spaces through its Partners Pratik V Lohiya+1, are constructing the buildings as per map.

I am of the opinion that the property i.e. Nazul sheet no 29-A, Nazul plot no 2/4, admeasuring 404.13 Sq mt, referred in the schedule is owned and possessed by **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya/** In the result, I have taken relevant search and on the basis of search made by me, as well as documents placed before me, after giving my best applying my skill as well as using my whole experience on perusal of documents submitted by you and borrower, I am the opinion that,

Deshpande

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the property mentioned in the schedule is having clear, valid and marketable title.

The sale deed, property card, and tax receipt confirming the legal ownership and possession of **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya.**

I am of the opinion that, the property i.e. **Nazul sheet no 29-A, Nazul plot no 2/4, admeasuring 404.13 Sq mt** referred in the schedule is owned and possessed by **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya.** In the result, I have taken relevant search and on the basis of search made by me, as well as documents placed before me I am the opinion that, the property mentioned in the schedule is having clear, valid and marketable title.

Encumbrance Certificate:

I have taken search at the office of Sub-registrar, Akola, As per the revenue record, the property is in possession of **M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya.**

That the Title of M/s S.S. Life Spaces through its Partners Pratik V Lohiya and Shravan S Lohiya over the said property is clear, marketable and free from all encumbrance.

Yours Truly,

Date 13.9.2022

(S.A.Deshpande)
Advocate

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