

ADV. NITIN M. GAWALI
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ADDRESS :- MAHATMA BASVESHWAR
CHOWK, MALKAPUR, AKOLA, TQ. &
DIST. AKOLA

AKOLA - DT: 07/12/2022

TO
MahaRERA

LEGAL TITLE REPORT

SUB :- Title clearance certificate with respect ot plot no. 18. Bearing Survey no. 3/1-A, 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. Shrikrushana Sheshrao Baiskar, R/o. Gurukul Colony, Malkapur, Akola, Tq. & Dist. Akola. and Mangesh Rambhau Kale R/o. Keshav Nagar, Ring Road, Kaulkhed, Akola, Tq. and Dist. Akola following documents i.e.:-

(1) **Description of the Property:-**

Within the limits of Municipal corporation, Akola Tq. and Dist. Akola and within the jurisdiction of Sub Registrar Office Akola, situated at Mouje Malkapur, Tq. & Dist. Akola, bearing Plot no. 18, survey no. 3/1-A, Layout passed by Hon'ble S.D.O. Akola vide Revenue Case no. NAP-34/30/81-82 order dated 13/01/1983, there after above layout was revised on 9th Sep. 1996 except Plot No. 12, 13 & 14 the revised order was

passed on dated 9th September 1996 wide revenue case no. NAP-34/Malkapur/27/95-96. The area of the said plot is admeasuring 5059.89 Sq. Ft. i.e. 470.25 Sq. Mtr. which is bounded as under:-

To the east - Lay out Plot no. 19
To the west - Lay out Plot no. 17
To the north - Lay out Plot No. 31 & 32
To the south - Road,

Measurement as under:-

East - West : 28.50 mtr. and

North - South : 16.50 mtr.

Admeasuring 470.25 Sq. Mtrs. (5059.89Sq. Ft.)

(2) The Documents of Allotment of plot.

1) Copy of 7/12 Extract of Survey/Gat no. 3/1-A, Plot No.18 of Mouje Malkapur, Tq. & Dist. Akola.

2) Sale deed no. 1418, dt. 19/04/2022

(3) 7/12 extract & copy of Ferfar No. 24053, mutation entry no. 1537

(4) Search report for 30 years from year 1993 - 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.

Handwritten signature

Owners of the land

- 1) Mr. Shrikrushana Sheshrao Bayaskar,
R/o. Gurukul Colony, Malkapur, Akola,
Tq. & Dist. Akola.

AND

- 2) Mangesh Rambhau Kale
R/o. Keshav Nagar, Ring Road, Kaulkhed,
Akola, Tq. and Dist. Akola.

Qualifying Comment/remark :- The owner has purchased the above referred plot, Vide Registered Sale Deed Dated 19/04/2022 bearing document No. 1418/2022, At Sub registrar office Akola, and got 7/12 extract from talathi Malkapur vide mutation entry no. 24053.

I have taken search from the records at sub-registrar office Akola from 1993 to 2022. By paying required Government fees vide receipt No. MH011741765202223E dated 06/12/2022. I have verified and tallied the Index II Register for the Sub-Registrar Office Akola and the said records were duly searched. That, during search, It is found that 1) Mr. Shrikrushana Sheshrao Bayaskar, and 2) Mangesh Rambhau Kale were 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 : 06/12/2022

Nitin M. Gawali
Adv. Nitin M. Gawali
Reg. No. MAH/2006/2007

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ADDRESS :- MAHATMA
BASVESHWAR CHOWK, MALKAPUR
AKOLA, TQ. & DIST. AKOLA

AKOLA - DT:07/12/2022

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Brief History of the Property:-

Upon verification of the revenue record for the period of 30 years. and documents provided, it is found that, initially the agricultural land was purchased by Gurukrupa Shasakiya Karmachari Grih Nirman Sahakari Sanstha Maryadit, MAlkapur – Reg. No. 1083. They applied for permission to convert the agriculture land 02 H. 10 R. from field Survey No. 3/1-A, of village Malkapur Tq. and Dist. Akola for non agril. Rev. Case no. NAP34/ 30 / Malkapur /1981-1982. order dated 13/01/1983 for residential purposes. Thereafter they revised the layout of 01 H. 13 R. vide rev. case no. NAP34-Malkapur/27/95-96 order dated 09/09/1996 except layout plot no. 12, 13 and 14 which was already passed by president before Laxmichand Yawalkar of

11.11.2022

Akola in Rev. Case no. NAP34/30/Malkapur/1981-1982. order dated 13/01/1983.

There after in the year 1997 Vijaykumar Gopalrao Chaware the member of above sanstha got the above said Plot no. 18 by transfer from president Gurukrupa Gurukrupa Shasakiya Karmachari Grih Nirman Sahakari Sanstha Maryadit, MAlkapur vide resolution no. 20/97, dated 14/11/1997 after deposit in for Rs. 24806/- on dated 14/11/1997.

There after Vijaykuumar Gopalrao Chaware was enjoying the peaceful possession of the above described plot up till 19/04/2022. There after 1) Mr. Shrikrushana Sheshrao Bayaskar, and 2) Mangesh Rambhau Kale purchase the above said Plot no. 18 from Vijaykuumar Gopalrao Chaware vide reg. sale deed no. 1418, on dated 19/04/2022 registered before Sub-registrar Class-2 No. 3, Akola. The Ferfar of which taken by Talathi vide Ferfar no. 24053. Thereafter 1) Mr. Shrikrushana Sheshrao Bayaskar, and 2) Mangesh Rambhau Kale 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- Gurukrupa Shasakiya Karmachari Grih Nirman Sahakari Sanstha Maryadit, Malkapur – Reg. No. 1083. revised the layout of 01 H. 13 R. vide rev. case no. N A P 34-Malkapur/27/95-96 order dated 09/09/1996 except layout plot no. 12, 13 and 14 which was already passed by president before Laxmichand Yawalkar of Akola in Rev. Case no. NAP34/30/Malkapur/1981-1982. order dated 13/01/1983.

2- Mr. Vijaykumar Gopalrao Chaware member of above sanstha got the above said Plot no. 18 by transfer from President, Gurukrupa Shasakiya Karmachari Grih Nirman Sahakari Sanstha Maryadit, Malkapur vide Sanstha resolution no. 20/97, dated 14/11/1997 after deposit of Rs. 24806/- on dated 14/11/1997. Thereafter on dated 03/02/2022

Vijaykumar Chaware had obtained letter No. ता. उ. नि

— अको / वि .— १ / संस्था अस्तित्व:गुरूकृपा शा.क्र.

गृनिसस/२४५/२०२२ from sub Registrar, co. op. society,

Tq. Akola informing that registration of above society was cancel on dated 27/03/2017 by order of this sub registrar office.

3- 1) Mr. Shrikrushana Sheshrao Bayaskar, and 2) Mangesh Rambhau Kale purchase the above said Plot no. 18 from Vijaykumar Gopalrao Chaware vide reg. sale deed no. 1418, on dated 19/04/2022 registered before Sub-registrar Class-2 No. 3, Akola. The mutation entry of which taken by Talathi on serial No. 24053 on dated 22/04/2022 to which certify by circle officer on dated 25/05/2022.

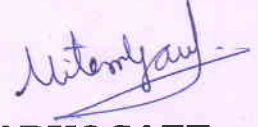
Search and Title Investigation:-

I have taken search from the records of sub-registrar Office Akola from 1993 to 2022. By paying required Gov. fee through vide receipt no. MH011741765202223E dated 06/12/2022. 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 1) Mr. Shrikrushana Sheshrao Bayaskar, and 2) Mangesh Rambhau Kale are the absolute owner of the property

described above. The receipt no. is
MH011741765202223E dated 06/12/2022 of the
above search is enclosed herewith.

4) Litigations if any:- No.

Date : 07/12/2022



ADVOCATE.

Adv. Nitin M. Gawali

Reg. No. MAH/2846/2007

Kranti Chowk, Malkapur

Tal & Dist. AKOLA . Pin 444004

Mob. 9921978937



CHALLAN
MTR Form Number-6



GRN	MH011741765202223E	BARCODE			Date	06/12/2022-15:35:16		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 AKN_HQR SUB REGISTRAR AKOLA 1				Full Name		ADV SHRI NITIN GAWALI					
Location AKOLA											
Year 2022-2023 One Time				Flat/Block No.		AKOLA					
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			750.00	Road/Street		AKOLA					
				Area/Locality		AKOLA					
				Town/City/District							
				PIN		4	4	4	0	0	1
				Remarks (If Any)							
				30 YRS SEARCH 1993 TO 2022 MAUJE MALKAPUR TQ AKOLA							
				SURVEY NO 3/1 A LAYOUT PLOT NO 18							
				Amount In		Seven Hundred Fifty Rupees Only					
Total			750.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572022120691875		IK0BZRKYW1	
Cheque/DD No.				Bank Date		RBI Date		06/12/2022-15:24:36		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 :

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

Mobile No. : 9921978937

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.