BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

Date: 13/12/2022

FORMAT – A
(Circular no.:- 28/2021)

To Maha RERA LEGAL

TITLE REPORT

Subject: Title clearance certificate with respect to

Layout Plot No. 3, out of field S. No. 29/1 of mauje Malkapur, Tq. and Dist. Akola, (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of [SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI] and following documents i.e' :-

I) **Description of Property**

Layout Plot No. 3, out of field S. No. 29/1 of mauje Malkapur, Tq. and Dist. Akola, converted in Rev. Case no. NAP-34/ Malkapur/50/1981-82, decided on 25/03/1982 on the file of Sub Divisional Officer, Akola within the limits of Akola Municipal Corporation, Akola, Ward no. D2 Property no. 139. Total admeasuring area 5330 Sq. Ft. i.e. 495.15 Sq. Mt., East- 19.82 Mt., West – 19.82 Mt. North- 24.39 Mt. and South- 25.61 Mt. Boundaries of the plot is as under:-

To the East	-	Service Line,
To the West	-	Layout Road,
To the North	-	Plot no. 2,
To the South	-	Plot no. 4.

II) The document of allotment of Plot(Title Deeds)

Sr. no.	Date of Execution of Document	Details of Registrartion of Documents/ conveyance	Place Sub-Registrar office	Property falls under Sub Registrar	Remark
01	01/02/2002	Sale Deed no. AKN/517/2002	Akola	Akola	Certified
02	24/02/2016	Sale Deed no. AKG3/550/2016	Akola	Akola	Certified
03	23/03/2022	Sale Deed no. AKG3/1045/2022	Akola	Akola	Certified



BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

04	11/05/2022	Deed of Declaration no. AKG3/1714/2022	Akola	Akola	Certified

1) 7 /'12 extract bearing no. 29/A/3 at mauje Malkapur, Tq. Akola Dist. Akola, Mutation entry no. 23929.
2) Commencement Certificate along with map on dt. 18/01/2022.
3) N. A. Order bearing Rev. Case no. NAP/34/ Malkapur/ 50/ 1981-82 on dt. 25/03/1982.

Search report for 30 years from 01/01/1992 to 23/03/2021.

III) On the 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 **[SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI]** is clear, marketable and with any encumbrances.

IV) Owner of the land
1) [SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI] – Layout Plot No. 3, out of field S. No. 29/1 of mauje Malkapur, Tq. and Dist. Akola
2) ..... CTS/ CS no.
3) ..... CTS/ CS no.
4) Qualifying comments/ Remarks If any – Detailed list of documents and flow of title is annexed herewith in a separate sheet.

V) The report reflection the flow of the title of the [SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI] on the said plot is enclosed herewith as annexure.

Adv. Bhushan S. Bhagwat Reg.No. MAH/4529/ 2010 * AKOLA *

Akola

Date 13/12/2021

(Bhushan S. Bhagwat)
Advocate

BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

ANNEXURE

FORMAT – A
(Circular no.: - 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 extract as on date of application for registration.
2) Mutation Entry no. 23929
3) Search report for 30 years from 01/01/1993 to 13/12/2022 taken from Sub Registrar Office, Akola.
4) Any other relevant title – NIL
5) Litigation if Any – NIL

Akola
Date 13/12/2021

(**Bhushan S. Bhagwat**)
Advocate

To,
Maha RERA

LEGAL TITLE REPORT

1) Subject:
Title report on the property owned by [SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI].

2) Description of documents scrutinized:

Sr. no.	Date of Execution of Document	Details of Registrartion of Documents/ conveyance	Place Sub-Registrar office	Property falls under Sub Registrar	Remark
01	01/02/2002	Sale Deed no. AKN/517/2002	Akola	Akola	Certified
02	24/02/2016	Sale Deed no. AKG3/550/2016	Akola	Akola	Certified
03	23/03/2022	Sale Deed no. AKG3/1045/2022	Akola	Akola	Certified
04	11/05/2022	Deed of Declaration no. AKG3/1714/2022	Akola	Akola	Certified
05	23/03/2021	7/12 Extract			Copy

Adv. Bhushan S. Bhagwat Reg. No. MAH/4529/2010 AKOLA

BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

06		Mutation Entry Sr. no. 23929			Copy
07	18/01/2022	Commencement Certificate issued by AMC, Akola along with map			Copy
08	25/03/1982	N. A. Order bearing Rev. Case no. NAP/34/ Malkapur/ 50/ 1981-82.	Akola	Akola	Copy

3) **Description of Property/ properties/ nature of title:**
Layout Plot No. 3, out of field S. No. 29/1 of mauje Malkapur, Tq. and Dist. Akola, converted in Rev. Case no. NAP-34/ Malkapur/50/1981-82, decided on 25/03/1982 on the file of Sub Divisional Officer, Akola, within the limits of Akola Municipal Corporation, Akola, Ward no. D2, Property no. 139. Total admeasuring area 495.15 Sq. Mt., East- 19.82 Mt., West – 19.82 Mt. North- 24.39 Mt. and South- 25.61 Mt. Boundaries of the plot is as under:-

To the East	-	Service Line,
To the West	-	Layout Road,
To the North	-	Plot no. 2,
To the South	-	Plot no. 4.

4) Trace of Title/ History of passing of Title Details of antecedent title deed:
The document produced before me shows that the entire Layout Plot No. 3, out of Field Survey No. 29/1 of mauje Malkapur. admeasuring area 495.15 Sq. Mt. The chain link for said plot are mentioned herewith as FLOW OF TITLE.

FLOW OF TITLE.

So far as the flow of title of property is concerned, it appears from the revenue record that-

a) Initially the Field survey no. 29/1 at mauje Malkapur was owned by Prashant Housing Society, Akola since long.

b) Thereafter Prashant Housing Society, Akola through promoter Shri. K. G. Khadase had applied before Sub

BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

Divisional Officer, Akola for conversion of agricultural land to non-agricultural for residential purpose. The N.A. Order was passed under revenue case no. NAP/34/ Malkapur/ 50/ 1981-82 at mauje Malkapur on dt. 25/03/1982. The filed survey no. 29/1 was divided into 17 plots.

c) Thereafter Shri. Ketankumar Jawaharlal Shah becomes the owner of plot no. 3 out of Field Survey no. 29/1 at mauje Malkapur since 2000.

d) Thereafter Shri. Ketankumar Jawaharlal Shah executed sale deed of plot no. 3 out of Field Survey no. 29/1 at mauje Malkapur in favour of Shri. Devichand Motiram Kakad for consideration of Rs. 1,65,000/-. The sale deed was duly registered vide bearing no. AKN/517/2002. This transaction was duly mutated in revenue record.

e) Thereafter Shri. Devichand Motiram Kakad executed sale deed of plot no. 3 out of Field Survey no. 29/1 at mauje Malkapur in favour of Shri. Dilip Devichand Chaudhari. The sale deed was duly registered vide bearing no. AKG3/550/2016 before Joint Sub Registrar no. 3, Akola on dt. 24/02/2016. This transaction was duly mutated in revenue record vide mutation entry no. 17453.

f) Thereafter Shri. Dilip Devichand Chaudhari applied before Akola Municipal Corporation, Akola for construction of flat scheme. The Akola Municipal Corporation, Akola had granted permission and issued commencement certificate on dt. 18/01/2022.



BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

g) Thereafter Shri. Dilip Devichand Chaudhari executed sale deed of plot no. 3 out of Field Survey no. 29/1 at mauje Malkapur in favour of SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI. The sale deed was duly registered vide bearing no. AKG3/1045/2022 before Joint Sub Registrar no. 3, Akola on dt. 23/03/2022. This transaction was duly mutated in revenue record vide mutation entry no. 23929.

h) Thereafter SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI executed Deed of Declaration for the construction of (4) Four Shops, (12) Five Flats on the scheduled plot. The Deed of Declaration was duly registered vide bearing no. AKG3/1714/2022 before Joint Sub Registrar no. 3, Akola on dt. 11/05/2022.

This search was carried out from the year 1993 to 2022. The entire link of 30 years in the flow of title of property has been duly established. Within this span I could not get any adverse entry of transaction.

There is no adverse entry was disclosed, which would affect the title of the said owner SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI.

Adv. Bhushan S. Bhagwat
Reg.No. MAH/4529/2010
AKOLA

BHUSHAN SHARAD BHAGWAT
LL.M.,
Advocate
"DWARKA", Vivekanand, Nagar, Sudhir Colony, Akola. Mob. No. 9766589482

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 SHRI. PURUSHOTTAM KHIYALDAS JADHAWANI has clear, marketable and without any encumbrances.

Encl: E-Challan issued by Inspector General of Registrartion on dt. 13/12/2022.

Akola

Date 13/12/2022

Reg.No. MAH/4529/2010 AKOLA

(**Bhushan S. Bhagwat**)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH012059676202223E	BARCODE		Date	13/12/2022-11:57:07	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 BHUSHAN BHAGWAT
Location	AKOLA		
Year	2022-2023 From 01/01/1993 To 13/12/2022	**Flat/Block No.**	DWARKA
		Premises/Building	
		Road/Street	SUDHIR COLONY
		Area/Locality	AKOLA
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	PLOT NO. 3 OUT OF FIELD SURVEY NO. 29/1 SITUATED AT MAUJE MALKAPUR TQ. DIST. AKOLA
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022121360688	IK0BZXPGO1
Cheque/DD No.		Bank Date	RBI Date	13/12/2022-11:24:57	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. : 9766589482

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 कारणांसाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 13-12-2022 11:58:00