



CHALLAN
MTR Form Number-6



GRN MH005226245202223E		BARCODE		Date 20/07/2022-10:16:39		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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Ajaykumar Ranjitekumar Gupta	
Location PUNE				Flat/Block No.			
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			525.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
Total			525.00		Amount In Words Five Hundred Twenty Five Rupees Only		
Payment Details CENTRAL BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RSI Date	
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA	
Name of Branch				Scroll No., Date		Not Verified with Scroll	

Department ID : 991081994

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" काये वसुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9922023783

eSearch

MH005226245202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Jul 2022	Receipt	Receipt no.: 1112486666
	Name of the Applicant :	Ajaykumar Ranjitekumar Gupta
	Details of property of which document has to be searched :	Dist :Akola Village :Akola S.No/CTS No/G.No. : 27
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH005226245202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



GRN	MH005228895202223E	BARCODE	[Barcode]		Date	20/07/2022-10:57:04	Form ID	
Department				Inspector General Of Registration				
Search Fee				Payer Details				
Type of Payment				Other Items				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name				AKN_HQR SUB REGISTRAR AKOLA 1		Full Name		Adv Ajaykumar Gupta
Location				AKOLA				
Year				2022-2023 One Time		Flat/Block No.		Akola
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				300.00		Road/Street		Akola
						Area/Locality		Akola
						Town/City/District		
						PIN		4 4 4 0 0 1
				Remarks (If Any)				
				Mouje Akola Tq. and Dist Akola Nazul Sheet no. 27C Plot no. 12 Search				
				for 1993 to 2004 12 yrs.				
Total				300.00		Amount In		Three Hundred Rupees Only
						Words		
Payment Details				CENTRAL BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		02810672022072089549 447975018
Cheque/DD No.				Bank Date		RBI Date		20/07/2022-10:58:02 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 :

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 नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9922023788



CHALLAN
MTR Form Number-6



GRN	MH001310072202223E	BARCODE							Date	01/05/2022-18:34:07		Form ID				
Department Inspector General Of Registration									Payer Details							
Search Fee Type of Payment Other Items									TAX ID / TAN (If Any)							
									PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN									Full Name		Ajaykumar Ranjitkumar Gupta					
Location PUNE																
Year 2022-2023 One Time									Flat/Block No.							
Account Head Details						Amount In Rs.		Premises/Building								
0030072201 SEARCH FEE						325.00		Road/Street								
								Area/Locality								
								Town/City/District								
								PIN								
								Remarks (If Any)								
						Amount In		Three Hundred Twenty Five Rupees Only								
						Words										
Payment Details CENTRAL BANK OF INDIA									FOR USE IN RECEIVING BANK							
Cheque-DD Details									Bank CIN		Ref. No.		02810672022050154502		232839066	
Cheque/DD No.									Bank Date		RBI Date		01/05/2022-18:34:07		02/05/2022	
Name of Bank									Bank-Branch		CENTRAL BANK OF INDIA					
Name of Branch									Scroll No. , Date		1 , 02/05/2022					

Department ID : 475961420

Mobile No. : 9922023788

Department ID : 475961420
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
eDetails
MUMBAI 3

MUMBAI 03
Date: 2022.07/18

12:27:59 IST

Real-time GRAF Secure

Document

Location: India

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount
1	0000692657202223	01/05/2022-18:54:22	IGR002	325.00
Total Defacement Amount				325.00

eSearch

MH001310072202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 May 2022	Receipt	Receipt no.: 1112392161
	Name of the Applicant :	Ajaykumar Ranjilkumar Gupta
	Details of property of which document has to be searched :	Dist :Akola Village :Akola Shahar S.No/CTS No/G.No. : 27
	Period of search :	From :2010 To :2022
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH001310072202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



Ajay R. Gupta

B.Com., LL.B.

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Postal ADD./ Res. "Gupta Residence", Laxmi Nagar, Opp. Govt. Milk Scheme, Akola.
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FORMAT- A
(Circular No. 28/ 2021)

To,
MahaRERA
Maharashtra

LEGAL TITLE REPORT

Sub.- Title Clearance Certificate with respect to Nazul Plot no. 12/5, from Nazul Sheet no. 27-C of Kasbe Akola, Tq. & Dist. Akola (hereinafter) referred to as said Plot)

1) I have investigated the title of the said Plot on the request of M/s City Con and on the basis of following documents i.e. :-

- i) Description of Property- Nazul Plot no. 12/5, Nazul Sheet no. 27-C of Kasbe Akola, Tq. & Dist. Akola, having Area 1271 Sq.mtrs.
- ii) The documents of allotment :- Sale deed bearing doct. sr. no. 334 of dt. 27.01.2022
- iii) Naumna-D or property card dt. 18.02.2022, mutation entry no. 7 dt. 03.02.2022
- iv) Search Report for 30 years from 1993 till 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 subject to the realization/ clearance of the post dated cheques tendered by the Present Owners to their Vendors, the title of M/s City Con is clear, marketable and without any encumbrances.

Owner of the land

Sr. no.	Owner of the land	Description of Property
1.	M/s City Con, a partnership firm through its partners- i) Vinaykumar Uttamchand Parakh, ii) Vijaykumar Chandrabhandas Pahuja and iii) Rahul Rajkumar Mulchandani.	Nazul Plot no. 12/5, Nazul Sheet no. 27-C of Kasbe Akola, Tq. & Dist. Akola, having Area 1271 Sq.mtrs.

3) The Report reflecting the flow of the title of M/s City Con on the said land is enclosed herewith as Annexure.

Enclosure :- Annexure

Date : 20.07.2022

Ajay R. Gupta
AJAYKUMAR R. GUPTA
Advocate
Gupta Residence, Laxmi Nagar,
Gorkashan Road, AKOLA-444004



Ajay R. Gupta

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FORMAT- A
(Circular no. 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND

- a) That originally the Plot admeasuring 1271 Sq.mtrs. alongwith a Building named Uday Talkies constructed over it was standing in the name of Udaysingh Dinkarrao Rajurkar who had reportedly acquired the same by way of regd. Partition deed bearing no. 4457 of dt. 29.10.1949. His name was duly mutated in the record of rights register.
- b) Thereafter the record of rights register demonstrate that Udaysingh Dinkarrao Rajurkar died on or about 09.10.1984 and after his death the property in question was inherited by his Class-I heirs as per the certificate issued by Tahsildar Akola in Case no. MRC-81/Akola/110/1984-85 Dt. 01.12.1984 viz. Priya Udaysingh Rajurkar, Sangram Udaysingh Rajurkar and Amarsingh Udaysingh Rajurkar. Their names were duly mutated in the record of rights register at Ferfar no. 1045 of dt. 01.01.2001.
- c) Thereafter the record of rights demonstrates that a portion of land admeasuring 48.77 Sq.mtrs. was mutated in the record of rights register in the name of Mahendrakumar Khimji Dedhiya at Ferfar no. 5793 of dt. 15.01.2015 on the basis of a regd. Sale deed bearing no. 3823 of dt. 17.11.2009. However the said mutation entry was cancelled vide Ferfar no. 6331 on the basis of a regd. Correction Deed bearing no. 2791 of dt. 07.11.2015.
- d) The record of rights further demonstrates that a portion of land admeasuring 48.77 Sq.mtrs. was mutated in the record of rights register in the name of Lilawati Shantilal Dedhiya and Hemlata Ashwin Shah at Ferfar no. 5794 of dt. 15.01.2015 on the basis of a regd. Sale deed bearing no. 3824 of dt. 17.11.2009. However the said mutation entry was also cancelled vide Ferfar no. 6332 on the basis of a regd. Correction Deed bearing no. 2790 of dt. 07.11.2015.
- e) The record of rights again demonstrates that a portion of land. was mutated in the record of rights register in the name of Gaurishankar Narayandas Mantri at Ferfar no. 6837 of dt. 12.03.2018 on the basis of a regd. Sale deed bearing no. 1682 of dt. 30.03.2013. However the said mutation entry was also cancelled vide

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Ferfar no. 6964 on the basis of a regd. Correction Deed bearing no. 2957 of dt. 07.06.2018. Thus the Plot admeasuring 1271 Sq.mtrs. continued to be in the joint names of Priya Udaysingh Rajurkar, Sangram Udaysingh Rajurkar and Amarsingh Udaysingh Rajurkar.

f) Thereafter Priya Udaysingh Rajurkar died on or about 06.03.2019 leaving behind her Sangram Udaysingh Rajurkar and Amarsingh Udaysingh Rajurkar as her only Class-I heirs as per the certificate issued by 6th Jt. CJJD Akola in MJC no. 512/ 2019 Decided on 10.07.2019. Accordingly the name of Priya Udaysingh Rajurkar was deleted from the record of rights register and Sangram Udaysingh Rajurkar and Amarsingh Udaysingh Rajurkar remained the joint owners of the property in question.

g) Thereafter Sangram Udaysingh Rajurkar and Amarsingh Udaysingh Rajurkar reportedly surrendered their License of Uday Talkies to Collector Akola and after completing the formalities of closing the theatre, sold the Property in question to the present owners M/s City Con, a partnership firm through its Partners- Vinaykumar Uttamchand Parakh, Vijaykumar Chandrabhandas Pahuja and Rahul Rajkumar Mulchandani vide regd. Sale deed bearing no. 334 of dt. 27.01.2022 for a total consideration of Rs. 9,37,00,000/-. However on perusal of the sale deed it is learnt that out of total sale consideration an amount of Rs. 9,37,000/- has been deducted towards TDS while an amount of Rs. 84,33,000/- has already been paid to the Vendors. For rest of the consideration amount post dated cheques have been tendered to the Vendors of dt. 10.12.2022, 25.12.2022 & 10.01.2023. The entry of the said transaction is duly mutated in the record of rights register at Ferfar no. 7 of dt. 18.02.2022.

g) Thereafter the present owners have obtained the permission of Akola Municipal Corporation vide letter no. AMC/N.Z/T.P./1139/2022 Dt. 08.02.2022 for the Dismantling the Theatre Building standing over the plot in question and converted the said property into open plot.

Sr. No.

- 1) Naumna-D / P. R. Card
- 2) Mutation Entry no. 07 of dt. 03.02.2022
- 3) Search Report for 30 years from 1993 taken from Sub-Registrar Office at Akola
- 4) Any Other Relevant title :- No
- 5) Litigations if Any- Not Applicable

Date :- 20.07.2022


AJAYKUMAR R. GUPTA
Advocate
Gupta Residence, Laxmi Nagar,
Gorkashan Road, AKOLA-444004