

CHALLAN
MTR Form Number-6



GRN	MH015528982202223E	BARCODE	18/02/2023-12:25:59		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 ANIL D NIMBAKAR		
Location AKOLA					
Year 2022-2023 From 01/01/1992 To 18/02/2023			Flat/Block No.		
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)		
			PLOT AT SUKAPUR TQ DIST AKOLA NAZUL PLOT NO. 15/8 AND 15/9		
			NAZUL SHEET NO. 9		
			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.	00040572023021826909 IK0CCOHWE3
Cheque/DD No.			Bank Date	RBI Date	18/02/2023-12:24:28 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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9822736128

Adv. Anil D. Nimbalkar
B.A., L.L.B.
Deshmukh Peth, Akola

Office : Deshmukh Peth, Near Well, Akola Mob. 9822736128

Ref. February/2023

Date : 18/02/2023

To,

Maharashtra Real Estate Regulatory Authority
Address: 6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block, Bandra Kurla
Complex, Bandra (E) Mumbai 400051

LEGAL TITLE REPORT

Sub:- Title Verification Report of property situated at Mouje Sukapur Tq Dist Akola in Nazul Sheet no. 9 Nazul plot no. 15/8 and 15/9 total admeasuring 645.15 Sq. Mtrs. plot belonging to **Sandeep Shankarrao Deshmukh**, R/o Deshmukh Peth, Akola Tq Dist Akola.

I have investigated the title of the said plot on the request of **Sandeep Shankarrao Deshmukh** (Name of owner/promoter/developer/company) and following documents i.e.:-

1) Description of the Property

All and piece and parcel land situated at Sukapur R.D., R.S.D. Tq Dist Akola, situated within the limits of Akola Municipal Corporation Akola in area popularly known as old City Golbole Plot, in survey no. 6 plot no. 5 which is having Nazul Sheet no. 9 Nazul plot no 15/8 which is total admeasuring 4800 Sq. Ft. (445.90 Sq. Mtrs.) plot and the plot in field survey no. 6 plot no. 35 which is having Nazul Sheet no. 9 Nazul plot no. 15/9 (Part) admeasuring 2144.00 Sq. Ft. (199.25 Sq. Mtrs.) plot and both plots are amalgamated by the Akola Municipal Corporation Akola while sanctioning the building map on a both Nazul plot no. 15/8 and 15/9 in nazul sheet no. 9 total admeasuring 6944.00 Sq. Ft. (645.15 Sq. Mtrs.) plot which is bounded as under:-

Towards East:- House of Dada Shri Nagar
Towards West:- Govt. Road
Toward North:- Akola to Dabki Govt. Road
Towards South:- Service Lane

- 2) The sale deed dated 02.09.2022 document no. 4119/2022 registered at Sub-Registrar Office Akola
- 3) The Sale deed dated 21.11.2022 document no. 5582/2022 registered at Sub-Registrar Office Akola
- 4) Copy of Property card Nazul Sheet no. 9 Nazul plot no. 15/8 and 15/9.
- 4) Search report for 30 years, from 01/01/1992 till 18/02/2023

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 **Shri. Sandeep Shankarrao Deshmukh** is clear, marketable and without any encumbrance. (If any encumbrances please mention in separate sheet).

Owner of the land

- (1) **Shri. Sandeep Shankarrao Deshmukh** Nazul Sheet no. 9 Nazul Plot no. 15/9
- (2) **Shri. Sandeep Shankarrao Deshmukh** Nazul Sheet no. 9 Nazul Plot no. 15/8

(4) Qualifying comments/remark if any.....

3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as "Annexure-A".

- Encl: 1. Annexure-A flow of the title.
2. Annexure-B Encumbrances
3. Annexure-C fees receipt of 30 years.

Date: 18.02.2023

Nimbalkar
18/02/2023
MAH/18901
Adv. Anil D. Nimbalkar
ADV. ANIL D. NIMBALKAR Advocate
P.O. Deshmukh Peth
Near Well, AKOLA-444003
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MAH/18901/1928

Adv. Anil D. Nimbalkar
B.A., L.L.B.
Deshmukh Peth, Akola

Office : Deshmukh Peth, Near Well, Akola Mob. 9822736128

Ref. February/2023

Date : 18/02/2023

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

ANNEXURE-A

- 1) Property card issued by Nazul Department Akola, dated 18.02.2023
- 2) Mutation Entry No. _____
- 3) Search report for 30 years from 01/01/1992 to 18/02/2023 taken from Sub-Registrar Office at Akola.
- 4) Litigations if any:- At present no litigation pending

I have perused the documents and found that originally Nazul plot no. 15/8 out of Nazul Sheet no. 9 plot admeasuring 445.90 Sq. Mtrs. plot was belonging to Namdeo Ramchandra Deshmukh and he had purchased the said plot as per the registered sale deed dated 02.01.1946 document no. 21/1946 and the original owner by name Namdeo Ramchandra Deshmukh died on 21.09.1973 and after his death the above Nazul plot no. 15/8 admeasuring 445.90 Sq. Mtrs. was inherited to his two daughters by name Kusumbai Vinayakrao Deshmukh and Smt. Kumudini Rameshrao Deshmukh and son by name Prabhakar Namdeo Deshmukh. The Prabhakar Namdeo Deshmukh died on 22.01.2011 and after the death of Prabhakar Namdeo Deshmukh and his wife by name Mamta Prabhakar Deshmukh and two sons Shrikant Prabhakar Deshmukh and Vinayak Prabhakar Deshmukh and daughter by name Vaishali Dhananjay Patil have inherited the share of Prabhakar Namdeo Deshmukh. Accordingly as per the order of Court in M.J.C. No. 1028/2020 decided on 06.09.2021 the mutation was also effected as per the inheritance in the name of Mamta Prabhakar Deshmukh and two sons Shrikant Prabhakar Deshmukh and Vinayak Prabhakar Deshmukh and daughter by name Vaishali Dhananjay Patil. Accordingly the Mamta Prabhakar Deshmukh, Shrikant Prabhakar Deshmukh, Vinayak Prabhakar Deshmukh and Vaishali Dhananjay Patil i.e. the legal heirs Prabhakar Namdeo Deshmukh have become joint owner of Nazul plot no. 15/8 out of Nazul Sheet no. 9 plot admeasuring 445.90 Sq. mtrs. alongwith Smt. Kusumbai Vinayakrao Deshmukh and Smt. Kumudini Rameshrao Deshmukh. Thereafter as per the registered sale deed dated 02.09.2022 document no. 4119/2022 the said Smt. Kusumbai Vinayakrao Deshmukh, Smt. Kumudini Rameshrao Deshmukh, Mamta Prabhakar Deshmukh, Shrikant Prabhakar Deshmukh, Vinayak Prabhakar Deshmukh and Vaishali Dhananjay Patil has sold out the above plot to Sandeep Shankarrao Deshmukh for consideration of Rs. 1,11,00,000/-. Accordingly as per the registered sale deed dated 02.09.2022 document no. 4119/2022 the Sandeep Shankarrao Deshmukh and he became the owner of the Nazul Sheet no. 9 Nazul plot no. 15/8 and the mutation in his name is also duly mutated in revenue record.

Originally the Nazul plot no. 15/9 out of Nazul Sheet no. 9 plot admeasuring 199.25 Sq. Mtrs. was belonging to Shankar Anand Nayase and he had purchased the said plot as per the sale deed dated 02.09.1962 and the said Shankardas died on 29.02.1996 as per the will deed dated 04.01.1985 his son by name Keshavrao Shankarrao Nayase had become the owner of said plot and the mutation is also recorded in property card on 20.08.2003 mutation no. 1804 and on 20.07.2014 the said Keshavrao Shankarrao Nayase had executed the will deed and as per the said will deed the above plot

admeasuring 199.25 Sq. Mtrs. plot and construction standing thereon out of Nazul Sheet no. 9 Nazul plot no. 15/9 was bequeathed/given to his wife by name Sau. Ranjana Keshavrao Nayase. The Keshavrao Shankarrao Nayanse died on 21.07.2014 and after his death the will deed dated 20.07.2014 was got registered at the Sub-Registrar Office Akola on 28.04.2022 document no. 1555/2022. I have perused the will deed dated 20.07.2014 registered on 28.04.2022 and the said will deed is duly attested by two witness and when the said will deed was got registered at the Sub-Registrar Office Akola on 28.04.2022 document no. 1555/2022 and alongwith the said will deed the affidavit of other legal heirs of Keshavrao i.e. sons and daughter by name Chanchal Nayase, Kalyani Nayase and Nishant Nayase is attested and as per the said affidavit they have admitted the will deed dated 20.07.2014 executed by Keshavrao Shankarrao Nayase. Accordingly as per the will deed dated 20.07.2014 registered on 28.04.2022 the said Ranjana Keshavrao Nayase had became the owner of nazul plot no. 15/9 Nazul sheet no. 9 admeasuring 199.25 Sq. Mtrs. plot and as per the registered sale deed dated 21.11.2022 document no. 5582/2022 the said Smt. Ranjana Keshavrao Nayase has sold out the above plot alongwith construction thereon to Sandeep Shankarrao Deshmukh. Accordingly as per the registered sale deed dated 21.11.2022 document no. 5582/2022 the said Sandeep Shankarrao Deshmukh had purchased the above plot admeasuring 199.25 Sq. Mtrs. out of Nazul Sheet no. 9 Nazul plot no. 15/8.

Accordingly as per the registered sale deed dated 02.09.2022 document no. 4119/2022 registered sale deed dated 21.11.2022 document no. 5582/2022 the Sandeep Shankarrao Deshmukh has purchased the total admeasuring 645.15 Sq. Mtrs. (6944.00 Sq. Ft.) plot out of the Nazul Sheet no. 9 Nazul plot no. 15/8 and 15/9 and accordingly the Sandeep Shankarrao Deshmukh is the absolutely owner of above total plot admeasuring 645.15 Sq. Mtrs. and on the day of execution of sale deeds the possession of the above plot was also delivered therefore the Sandeep Shankarrao Deshmukh is the owner and in possession of above plot.

Date: 18.02.2023

Nimbalkar
18/02/2023
ADV. ANIL D. NIMBALKAR
Adv. Anil D. Nimbalkar
Advocate

H.O. Deshpande Peth
Near Well, Akola-444003
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MAJ/890/1998-

Adv. Anil D. Nimbalkar
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Ref. February/2023

Date : 18/02/2023

ENCUMBRANCE OF THE PROPERTY
ANNEXURE-B

As per the registered sale deed dated 02.09.2022 document no. 4119/2022 and the sale deed dated 21.11.2022 document no. 5582/2022 the said Sandeep Shankarrao Deshmukh has purchased total plot admeasuring 645.15 Sq. Mtrs. plot and accordingly as per the above sale deeds he is the owner and in possession of total plot admeasuring 645.15 Sq. mtrs. During meantime the application was also made in the name of previous owner of nazul plot no. 15/8 and 15/9 out of Nazul sheet no. 9 the application was made before the Akola Municipal Corporation Akola for getting permission to construct the residential as well as the commercial complex over the said plots total admeasuring 645.15 Sq. Mtrs. but out of the said plot the plot admeasuring 89.35 Sq. Mtrs. was kept under the road winding and therefore the plot admeasuring 555.80 Sq. Mtrs. plot out of the total plot 645.15 Sq. Mtrs. plot in Nazul Sheet no 9 and Nazul plot no. 15/8 and 15/9 was put for development and accordingly as per the permission granted by Municipal Corporation Akola Approval No. DDMCO/2022/APL/02558 the Nazul plot no. 15/8 and 15/9 was amalgamated and by the permit no. 125248 and permit no. DDMCO/2022/APL/02558, proposal code DDMCO-22/44736 dated 17.10.2022 the plot no. 15/8 and 15/9 was amalgamated and the Municipal Corporation Akola had issued the commencement certificate for construction G+4 floor building and the said permission was granted to construct the building upto plaint level and thereafter the said permission shall be renewed for making further construction of building and on 06.02.2023 document no. 551/2023 the deed of declaration was also got registered and as per the said deed of declaration the name to the said building is given as a " Aditya Heights" situated at Old City Golbole plot Dabki Road, Akola and during search I found that today there is no any encumbrance over the above property.

Date: 18.02.2023

N D Nimbalkar
18/02/2023
ADV. ANIL D. NIMBALKAR

Adv. Anil D. Nimbalkar
Advocate

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