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इतर
पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3679 दिनांक: 02/05/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अकन-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड एस बी काळे**

वर्णन अर्ज क्रं 1264 मौजे मलकापुर स नं 8/1/सी आणि 11/2 प्लॉ ट नं 38 सन 1994 ते 2021 पर्यत शोध फी

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Akola-1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001410604202425E दिनांक: 02/05/2024

बँकेचे नाव व पत्ता:

Adv. S. B. Kale

B.Com. MBA (Fin.) L.L.B.
Mob. 8669803788

* Address :- 10 Rami Heritage, Nr Old RTO office, Murtizapur Road, Akola - 444402 *

ADVOCATE

FORMAT-A

(Circular No; -28/2021)

TO

Maha RERA

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to Plot no. **38**. CTS/C.S. No.**8/1/C & 11/2** situated at Mouje Malkapur (CT),Tq.& Dist.Akola.which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in

Rev. Case No. NAP 34 /Malkapur/20/2/1964-1965 dt.25/06/1966 and

Revise case No.NAP34/Malkapur/29/2/1968-1969 dt. 31/05/1969.

(Herein after referred as the said plot)

1. I have investigated the title of the said plot on the request of Mr. Manoj Prabhakar Mahajan, R/o. Nityananad Nagar, Gaurakshan Road, Akola, Tq.& Dist. Akola. and following documents i.e.: -

(1) Description of the Property

All that piece and parcel of the land situated at Mouje Malkapur (CT), Tq. & Dist. Akola, R.S.D. R.D. Akola, situated within the limits of Municipal Corporation Akola bearing F.S. No, 8/1 C and 11/2 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. NAP 34 /Malkapur/20/2/1964-1965 dt. 25/06/1966 and Revise case No. NAP34/Malkapur/29/2/1968-1969 dt. 31/05/1969. Out of the passed layout, layout plot no. 38 (Survey No. and Sub-division, 8/1 C and 11/2 /38), Occupant class – 1, total admeasuring 606.29 sq. mtrs. (6524.00 sq. ft.) Which is surrounded from –

East	-	Service lane
West	-	Layout Road
North	-	Layout Plot no.37
South	-	Layout Plot no.39

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2) The documents of Allotment of plot: - The owner has purchased the above referred plot, Vide Registered Sale Deed dated **17/12/2023** bearing document No. **5268/2023.** At sub registrar office Akola.
3) 7/12 extract issued by Talathi Malkapur Dated.12/01/2024 with mutation entry no.**26938.**
4) Search report for 30 years from year 01/03/1994 to 30/04/2024.

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.

3. **Owner of the Land.**

Mahajan Builders & Developers through Manoj Prabhakar Mahajan, Plot no.38 of CTS/C.S.No.8/1 C and 11/2 of mouje Malkapur (CT). Tal & Dist Akola.

Qualifying Comment/remark: - The owner has purchased the above referred plots, Vide Registered Sale Deed dated **17/12/2023** bearing document No. **5268-2023** At sub registar office Akola. And got 7/12 extract from Talati Malkapur (CT) vide mutation entry no.**26938.**

I have taken search from the records at sub- registrar Office Akola from 1994 to 2024. By paying required Government fees vide receipt no. 3679, dated 02/05/2024. 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 **Mahajan Builders and Developers** through Mr. Manoj Prabhakar Mahajan is the absolute owner of the property described above.

4. The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as Annexure.

Encl: Annexure
Date.02/05/2024

Santosh
Advocate

Adv. Santosh B. Kale
Reg. No. MAH/1948/2021
Mob. No. 8669803788

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

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 Mr. Kishorsing Mulchand Bisen. The said agricultural land was duly converted into non agriculture purposes Vide Rev. Case No. NAP 34 /Malkapur/20/2/1964-1965 dt. 25/06/1966 and Revise case No. NAP34/Malkapur/29/2/1968-1969 dt. 31/05/1969.

Later on, out of the layout plots the said plot bearing no. 38 was purchased by Hasmukhlal Tamarchandas per NA order. Later on, the said plot bearing no. 38 was purchased by Bhupatrai Trambaklal Seth vide sale deed no. **2000** on dated **04/05/1973**.

Later on, the said plot bearing no. 38 was purchased by Sau Kumud Brajmohan Modi and Shardadevi Kedarnath Agrawal vide sale deed no. 6727-1983 on dated 08/09/1983.As per the will deed of Late Sau Kumud Brajmohan Modi the undivided share of said plot was transferred to her daughter Sau Sunita Lalitkumar Agrawal as per mutation entry no 15996 .

After that the said plot is purchased by **Mahajan Builders & Developers** through its proprietor **Mr. Manoj Prabhakar Mahajan** vide sale deed dated **17/12/2023** bearing document no. **5268-2023**.before Sub-registrar Class-2 No.2, Akola. The Ferfar of which taken by Talathi vide Ferfar no.**26938.** Thereafter **Mahajan Builders and Developers** through **Mr. Manoj Prabhakar Mahajan** 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. Mr. Kishorsing Mulchand Bisen purchased the land and duly converted for Non agriculture.
2. Mr Hasmukhlal Tamarchand purchased per NA order
3. Bhupatrai Trambaklal Seth vide sale deed no. **2000** on dated **04/05/1973**.
4. Sau Kumud Brajmohan Modi and Shardadevi Kedarnath Agrawal vide sale deed no. 6727-1983 on dated 08/09/1983.
5. Shardadevi Kedarnath Agrawal &Sau Sunita Lalitkumar Agrawal as per mutation entry no 15996.

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6. **Mahajan Builders & Developers** through **Mr. Manoj Prabhakar Mahajan** Vide Registered Sale Deed dated **17/12/2023** bearing document no. **5268-2023.** At sub registrar office Akola with mutation entry no.**26938.**

List of documents submitted before me for scrutiny and legal opinion

Sr. No.

1 7/12 extract / P.R. Card as on date of application for registration.
2 Sale Deed copy No.26938&15996.
3 Search report for 30 years from 01/03/1994 Taken from Sub-Registrar office at Akola.
4 Any other relevant title: - Nil
5 Litigations if any: - Nil

Date.02/05/2024

Santosh

Advocate

Adv. Santosh B. Kale
Reg. No. MAH/1948/2021
Mob. No. 8669803788

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