

CHALLAN
MTR Form Number-6



GRN MH012182774202425E	BARCODE	Date 06/12/2024-18:04:03	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 Ajaykumar Gupta	
Location AKOLA			
Year 2024-2025 One Time		Flat/Block No. Akola	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street Akola	
0030072201 SEARCH FEE 750.00		Area/Locality Akola	
		Town/City/District	
		PIN 4 4 4 0 0 1	
		Remarks (If Any)	
		Mouje Malkapur Tq Dist Akola N Sheet No 70 N Plot No 7/59 7/60/A	
		Search For 30 Yrs From 1995 To 2024	
		Amount In Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details CENTRAL BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02810672024120662891 170231597	
Cheque/DD No.		Bank Date RBI Date 06/12/2024-18:05:05 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

Mobile No. : 9423374898

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



Ajay R. Gupta

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FORMAT- A
(Circular No. 28/ 2021)

To,
MahaRERA
Maharashtra

LEGAL TITLE REPORT

Sub.- Title Clearance Certificate with respect of Plot admeasuring 636.15 Sq.mtrs. (6847.52 sq.ft.) **Layout Plot no. 41 + 42A, from Field Survey no. 22/2, Nazul Sheet no. 70, Nazul Plot no. 7/59+7/60A of Mouje Malkapur, Taluka and District Akola** (hereinafter referred to as said Plot)

1) I have investigated the title of the said Plot on the request of Shri Rajesh Hotaldas Gurbani and on the basis of following documents i.e. :-

i) Description of Property- **Layout Plot no. 41 + 42A, from Field Survey no. 22/2, Nazul Sheet no. 70, Nazul Plot no. 7/59+7/60A of Mouje Malkapur, Taluka and District Akola having Area 636.15 Sq.mtrs. (6847.52 sq.ft.).** The said Plot is bounded as under:-

To The East :- Road

To The West :- Service Lane

To The North :- House of Wathurkar (Plot no. 40)

To The South :- 9 mtr. wide Road

ii) The documents of allotment :- i) Sale deed bearing doct. sr. no. 5109/ 2023
Dt. 29.11.2023

ii) Sale deed bearing doct. sr. no. 5110/
2023 Dt. 29.11.2023

iii) Namuna-D or property card downloaded from MAHABHULEKH, mutation entries no. 27195

iv) Search Report for 30 years from 1995 till 2024

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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 outcome of R.C.S. no. 83/ 2015 pending before 6th Jt. CJSD Akola, the title of Rajesh Hotaldas Gurbani (HUF), Karta Rajesh Hotaldas Gurbani is clear, marketable and without any other encumbrances.

Owner of the land

Sr. no.	Owner of the land	Description of Property
1.	Rajesh Hotaldas Gurbani (HUF), Karta Rajesh Hotaldas Gurbani.	Layout Plot no. 41 + 42A, from Field Survey no. 22/2, Nazul Sheet no. 70, Nazul Plot no. 7/59+7/60A of Mouje Malkapur, Taluka and District Akola having Area 636.15 Sq.mtrs. (6847.52 sq.ft.)

3) The Report reflecting the flow of the title of Rajesh Hotaldas Gurbani (HUF), Karta Rajesh Hotaldas Gurbani on the said land is enclosed herewith as Annexure.

Enclosure :- Annexure

Date : 06.12.2024


AJAYKUMAR R. GUPTA
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FORMAT- A
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FLOW OF THE TITLE OF THE SAID LAND

a) That as per the record of rights register, the entire Survey no. 22/2 belonged to Kashiram Yashwant Wathurkar. The said owner got a portion of land admeasuring 01H 40R converted into non-agricultural Residential Layout from SDO Akola in Rev. Case no. NAP-34/Malkapur/66/1981-82 decided on 15.03.1983 forming a total 47 Plots.

b) Thereafter the record of rights demonstrates that Kashiram Yashwant Wathurkar affected an oral partition amongst his family members which included his four sons Vasant Kashiram Wathurkar, Anant Kashiram Wathurkar, Dinkar Kashiram Wathurkar and Waman Kashiram Wathurkar. The said partition is recorded at Ferfar no. 316 of dt. 30.11.1984. IN the said Partition, Plot no. 1, 26, 46, 41, 23, 24, 36, 30 & 27 were given to the share of Vasant Kashiram Wathurkar while the Plots no. 4, 12, 44, 42, 21, 13, 34, 31 & 20 were given to the share of Waman Kashiram Wathurkar.

c) Thereafter Vasant Kashiram Wathurkar sold the Plot no. 41 in question to his Brother Anant Kashiram Wathurkar vide Sale deed dt. 11.04.1986. The entry of the said transaction is mutated in the record of rights register at Ferfar no. 4753 of dt. 14.05.1989. The said Sale deed is not produced for my perusal. The Revenue entry is the only proof of the said transaction.

d) Thereafter Anant Kashiram Wathurkar gifted the said Plot no. 41 jointly to his nephews Jaiprakash Vasant Wathurkar and Vivekanand Vasant Wathurkar vide Gift Deed dt. 17.05.1989. The said transaction is duly mutated in the record of rights register at Ferfar no. 6027 of dt. 04.03.1990. Again the Gift Deed is not produced for my perusal. The mutation entry is the only proof of the transaction.

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e) Thereafter Jaiprakash Vasant Wathurkar and Vivekanand Vasant Wathurkar together sold the Plot no. 41 in question to the present owner Rajesh Hotaldas Gurbani (HUF), Karta - Rajesh Hotaldas Gurbani vide regd. Sale deed bearing no. 5109 of dt. 29.11.2023. The entry of the said transaction is duly mutated in the record of rights register.

f) As far as Plot no. 42 is concerned, after the death of Wamanrao Kashiram Wathurkar, the said plot was inherited by his Class-I heirs as per the certificate granted by 2nd Jt. CJJD Akola in MJC no. 592/ 2015 Decided on 27.10.2015 viz. Smt. Meena Wamanrao Wathurkar, Harshad Wamanrao Wathurkar, Sharad Wamanrao Wathurkar, Prafullkumar Wamanrao Wathurkar and Rashmi Sachin Nagalkar. Their names were duly mutated in the record of rights register.

g) Thereafter Smt. Meena Wamanrao Wathurkar, Harshad Wamanrao Wathurkar, Sharad Wamanrao Wathurkar, Prafullkumar Wamanrao Wathurkar and Rashmi Sachin Nagalkar got the Plot no. 42 in question sub-divided from Akola Municipal Corporation into Plot no. 42A admeasuring 217.93 Sq.mtrs. & Plot no. 42B admeasuring 214.22 Sq.mtrs.

h) Thereafter Smt. Meena Wamanrao Wathurkar, Harshad Wamanrao Wathurkar, Sharad Wamanrao Wathurkar, Prafullkumar Wamanrao Wathurkar and Rashmi Sachin Nagalkar together sold the Sub-Divided Plot no. 42A in question to the present owner Rajesh Hotaldas Gurbani (HUF), Karta- Rajesh Hotaldas Gurbani vide regd. Sale deed bearing no. 5110 of dt. 29.11.2023. The entry of the said transaction is duly mutated in the record of rights register. While describing the Plot no. 42A, the Vendors have mentioned in the Sale deed that the adjoining Plot no. 42B has gone under the Road and therefore while mentioning the 04 boundaries of the Plot no. 42A directly Road is shown on the Southern side.

i) Thereafter Rajesh Hotaldas Gurbani (HUF), Karta.- Rajesh Hotaldas Gurbani got the Plot no. 41 & 42A amalgamated from Akola Municipal Corporation vide proposal no. 70551, Approval No. DDMCO/SA/2024/APL/01576, Proposal Code DDMCO-24-77783 Dt. 26.09.2024 to form one single Plot. The said Plot is numbered as Nazul Plot no. 7/59+7/60A.

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j) While overlooking for any litigation in respect of the property in question on the Court website, I came across a Reg. Civil Suit bearing no. 83/ 2015 pending before 6th Jt. CJSD Akola, which was filed by Vatsala Kashiramji Wathurkar + 2 against their brothers (all being the heirs of Late Kashiramji Yashwant Wathurkar), for Partition and Separate Possession in respect of the Land from Field Survey no. 22/2 of Mouje Malkapur Tq. & Dist. Akola. A suit for partition & Separate possession being a title suit, the outcome of the said suit may have an effect on the title of the present owner.

Sr. No.

- 1) P. R. Card
- 2) Mutation Entries
- 3) Search Report for 30 years from 1995 taken from Sub-Registrar Office at Akola
- 4) Any Other Relevant title :- N.A. order & Layout Map dt. 15.03.1983
- 5) Litigations if Any- R.C.S. no. 83/ 2015 pending before 6th Jt. CJSD Akola

Date :- 06.12.2024


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