Ajay R. Gupta
B.Com., LL.B.

Office :- 1st Floor, Goenka Complex, Opp. Head Post Office, Akola.
Postal ADD./ Res. "Gupta Residence", Laxmi Nagar, Opp. Govt. Milk Scheme, Akola.
Ph.No. (R) (0724)- 2458737 Mobile : 9423374898; Email : aklajay@yahoo.co.in

FORMAT- A

(Circular No. 28/ 2021)

To,
MahaRERA
Maharshtra

LEGAL TITLE REPORT

Sub.- Title Clearance Certificate with respect to **Plot no. 7, from Field Survey no. 9/1/B of Mouje Malkapur**, Taluka and District Akola (hereinafter referred to as said Plots)

1) I have investigated the title of the said Plots on the request of Shri Gajanan Narayan Mahajan and on the basis of following documents i.e. :-

i) Description of Property- Layout Plot no. 7, having **total Area 463 Sq.mtrs. (4985 Sq.ft.), Field Survey no. 9/1/B** of **Mouje Malkapur**, Tq. & Dist. Akola

ii) The documents of allotment :- Sale deed bearing doct. sr. no. 624/ 2024 Dt. 06.02.2024

iii) 7/12 extract or property card downloaded from MAHABHULEKH, mutation entries no. 27195

iv) Search Report for 30 years from 1995 till 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 Shri Gajanan Narayan Mahajan is clear, marketable and without any other encumbrances. **No pending litigation in respect of the property was reported to me.**

Owner of the land

Sr. no.	Owner of the land	Description of Property
1.	**Shri Gajanan Narayan Mahajan**	**Layout Plot no. 7**, having **total Area 463 Sq.mtrs.** from Field Survey no. 9/1/B of **Mouje Malkapur**, Tq. & Dist. Akola

3) The Report reflecting the flow of the title of Shri Gajanan Narayan Mahajan on the said land is enclosed herewith as Annexure.

Enclosure :- Annexure
Date : 07.11.2024

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

Ajay R. Gupta
B.Com., LL.B.

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FORMAT- A
(Circular no. 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND

a) That as per the record of rights register, the Plot no. 7 in question was originally owned by the Layout owner Shankarlal Shrinarayan Joshi. The said owner sold the Plot in question to Sau. Veenabai Vijaykumar Shah vide regd. Sale deed bearing no. 1736 of dt. 06.03.1969. Since than the plot was standing in the name of Sau. Veenabai Vijaykumar Shah until her death. However her name was mutated in the record of rights register as Vidyabai in place of Veenabai. The revenue record being for fiscal purposes and the name being properly mentioned in the sale deed, the said error does not affect the title moreso when as on date the said name has already been substituted by the names of her Class-I heirs.

b) Sau. Veenabai Vijaykumar Shah died on or about 19.03.2021. After her death the Plot in question was inherited by her Class-I heirs as certified by the CJJD Balapur in C.M.A no. 70/2022 dt. 19.10.2022 viz. Kishorkumar Vijaykumar Shah, Bharat Vijaykumar Shah, Deepakkumar Vijaykumar Shah, Smita Pradeep Shah and Madhuri Sachin Gujar, Their names were dully mutated at ferfar no. 26160 of dt. 20.07.2023.

c) Thereafter Kishorkumar Vijaykumar Shah, Bharat Vijaykumar Shah, Deepakkumar Vijaykumar Shah, Smita Pradeep Shah and Madhuri Sachin Gujar together sold the Plot in question to the present owner Gajanan Narayan Mahajan vide regd. Sale deed bearing no. 624/ 2024 Dt. 06.02.2024 for a total consideration of Rs. 70,00,000/-. The entry of the said transaction is duly mutated in the record of rights register at Ferfar no. 27195 of dt. 29.02.2024.

d) Thereafter Gajanan Narayan Mahajan obtained Building permission and approved Building plans from Akola Municipal Corporation vide Building Permit no. 251279 and Approval No. DDMCO/B/2024/APL/ 05529, Proposal Code DDMCO-24-22036, dt. 21.08.2024 and executed a Deed of Declaration bearing no. 4773/ 2024 Dt. 01.10.2024 for the construction of G+6 storied Apartment Building over the said Plot by name **"Ram Sanjivani London House"**. The Building is supposed to consist of Ground Floor Parking and Six upper Floors consisting of 02 Family Units (Flats) each i.e. total 12 Family Units (Flats).

Sr. No.

1) 7/12 Extract/ P. R. Card

2) Mutation Entries no. 27195

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. 27.09.1968

5) Litigations if Any- Not Applicable

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

Date :- 07.11.2024

CHALLAN
MTR Form Number-6

GRN	MH010776359202425E	BARCODE		Date	07/11/2024-10:06:26	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	AKN_HQR SUB REGISTRAR AKOLA 1	Full Name	Adv Ajaykumar Gupta
Location	AKOLA		
Year	2024-2025 One Time	Flat/Block No.	Akola
		Premises/Building	
		Road/Street	Akola
		Area/Locality	Akola
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	Mouje Malkapur Tq. Dist. Akola F.S. no. 9 Search fees for 17 years from 1995 to 2011
		Amount In Words	Four Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	425.00
Total	425.00

Payment Details	CENTRAL BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02810672024110748762	59666776
Cheque/DD No.		Bank Date	RBI Date	07/11/2024-10:10:49	Not Verified with RBI
Name of Bank		Bank-Branch		CENTRAL BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. 9423374898

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 लागु आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 07-11-2024 10:11:05

CHALLAN
MTR Form Number-6

GRN	MH014093538202324E	BARCODE		Date	17/01/2024-09:43:10	Form ID	

Department	Inspector General Of Registration
	Search Fee
Type of Payment	Other Items
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN
Location	PUNE
Year	2023-2024 One Time

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

DEFACED ₹ 325.00 DEFACED

Payer Details	
TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	Ajaykumar Ranjitkumar Gupta
Flat/Block No. Premises/Building	
Road/Street	
Area/Locality Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	CENTRAL BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02810672024011776825	983793174
Bank Date	RBI Date	17/01/2024-09:43:10	18/01/2024
Bank-Branch		CENTRAL BANK OF INDIA	
Scroll No. , Date		1 , 18/01/2024	

Mobile No. : 9922023788

Department ID : 108200172

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES, MUMBAI 1
Date: 2024.11.07 09:13:08 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007429636202324	17/01/2024-09:53:39	IGR002	325.00
			Total Defacement Amount		325.00

Print Date 07-11-2024 09:13:08