Adv. Deepak S. Lahoti

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Radhe Nagar, Behind Madan Mahal, Akola, Distt. Akola

Mobile : 9922407966 Mail Id- dipak.lahoti@gmail.com

Date :-05/04/2023

FORMAT – A

(CIRCULAR NO.28/2021)

To,
MAHARERA

LEGAL TITLE REPORT

Subject – Title Clearance Certificate with respect to Nazul Plot No. 1/29/1/क area 518 sq.mtrs of Nazul Sheet No.64-C situated at Mouje Umri Pra. Tq. & Distt., Akola, (hereinafter referred as the said "Plot")

1) I have investigated the title of the said plot on the request of S.P. Builders and Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari and following document i.e.

I) Description of the property - All that piece and parcel of Nazul Plot No. 1/29/1/क area 518 sq.mtrs of Nazul Sheet No.64-C, out of the land of F.S.no.55/1 of Mouje Umri Pra. Tq. & Distt., Akola, which bounded by;-

Towards East	–	6 mtr., internal Road
Towards West	–	Land of Jain Lawn
Towards North	–	Land of Layout Plot no.4
Towards South	–	Government Road

II) The documents of allotment of plot –

a) Regd. Sale Deed bearing document sr.no.3095 dt.02/12/2020.

b) Ferfar No.948 dt.14/02/2000.

c) Regd. Relinquishment Deed document sr.no.4119 dt.16/08/2011

d) Legal Heir Ship Certificate bearing MJC No.588/2011

III) Property Card issued by T.I.L.R, Akola

IV) Search report for 30 years from 01/04/1993 till 01/04/2023

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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 S.P. Builders and Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari is clear, marketable and without and encumbrances.

Owner of the Land

S.P. Builders & Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari is owner of Nazul Plot No. 1/29/1/क area 518 sq.mtrs of Nazul Sheet No.64-C, out of the land of F.S.no.55/1 of Mouje Umri Pra. Tq. & Distt., Akola

3. The report reflecting the flow of the title of the S.P. Builders and Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari on the said land is enclosed herewith as annexure.

Encl- Flow of Title Annexure

Date – 05/04/2023

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FLOW OF THE TITLE OF THE SAID LAND

1) Property Card as on date of application for registration
2) Mutation Entry No.948 dated 14/02/2000
3) Search Report for 30 years from 1993 to 2023 taken from Sub-Registrar office Akola
4) Any other relevant title –

a) That as per Revenue Record i.e. Property Card of Nazul Sheet No. 64-C, Nazul Plot no.1/29 area 2444 sq.mtrs land was owned and possessed by Ashokumar Brijmohan Dalmiya, Arunkumar Brijmohan Dalmiya, Kaileshchandra Brijmohan Dalmiya and Omprakash Brijmohan Dalmiya. Thereafter the above said person applied to Naib Tahsildar for Sub Division of the above said land. Accordingly Naib Tahsildar passed order vide revenue case no. RTS-64/AKL/73/1983-84 dt.17/04/1984, thererby divided the above land in four plots each having area 518 sq.mtrs., and remaining land left for internal road. Accordingly as per order of Naib- Tahsildar Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs. of Nazul Sheet No.64-C. Thereafter as per oral partition between the above named person land of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs. of Nazul Sheet No.64-C was prepared in the name of Arunkumar Brijmohan Dalmiya as owner in concern Revenue Record.

b) Thereafter Ashokumar Brijmohan Dalmiya, Arunkumar Brijmohan Dalmiya, Kaileshchandra Brijmohan Dalmiya and Omprakash Brijmohan Dalmiya have filed Arbitration processing in respect of the above said four sub-division plot. Accordingly as per Arbitration Award was passed and land of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs. of Nazul Sheet No.64-C came on the share of Omprakash Brijmohan Dalmiya. Accordingly as per Arbitration Award ferfar entry no. 948 dt. 14/02/2000 was recorded and accepted in the name of Omprakash Brijmohan Dalmiya as owner.

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c) Thereafter the said Omprakash Brijmohan Dalmiya expired on 19-07-2011 left behind him heirs as per Heirship Certificate issued by Hon'ble Civil Court (Jr. Dn.) Akola in M.J.C.No.588/2011 dated 28/08/2011 namely 1) Smt. Rukhminidevi Omprakash Dalmiya, 2) Sanjay Omprakash Dalmiya 3) Sangita @ Jaya Ajay Khemka and 4) Sunita Ravikant Bansal. Accordingly as per Heir Ship certificate ferfar entry no.5527 was recorded and accepted in the names of 1) Smt. Rukhminidevi Omprakash Dalmiya, 2) Sanjay Omprakash Dalmiya 3) Sangita @ Jaya Ajay Khemka and 4) Sunita Ravikant Bansal as owner of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs., of Nazul Sheet No.64-C of Kasbe Akola Tq. & Distt. Akola in the concern revenue record.

d) Thereafter the said Sangita @ Jaya Ajay Khemka and Sunita Ravikant Bansal had relinquished their share in Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs., of Nazul Sheet No.64-C of Kasbe Akola Tq. & Distt. Akola in favour of 1) Smt. Rukhminidevi Omprakash Dalmiya, 2) Sanjay Omprakash Dalmiya by executing Regd. Relinquishment Deed vide document sr.no.4119 dated 16-08-2011. Accordingly as per Regd. Relinquishment Deed ferfar entry no.5528 dt.19-07-2012 was recorded and accepted in the name of 1) Smt. Rukhminidevi Omprakash Dalmiya, 2) Sanjay Omprakash Dalmiya as owner of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs., of Nazul Sheet No.64-C of Kasbe Akola Tq. & Distt. Akola in the concern revenue record.

e) Thereafter the said 1) Smt. Rukhminidevi Omprakash Dalmiya, 2) Sanjay Omprakash Dalmiya had sold the land of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs., of Nazul Sheet No.64-C of Kasbe Akola Tq. & Distt. Akola to S.P. Builders and Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari by Regd. Sale Deed bearing document sr.no.3095 dt.02/12/2020. Accordingly as per Regd. Sale Deed ferfar entry was recorded and accepted in the name of S.P. Builders and Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari as owner of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs., of Nazul Sheet No.64-C of Kasbe Akola Tq. & Distt. Akola.

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f) Thereafter the said S.P. Builders and Developers, through its Partners Sushil Ratanlal Khowal (HUF) through Karta Sushil Ratanlal Khowal and Pawan Nandkisore Maheshwari had applied for permission of construction of Commercial Complex apartment building as per map to Akola Municipal Council, Akola. The Assistant Town Planner, Akola vide Building permit No.93403 and Permi No.DDMCO/B/2022/APL/02048 dated 11-03-2022, granted permission for construction of Commercial Complex on the above land of Nazul Plot no.1/29/1/क having area 518.00 sq.mtrs., of Nazul Sheet No.64-/APL/C of Kasbe Akola Tq. & Distt. Akola F.S.No.73/2 of Mouje Akola.

5) Litigations if any - Nil

Date – 05/04/2023

(Adv. Deepak. S. Lahoti)
Akola

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CHALLAN
MTR Form Number-6

GRN	MH000009766202324E	BARCODE		Date	01/04/2023-12:21:53	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	AKG3_JT AKOLA NO 3 SUB REGISTRAR	**Full Name**	Adv Deepak Sitaram Lahoti
Location	AKOLA		
Year	2023-2024 From 01/04/1193 To 01/04/2023	**Flat/Block No. Premises/Building**	Akola
Account Head Details	**Amount In Rs.**	**Road/Street**	Akola
0030072201 SEARCH FEE	750.00	**Area/Locality**	Behind Madan Mahal
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	Mouje Umri Pra Tq Akola N Sheet No.64 C N Plot no.1/29/1
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023040133294	IK0CEIYVH9
Cheque/DD No.		Bank Date	RBI Date	01/04/2023-12:24:22	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 :

Mobile No. : 9922407966

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 नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

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