



CHALLAN
MTR Form Number-6



GRN MH010721605202122E	BARCODE	Date 27/12/2021-14:46:03	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 AKG_JT AKOLA NO 2 SUB REGISTRAR		Full Name ADV S A DESHPANDE	
Location AKOLA			
Year 2021-2022 From 27/12/1992 To 27/12/2021		Flat/Block No. OPP CIVIL COURT	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		STATION RAOD	
		Area/Locality	
		Town/City/District	
		PIN	
		4 4 4 0 0 1	
		Remarks (If Any)	
		MAUJE AKOLI BK TQ AND DIST AKOLA F SR NO 17/1/A	
		ADMEASURING 0-61 HR	
		Amount In	
		Seven Hundred Fifty Rupees Only	
Total		Words	
750.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572021122707862 IK0BLIDLNO	
Cheque/DD No.		Bank Date RBI Date 27/12/2021-14:24:47 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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9823091377

S.A.Deshpande.

B.Sc.LL.B.

ADVOCATE

AND

NOTARY

OFFICE:

Opp. Civil Court

Rly Stn Road. Akola

Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam Plots, AKOLA,

Mobile:9823091377,

To,

MahaRERA

Akola.

DATE: 27.12.2021

LEGAL TITLE REPORT

SUB:- Title clearance certificate with respect to plot admeasuring 0.61 HR, at Akola, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Kothari Construction Company through Prop Pankaj R Kothari, and following documents.

DESCRIPTION OF PROPERTY:

Mauje: Akoli Bk, Tq and Dist. Akola, F Sr no 17/1/A, admeasuring 0.61 HR, with construction, 6 buildings bearing No. A1, A2, A3, B1, C1, C2 of different size and floors, which is bounded by:
East :- Land of Rukhminibai B Kalore and others,
West :- Land of Tulsiram Kale,
North:- Land of Mukinda,
South:- Land of Daulat Kalore.

DOCUMENTS:

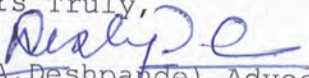
I have gone through the documents, such as;

1. Sale deed dt 9.12.2020 at sr no 4587, executed by Smt Neha Nitinkumar Kariya, in favour of M/s Kothari Construction Company Through Prop Pankaj R Kothari,
2. Sale deed dt 28.7.1992, at sr no 3685, executed by Sau Mankarnabai C Mhasne, in favour of Nitin S Kariya,
3. Will deed dt 5.1.2009, executed by Nitin S Kariya,
4. Death certificate dt 18.4.2009, issued by AMC Akola,
5. Commencement certificate dt 29.11.2021 sanctioned map,
6. Mutation bearing no 6010, dt 10.12.2020.
7. Search report for 30 years from 1992 till 2021.

On perusal of the above mentioned documents, and all other relevant documents, relating to the title of the said property I am of the opinion that the title of M/s Kothari Construction Company Through Prop Pankaj R Kothari, is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of M/s Kothari Construction Company Through Prop Pankaj R Kothari, on the said land is enclosed herewith as annexure.

Yours Truly,


(S.A.Deshpande) Advocate

Shishir A. Deshpande
B.Sc., LL.B. Advocate

Off. : Opp. Civil Court, Rly. Station Road,
AKOLA, (Mah.) 444001.
☎: (O) 2432161, (M) 9823091377

S.A.Deshpande.

B.Sc.LL.B.

ADVOCATE

AND

NOTARY

OFFICE:

Opp. Civil Court

Rly Stn Road. Akola

Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam Plots, AKOLA,

Mobile:9823091377,

DATE: 27.12.2021

FLOW OF THE TITLE OF THE SAID LAND

1. As per the documents and search taken by me for 30 years before, by paying due fees, initially, Sau Manutai @ Mankarnabai C Mhasne was the owner and possessor of the described property of land from sr no 17/1, admeasuring 0.61 HR, by way of partition dt 25.2.1985.
2. Then Sau Manutai @ Mankarnabai C Mhasne, sold the same to Nitinkumar S Kariya by sale deed dt 28.7.1992, registered at sr no 3685.
3. Then on 5.1.2009 Nitinkumar Kariya executed unregistered will, by which the described property came to be bequeathed to Sau Neha N Kariya.
4. The said will contain disposition of another properties also.
5. Then Nitinkumar Kariya expired on 02.4.2009, at Akola as per death certificate dt 18.4.2009 issued by AMC Akola.
6. Then the names of owners as per will dt 5.1.2009 have been duly mutated at revenue record, and name of Smt Neha N Kariya has been mutated as owner of described property.
7. Then Smt Neha N Kariya sold the same to M/s Kothari Construction Company Through Prop Pankaj R Kothari, by sale deed dt 9.12.2020, registered at sr no 4587.
8. Then M/s Kothari Construction Company Through Prop Pankaj R Kothari, got permission for construction of buildings on the same from AMC Akola on 29.11.2021.
9. M/s Kothari Construction Company Through Prop Pankaj R Kothari, is constructing the buildings as per map.

As per the documents no any loan from any other institution by any other mode or manner is seen.

The property is not the question of any land acquisition proceeding initiated by government.

No any litigation is seen to be pending regarding the described property.

Hence this report.

Yours Truly

(S.A. Deshpande)

Shishir A. Deshpande
B.Sc., LL.B. Advocate

Off. : Opp. Civil Court, Rly. Station Road,
AKOLA, (Mah.) 444 001.

☎: (O) 2432161, (M) 9823091377