

**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,

**TITLE VERIFICATION AND SEARCH REPORT**

To,

DATE: 10.7.2017

**WHOM SO EVER IT MAY CONCERN**

Sir,

Having been engaged to submit report, I am herewith submitting the report regarding below described property in favour of Mr. **Shri Rajesh Champalalaji Jain and others**, of Akola, Tq Akola Dist Akola, as under:

**DESCRIPTION OF PROPERTY:**

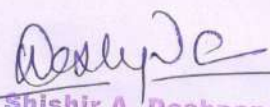
Mouje Akoli bk, Tq. and Dist. Akola, F.S.No. 17/3-A, Within Limits of GP Akoli bk. The **Plot no 2 Part**, admeasuring 160 sq mt, **Plot no 3**, admeasuring 320 sq mt, **Plot no 4**, admeasuring 333.96 sq mt, **Plot no 8**, admeasuring 270 sq mt, **Plot no 9**, admeasuring 252 sq mt, **Plot no 10**, admeasuring 252 sq mt, **total admeasuring 1557.96 sq mt**, with construction of 25 Duplex, and the boundaries of the said plot in common is as under.

To the East : Part of Plot no 2 & Land of Motwani,  
To the West : Land of Kalore,  
To the North : Plot no 7, Layout road and Land of Kalore,  
To the South : Govt road.

**DOCUMENTS:**

I have gone through the documents, such as;

1. Sale deed dt 13.10.2014 registered at sr no 3681, executed by Sureshchandra B Jain, Rajesh C Jain, Prashant P Jain in favour of M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain,
2. Sale deed, dt 10.5.2010, at sr no 1976, executed by Ashok S Sarda, & Rajendra M Tiwari, in favour of Sureshchandra B Jain, Rajesh C Jain, Prashant P Jain,
3. Sale deed dt 28.11.2005, at sr no 3214, executed by Motiram Kalore, in favour of Ashok S Sarda, & Rajendra M Tiwari,
4. POA dt13.4.2016, registered at sr no 1143, executed by Siddharth S Jain, partner of M/s Siddharth Developers, in favour of Sureshchandra B Jain,

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

Off. : Opp. Civil Court, Rly. Station Road,  
AKOLA, (Mah.) 444 001.  
☎: (O) 2432161, (M) 9823091377

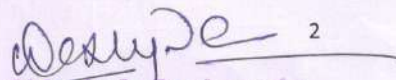
5. Correction to DOD dt 27.11.2015, at sr no 2954, executed by M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain,
6. DOD dt 17.11.2015, at sr no 2852, executed by M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain,
7. NA order dt 20.5.2006, passed by SDO, Akola, layout map,
8. Commencement certificate and Sanction map,
9. Extract 7 and Tax receipt.

**TITLE HISTORY:**

As per the documents and search taken by me for 13 years before, by paying due fees, initially the agricultural land from Sr no 17/3-A, was owned by Motiram Kalore. He sold 0.41 HR, of land to Ashok S Sarda, & Rajendra M Tiwari, by sale deed dt 28.11.2005, at sr no 3214. Then the land 0.41 HR has been permitted to be used for residential purpose by the order of SDO Akola on 20.5.2006. Then Ashok S Sarda, & Rajendra M Tiwari, sold the plot no 2 part to 6, and 8 to 10, to Shri Sureshchandra B Jain, Rajesh C Jain, Prashant P Jain, by way of sale deed dt 10.5.2010, registered at sr no 1976. Then Shri Sureshchandra B Jain, Rajesh C Jain, Prashant P Jain, further sold the plot no 2 part, 3, 4, 8, 9, and 10 to M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain, by sale deed dt 13.10.2014 registered at sub-registrar Office, Akola-3 bearing document no. 3681. Then M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain, got permission for construction of Duplex, on the above said plots, from GP Akoli Bk, on 25.10.2014. Then M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain, executed DOD on 17.11.2015, registered before Sub-registrar Akola-3, at sr no 2852. DOD has been corrected/amended on 27.11.2015, at sr no 2954. Siddharth S Jain, partner of M/s Siddharth Developers, has executed POA in favour of Sureshchandra B Jain, on 13.4.2016, registered at sr no 1143.

The description of Duplex is as under:

| Duplex No | Land share | Land under Plot no-Sq Ft |       | Total B/up area | Boundaries |          |          |          |
|-----------|------------|--------------------------|-------|-----------------|------------|----------|----------|----------|
|           |            | Sq ft                    | sq ft |                 | E          | W        | N        | S        |
| 1         | 940        | 4                        |       | 67.77           | Duplex 8   | Road     | Duplex 2 | Road     |
| 2         | 540        | 4                        |       | 69.55           | Duplex 7   | Road     | Duplex 3 | Duplex 1 |
| 3         | 553        | 4                        |       | 72.17           | Duplex 6   | Road     | Duplex 4 | Duplex 2 |
| 4         | 807        | 4                        |       | 75.44           | Duplex 5   | Road     | Space    | Duplex 3 |
| 5         | 803        | 3-598                    | 4-205 | 81.66           | Road       | Duplex 4 | Space    | Duplex 6 |
| 6         | 561        | 3-417                    | 4-144 | 78.19           | Road       | Duplex 3 | Duplex 5 | Duplex 7 |

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**Shishir A. Deshpande**  
 B.Sc., LL.B. Advocate  
 Off. : Opp. Civil Court, Rly. Station Road,  
 AKOLA, (Mah.) 444 001.  
 ☎: (O) 2432161, (M) 9823091377

|    |      |                 |               |       |           |           |           |           |
|----|------|-----------------|---------------|-------|-----------|-----------|-----------|-----------|
| 7  | 560  | 3-416           | 4-144         | 78.19 | Road      | Duplex 2  | Duplex 6  | Duplex 8  |
| 8  | 1024 | 3-763           | 4-261         | 81.66 | Road      | Duplex 1  | Duplex 7  | Road      |
| 9  | 1028 | 2-604           | 3-424         | 77.54 | Plot 2    | Road      | Duplex 10 | Road      |
| 10 | 558  | 2-326           | 3-232         | 74.87 | Plot 2    | Road      | Duplex 11 | Duplex 9  |
| 11 | 558  | 2-326           | 3-232         | 74.87 | Plot 2    | Road      | Duplex 12 | Duplex 10 |
| 12 | 558  | 2-326           | 3-232         | 74.87 | Plot 2    | Road      | Duplex 13 | Duplex 11 |
| 13 | 632  | 2-140,<br>8-296 | 3-130<br>9-66 | 74.87 | Plot 2    | Road      | Duplex 14 | Duplex 12 |
| 14 | 743  | 8-585           | 9-158         | 74.87 | Duplex 21 | Road      | Duplex 15 | Duplex 13 |
| 15 | 743  | 8-585           | 9-158         | 74.87 | Duplex 20 | Road      | Duplex 16 | Duplex 14 |
| 16 | 743  | 8-585           | 9-158         | 74.87 | Duplex 19 | Road      | Duplex 17 | Duplex 15 |
| 17 | 1080 | 8-856           | 9-224         | 77.38 | Duplex 18 | Road      | Road      | Duplex 16 |
| 18 | 689  | 9-574           | 10-114        | 76.91 | Road      | Duplex 17 | Road      | Duplex 19 |
| 19 | 477  | 9-400           | 10-077        | 74.80 | Road      | Duplex 16 | Duplex 18 | Duplex 20 |
| 20 | 477  | 9-400           | 10-077        | 74.80 | Road      | Duplex 15 | Duplex 19 | Duplex 21 |
| 21 | 688  | 9-574           | 10-114        | 76.87 | Road      | Duplex 14 | Duplex 20 | Plot 2    |
| 22 | 688  | 10              |               | 76.87 | Agri land | Road      | Duplex 23 | Plot 2    |
| 23 | 477  | 10              |               | 74.70 | Agri land | Road      | Duplex 24 | Duplex 22 |
| 24 | 477  | 10              |               | 74.70 | Agri land | Road      | Duplex 25 | Duplex 23 |
| 25 | 688  | 10              |               | 76.87 | Agri land | Road      | Road      | Duplex 24 |

ROAD AREA:

| SR NO | PLOT NO | AREA | UNIT        |
|-------|---------|------|-------------|
| 1     | 3       | 1247 | SQAURE FEET |
| 2     | 8       | 1497 | SQAURE FEET |
| 3     | 9       | 56   | SQAURE FEET |
| 4     | 10      | 771  | SQAURE FEET |

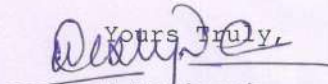
As per the applicants, they have not availed any loan from any other institution by any other mode or manner.

The title and right of M/s Siddharth Developers, through Rajesh C Jain, Prashant P Jain, and Siddharth S Jain, to the property is clear and marketable.

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

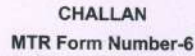
Take all original documents as stated above regarding described property from loan applicant and also current property card and tax receipts.

Hence this report.

Yours Truly,  
  
**S.A. Deshpande**  
 Advocate

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

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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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.