

SAURABH S. SARDA Adv.

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Shop-3, 1st Floor, AMC Commercial Complex, Ratanlal Plot, Akola

Ref. No. 26/2017

Dt. 15/07/2017

TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

1. On the request of M/s. Gokul Developers, a Partnership Firm through its partner Shri. Amitkumar S/o Arunkumar Agrawal R/o Akola, this title verification and search report is issued in respect of the immovable property described in detail in the schedule of immovable property hereunder:

SCHEDULE OF IMMOVABLE PROPERTY

2. All that piece & parcel of Layout Plot No.2 admeasuring 3871.94 sq. mtrs., out of the layout sanctioned by S.D.O., Akola in Rev. Case No. NAP-34-Akoli-Bk /41/2013-14 vide order dt.03-01-2015, out of the land of F.S.No.13 of Mouje Akoli-Bu, Pra. Tq. & Distt. Akola, situated near Lokmat Office, Geeta Nagar, within the limits of Municipal Corporation, Akola which bounded by :-

Towards East	:-	Land of Survey No. 16/1
Towards West	:-	Land of Survey No. 13/1
Towards North	:-	Layout Road
Towards South	:-	Layout Road

3. That as per the documents & information supplied and made available to me i.e. Regd. Sale Deed, N.A. Order, N.A. Map, Order of Collector, 7/12 Extracts, etc. I have taken search in respect of the above described immovable property and on the verification of Index-II Register in the Office of Sub-Registrar, Akola & the Revenue Record, I found the following chain of transactions -

a) As per the Revenue Record i.e. 7/12 for the year 1988 agriculture land admeasuring 0 H. 59 R., out of F.S.no.13 of Mouje Akoli-Bu Pra. Tq. & Distt. Akola was owned and possessed by Smt. Mandakini Sharadchandra Maishpurkar (Brahmin). Record shows that she has never alienated the said property. That Smt. Mandakini Sharadchandra Maishpurkar (Brahmin) expired and the names her following Legal Representatives is recorded in the Record of Right - 1) Dhadhichi Sharadchandra Maishpurkar (Brahmin) 2) Parikshit Sharadchandra Maishpurkar (Brahmin) 3) Priyavanda Rajiv Padhaye 4) Anuja

Arun Kelkar and 5) Vaidaihi Sharadchandra Maishpurkar (Brahmin). Thus, after the demise of Smt. Mandakini Sharadchandra Maishpurkar (Brahmin) her legal representatives became the owner & possessor of the land admeasuring 0 H. 59 R., out of F.S.no.13 of Mouje Akoli-Bu Pra. Tq. & Distt. Akola.

b) Thereafter 1) Dhadhichi Sharadchandra Maishpurkar (Brahmin) 2) Parikshit Sharadchandra Maishpurkar (Brahmin) 3) Priyavanda Rajiv Padhaye 4) Anuja Arun Kelkar and 5) Vaidaihi Sharadchandra Maishpurkar (Brahmin) have sold 0 H. 56 R., land out of the above 0 H. 59 R. agriculture land to Shri. Vasant Madanlal Khandelwal vide Regd. Sale Deed bearing sr.no.4164 dated 27-03-2012. Accordingly as per Regd. Sale Deed Fertif Entry was recorded and accepted in the name of Shri. Vasant Madanlal Khandelwal as owner of 0 H. 56 R. agriculture land of F.S. No.13 of Mouje Akoli-Bu. Tq. & Distt. Akola in the concern Gaon Namuna 7.

c) Thereafter the said Shri. Vasant Madanlal Khandelwal had sold said land admeasuring 0 H. 56 R. to M/s. Gokul Developers, a Partnership Firm through its partners 1) Amitkumar Arunkumar Agrawal 2) Suresh Mohanlal Maheshwari 3) Kishor Lunkaran Malani 4) Mahendra Ganpatrai Khetan 5) Sau. Chanchal Yogesh Rathi and 6) Sau. Shilpa Pramod Yenge vide Regd. Sale Deed bearing dated 14/11/2014 bearing Doc. No. 3946/2014. Accordingly as per Regd. Sale Deed dt. 14/11/2014 Fertif Entry was recorded and accepted in the name of M/s. Gokul Developers through its partners 1) Amitkumar Arunkumar Agrawal 2) Suresh Mohanlal Maheshwari 3) Kishor Lunkaran Malani 4) Mahendra Ganpatrai Khetan 5) Sau. Chanchal Yogesh Rathi and 6) Sau. Shilpa Pramod Yenge as owner of the agricultural land admeasuring 0 H. 56 R. out of F.S.no.13 of Mouje Akoli-Bu. Tq. & Distt. Akola in the concern Gaon Namuna 7.


d) Thereafter M/s. Gokul Developers through its partners 1) Amitkumar Arunkumar Agrawal and 5 others have applied to Hon'ble Sub-Divisional Officer, Akola for conversion of the above said agriculture land of F.S.no.13 area admeasuring 0 H. 56 R. into non-agriculture residential use. That Hon'ble S.D.O., Akola in Rev. Case No.NAP-34/ Akoli- Bu/ 41/ 2013-14 vide its order dt. 03/01/2014 is pleased to allow the application of M/s Gokul Developers and is further pleased to sanction the layout map consisting of total 3 layout plots, i.e. Layout Plot No.1 area admeasuring 179.66 sq.mtrs; Layout Plot No.2 area

admeasuring 3871.94 sq.mtrs and **Layout Plot No.3** area admeasuring 591.23 sq.mtrs. That out of the said 3 plots, layout plot no.3 is kept for public amenities and remaining 2 layout plots are permitted to use for residential purpose.

e) Thereafter M/s. Gokul Developers Through its partners 1) Amitkumar Arunkumar Agrawal and 5 applied for permission to develop/construct buildings over Layout Plot No. 2. That Hon'ble Collector in consonance with Town Development department of The Akola Municipal Corporation (Akola Municipal Corporation granted permission vide order dt. 20/03/2017 bearing Construction Permission No. BPA/00487/2016-17) is pleased to grant permission to develop the site, as per sanctioned map vide order dated 05/07/2016 in case no.MRC-81/Akoli-Bu/557/2016-17 and further permitted to make construction of total 4614.21 sq. mtrs. on the above land of layout plot no.2 area 3871.94 sq.mtrs of F.S.No.13 of Mouje Akoli Bu Tq. & Distt. Akola.

4. I have made inspection of Revenue Record in respect of the above immoveable property i.e. plot no.2 area 3871.94 sq.mtrs out of F.S.No.13 of Mouje Akoli Bu Pra. Tq. & Distt. Akola and verified the title thereof in the name of M/s. Gokul Developers through its partners 1) Amitkumar Arunkumar Agrawal 2) Suresh Mohanlal Maheshwari 3) Kishor Lunkaran Malani 4) Mahendra Ganpatrai Khetan 5) Sau. Chanchal Yogesh Rathni and 6) Sau. Shilpa Pramod Yenge. I have also inspected Index-II Register maintained by The Sub- Registrar, Akola vide receipt dated 12/07/2017 from the year 1988 to 2017. Except the above mentioned changes and transactions in respect of the immovable property in question, I have found no other transactions and changes. No charge or encumbrances is found over the said land in the revenue record. Hence, as per documents, Record of Revenue and Record of Sub-Registrar, Akola, according to me the said immovable property i.e. plot no.2 area 3871.94 sq.mtrs of F.S. No.13 of Mouje Akoli Bu Pra, Tq. & Distt. Akola, which described in detailed in Schedule of Immovable Property of this report, is absolutely clear, marketable and saleable.

Hence, this title verification and search report issued.



Saurabh S. Sarda, Adv.
Sdv. S. S. Sarda
MAH/4435/2010



Wednesday, 12 July 2017 3:36 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3879 दिनांक: 12/07/2017

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अक्रन-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सौरभ सारडा

वर्णन मौजे अकोली बु येथील स.न. 13 सन 1988 ते 2017 अर्ज क्र. 1470

शेध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Akoliar

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

7/12/2017