

TITLE VERIFICATION AND SEARCH REPORT

TO WHOM IT MAY CONCERN

Having been engaged by Mr. Dilip Devichand Chaudhary R/o. Akola for preparing the Title Verification and Search Report, in respect of the property owned by him, I, R. R. Deshpande, Advocate, R/o Old City, Akola, do hereby submit my report as under.

1.- That Dilip Devichand Chaudhary, r/o. Akola, is the absolute owner of Layout Plot Nos.1 to 31-B out of sanctioned layout of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola, along with the row houses constructed thereon (the details of row houses are given in detail here-in-after) situated within the limits of Akola Municipal Corporation. The property is more specifically described in the schedule mentioned hereunder.

2.- That Dilip Devichand Chaudhary has acquired the title over layout plot nos.1 to 31-B out of sanctioned layout of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola by way of following Regd. Sale Deeds-

a) Regd. Sale Deed dated 01-01-2015 executed at Sr.No.28 before Sub Registrar Akola-3 (Layout Plot Nos.1 to 10, total 10 plots).

b) Regd. Sale Deed dated 14-07-2016 executed at Sr.No.3318 before Sub Registrar Akola-1 (Layout Plot Nos.11 to 15, total 05 plots).

c) Regd. Sale Deed dated 01-01-2015 executed at Sr.No.26 before Sub Registrar Akola-3 (Layout Plot Nos.16-A to 23, total 09 plots).

d) Regd. Sale Deed dated 01-01-2015 executed at Sr.No.30 before Sub Registrar Akola-3 (Layout Plot Nos.24-A to 31-B, total 10 plots)


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3.- The Title history of the property described in the schedule for last 13 years shows the following chain of transactions.

i) That Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand and Ajit Pravinlal Gujrathi were the owner of agricultural land admeasuring 1.64 H.Rs. out of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola and they have got converted the said agricultural land into non agricultural residential purpose as per the order dated 15-10-2003 passed in Rev. Case No.NAP-34/Chandur/94/2001-02 by Sub Divisional Officer Akola and total 63 plots bearing nos.1 to 56-B were laid down in the said land.

ii) Thereafter total 63 layout plots bearing nos.01 to 56-B out of the above referred sanctioned layout of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola were jointly purchased by Shri Dilip Devichand Chaudhary (40% share), Shri Purushottam Lunkarnaji Malani (30% share) and Shri Ajay Tulshiramji Rathi (30% share) from Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand and Ajit Pravinlal Gujrathi vide Regd. Sale deed dt.08/12/2011 at Sr.No.6124 executed before Sub Registrar, Akola-1.

iii) That Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnaji Malani and Shri Ajay Tulshiramji Rathi being partners of M/s. Rachana Construction Akola had mortgaged the above referred plots no.1 to 56-B in their individual capacity and as well as being partners of said firm with other properties, with The Yeotmal Urban Co.op. Bank Ltd., Branch Akola towards security of the loan of Rs.2,50,00,000/-. The said loan obtained by M/s. Rachana Construction Akola has been repaid and the above mentioned bank has released the plot nos. 1 to 56-B from its mortgage as per Regd. Reconveyance (Release) Deed dated 06-04-2015 executed at Sr. No.845 before Sub Registrar Akola-3.

iv) That Shri Dilip Devichand Chaudhary has purchased layout plot nos.1 to 10 out of the above referred plot nos.1 to 56-B of field survey no.30/2 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi partners of M/s. Rachana Construction Akola, vide registered sale deed dt. 1/01/15 executed at serial no. 28 before sub registrar Akola-3.

That Shri Dilip Devichand Chaudhary has also purchased layout plot nos.11 to 15 out of the above referred plot nos.1 to 56-B of field survey no.30/2 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi partners of M/s. Rachana Construction Akola, vide registered sale deed dt.14/07/16 executed at serial no.3318 before sub registrar Akola-1.

That Shri Dilip Devichand Chaudhary has also purchased layout plot nos.16-A to 23 out of the above referred plot nos.1 to 56-B of field survey no.30/2 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi partners of M/s. Rachana Construction Akola, vide registered sale deed dt.01/01/15 executed at serial no.26 before sub registrar Akola-3.

That Shri Dilip Devichand Chaudhary has also purchased layout plot nos.24-A to 31-B out of the above referred plot nos.1 to 56-B of field survey no.30/2 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi partners of M/s. Rachana Construction Akola, vide registered sale deed dt.01/01/15 executed at serial no.30 before sub registrar Akola-3.

The name of Shri. Dilip Devichand Chaudhary is duly mutated as owner of above mentioned layout plot nos.1 to 31-B, total 34 plots, in revenue record.

v) The Grampanchayat Chandur, Tq. & Distt. Akola has granted permission to Shri Dilip Devichand Chaudhary to construct total 28 row houses/blocks bearing nos.A-1 to A-9 on

layout plot nos. 1 to 5, bearing nos.B-1 to B-9 on layout plot nos. 6 to 10, bearing nos.C-1 to C-10 on layout plot nos.11 to 15, bearing nos.D-1 to D-6 on layout plot nos.16-A to 19, bearing nos.E-1 to E-6 on layout plot nos.20 to 23, bearing nos.F-1 to F-6 on layout plot nos.24-A to 27, bearing nos.G-1 to G-9 on layout plot nos.28 to 31-B as per the two Commencement Certificates dt.13/02/2015 issued in the name of Dilip Devichandji Chaudhary as per Resolution No.15 passed in the meeting dated 13-2-2015.

vi) That out of the above mentioned row houses, the construction of total 40 row houses bearing nos.A-1 to A-9, B-1 to B-9, C-1 to C-10, D-1 to D-6 and E-1 to E-6 has been completed and Mr. Dilip Devichand Chaudhary has sold 15 row houses to different persons and the remaining 25 row houses are in possession of Mr. Dilip D. Chaudhary as the owner thereof as on this date. The construction of total 15 row houses bearing nos.F-1 to F-6 and G-1 to G-9 is in progress.

As per the record available with the revenue department and on the basis of documents made available to me, the link of the transaction is properly established and further I have taken the search from the office of Sub-Registrar, Akola by paying necessary fee for last 13 years which reveals that there is nothing adverse entry affecting the title of Shri Dilip Devichand Chaudhari during search of last 13 years in respect of the scheduled property, except the mortgage of lay out plot nos. 16 to 23 with Cathalic Syrian Bank Akola and the mortgage of lay out plot nos. 24 to 31 with Yavatmal Urban Co-op. Bank Ltd., Branch Akola . The original search fee receipt is attached herewith.

1992
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4.- I have taken the Search of Record of Registrar's Office from the Inspection Book (I) and Index No.(II) for last 13 years by paying necessary Search Fee of Rs. 325/-. The original receipt is annexed herewith.

5.- That on the basis of searches made by me and the documents placed before me, I certify that the property described in the schedule is owned by Dilip Devichand Chaudhary, r/o Akola and the said property is free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title as on this date, except the mortgage of lay out plot nos. 16 to 23 with Cathalic Syrian Bank Akola and the mortgage of lay out plot nos. 24 to 31 with Yavatmal Urban Co-op. Bank Ltd., Branch Akola.

6.- That all the relevant documents of the Title such as Sale-Deed, Property Card and permission of construction etc. placed before me are the original and certified copies respectively, and the said documents appeared to be genuine. I have verified and tallied the said documents from the record of Registrar's of documents and the appropriate authority.

7.- I am satisfied and confirmed that the property described in the schedule is heritable and transferable and the transferors have a right to transfer it, subject to release from mortgage of the lay out plot nos. 16 to 23 from Cathalic Syrian Bank Akola and the lay out plot nos. 24 to 31 from Yavatmal

Urban Co-op. Bank Ltd., Branch Akola. All the necessary parties


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have been joined in the documents and the documents have desired effect. Fact and events material to the title have been satisfactorily proved.

8.- I have also confirmed from the Government and Public Land Acquisition Authorities that the property described in the schedule is not subject to the Acquisition or Requisition from this authority.

9.- I further certify that the Urban Land Ceiling Act is not extended to Akola District and the property described in the schedule do not required 'No Objection Certificate'.

10.- That no betterment charges are payable on the land in question except the land revenue which is paid up-to-date.

11.- In the result have to state that I have made necessary searches at the concerned Sub-Registrar's Office up to date and as a result of such searches I am satisfied that the property in question is free from all types of encumbrances and the title of Dilip Devichand Chaudhary, r/o Akola is clear and marketable, except the mortgage of lay out plot nos. 16 to 23 with Cathalic Syrian Bank Akola and the mortgage of lay out plot nos. 24 to 31 with Yavatmal Urban Co-op. Bank Ltd., Branch Akola.

SCHEDULE OF PROPERTY

The total 34 Layout Plots bearing nos.1 to 31-B out of the sanctioned layout of Field Survey no.30/2 of mouje Chandur, Tq. & Dist. Akola, situated within the limits of Akola Municipal Corporation, along with the construction of total 40 row houses


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bearing Wing-A, Wing-B, Wing-C, Wing-D, Wing-E, Wing-F and Wing-G of the scheme of row houses namely "Nisarga Garden".

Note:-The boundaries of above mentioned 34 layout plots are mentioned in the sale deeds referred in Clause-2 of this Title Investigation Report and the boundaries can also be verified from the sanctioned layout map. The total 15 row houses are sold by Mr. Dilip Devichand Chaudhary to different persons out of the above mentioned 40 row houses. The lay out plot nos. 16 to 23 mentioned in TIR above are mortgaged with Cathalic Syrian Bank Akola and the lay out plot nos. 24 to 31 are mortgage with Yavatmal Urban Co-op. Bank Ltd., Branch Akola.

27th June, 2017.

Yours truly,


(**R.R. Deshpande, Adv.**)
Akola

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Advocate
Agarwes, Old City,
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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Tuesday, 27 June 2017 12:37 PM

Regn.: 39M

पावती क्र.: 3527 दिनांक: 27/06/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अकग-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड आर आर देशपांडे

वर्णन मीजे चांदुर शेत स.नं.30/2 सन 2005 ते 2017 चा शोध
शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Akola

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

6/27/2017