

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

DATE: 02.01.2018

TO WHOME 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 Kishor M Agrawal, of Akola, as under:

DESCRIPTION OF PROPERTY:

Mauje Kaulkhed, Tq & Dist Akola Sr no 2/1-A, eastern side portion plot, admeasuring 1480.50 Sq mt, bounded by:

East :- Plots of Gautham Maharaj,

West :- Layout road,

North:- Remaining portion of this plot,

South:- Road.

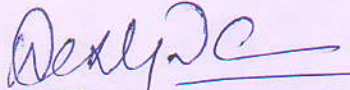
DOCUMENTS:

I have gone through the documents, such as;

- A) Sale deed dt 17.10.2017, at sr no 3024, executed by Rajiv R Bajaj and others, in favour of Kishor M Agrawal,
- B) Extract 7,
- C) Copy of judgement dt 12.10.2017, passed by Hon'ble C.J.S.D., Akola,
- D) N.A. Regularised order dt 25.3.2012, passed by SDO, Akola,
- E) Gunthewari Regularisation order 5.11.2012, passed by AMC,
- F) POA dt 24.10.2016, at sr no 4567, executed by Smt Taradevi P Agrawal, in favour of Sanjay P Agrawal.

TITLE HISTORY:

As per the documents and search taken by me for 13 years before, by paying due fees, initially the gunthewari land admeasuring 3227.90 Sq mt belonged to Shashidhar S Shinde as his ancestral property. Since from the year 2000, he started Using The Same For Residential Purpose. Then he got regularised his unauthorized use of the said land by the order of AMC, Akola dt 5.11.2012. Then he got permission to use the same for residential purpose by the order of SDO, Akola on 25.3.2013 (wrongly typed as 2012 in SDO order). As per the order of AMC Akola, two layout plots were demarcated and he sold the same to Rajiv R Bajaj and others by sale deed dt 3.5.2011, at sr no 2306. Then Rajiv Bajaj and others have


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

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

agreed to sale the same to Kishor M Agrawal, by way of agreement to sale dt 23.11.2013. But in meanwhile a civil suit regarding the described property has been filed by applicant, against Rajiv R Bajaj and others before the C.J.S.D., Akola bearing no Spl.C.S.no 92/14, and the same was decided on 12.10.2017, in favour of Kishor M Agrawal, as of settlement between the parties. Then as per the said judgement, Rajiv R Bajaj and others sold the above described eastern side portion plot, admeasuring 1480.50 Sq mt, to Kishor M Agrawal by sale deed dt 17.10.2017, at sr no 3024.

As such the chain of transactions has been properly established.

The documents clearly show that the described property has been legally flown to Kishor M Agrawal.

As per applicant, dos not seem to have availed any loan from any other institution by any other mode or manner on the described property.

The title and right of Kishor M Agrawal to the property is clear and marketable, as per the documents provided.

The property is not the question of any land acquisition proceeding initiated by government. However, as per the contentions in the civil cuit, and the applicant the question regarding the DP road, adjacent to the property, has got resolved.

Take all original and other documents as stated above regarding described property from loan applicants.
Hence this report.

Yours Truly,

(S.A. Deshpande)

Advocate.

Shishir A. Deshpande

B.Sc., LL.B. Advocate

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

☎: (O) 2432161, (M) 9823091377