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

Ref No.

/2018

Date : 03/05/2018

TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

1. On the request of Shri Sushilkumar Ratanlal Khowal, aged about 57 years, Occp - Business, R/o New Radhakisan Plot, Akola tq. & Dist. Akola this title verification and search report is issued in respect of the immoveable property described in detail in the schedule of immoveable property hereunder:

SCHEDULE OF IMMOVABLE PROPERTY

2. All that piece & parcel land situated at Akola tq. & Dist. Akola within the Limits of Akola Municipal Corporation in the area popularly known as Durga Chowk, Akola bearing Nazul Sheet No. 63B, Nazul Plot No. 5/4 admeasuring -

East - 37.49 mtrs (123 Fts.)

West - 36.57 Mtrs. (120 Fts.)

North - 49.37 Mtrs. (162 Fts.)

South - 36.57 Mtrs. (120 Fts.)

Total admeasuring - 1557.7 Sq. mtrs. (16767 Sq. Fts.)

Surrounded from -

Towards East :- Durga Chowk - Tapdiya Nagar Road

Towards West :- Govt. Quarters & Govt. Land

Towards North :- Property Owned by Kiran Sheshrao Patil & Otrs.

Towards South :- Lady Harding - Umri Road

(hereinafter referred to as 'Said Property')

3. That as per the documents & information supplied and made available to me i.e. Regd. Sale Deed, Property Card, etc. I have taken search in respect of the above Said 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 -

4. That originally Said Property was owned by M/s Alembic Chemical Works Company Ltd. A Company incorporated under the provisions of

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Indian Companies Act, 1956 which had its registered office at Alembic Road, Baroda-03. That M/s Alembic Chemical Works Company Ltd. Sold the said property to (1) Mr. Bhagwansingh Ladhasingh Oberai, (2) Mr. Jaswantsingh S/o Bhagwansingh Oberai, (3), Santsingh S/o Bhagwansingh Oberai, (4) Smt. Harbans Kaur Wd/o Baldeosingh Oberai and (5) Mr. Babusingh Kartarsingh Gandhi vide Registered Sale Deed dt. 07/10/1987 bearing Registered Document No. 2501/1987. Each of the Buyer had 1/5th joint share and possession in the said property from the date of its purchase. Accordingly, names of all the Purchasers was duly mutated in the Record of Right. For Reference & convenience enclosed herewith as ANNEXURE-I is the Photostat Copy of Registered Sale Deed dt. 07/10/1987 bearing Regd. Doc. No. 2501/1987.

5. Thereafter Smt. Harbans Kaur Wd/o Baldeosingh Oberai through her P.A. Holder Mr. Bhagwansingh Oberai sold her 1/5th Joint Share & handover the Joint Possession of said property, to the extent of her share, in favor of M/s Nagra Heights, A Partnership Firm, through its Partner - Mr. Jaspalsingh Chanansingh Nagra vide Regd. Sale Deed dt. 19/02/1997 bearing Regd. Doc. No. 728/1997. For Reference & convenience enclosed herewith as ANNEXURE-II is the Photostat Copy of Registered Sale Deed dt. 19/02/1997 bearing Regd. Doc. No. 728/1987.

6. Thereafter Mr. Bhagwansingh Ladhasingh Oberai sold his 1/5th Joint Share & handover the Joint Possession of said property, to the extent of his share, in favor of M/s Nagra Heights, A Partnership Firm, through its Partner - Mr. Jaspalsingh Chanansingh Nagra vide Regd. Sale Deed dt. 19/02/1997 bearing Regd. Doc. No. 729/1997. For Reference & convenience enclosed herewith as ANNEXURE-III is the Photostat Copy of Registered Sale Deed dt. 19/02/1997 bearing Regd. Doc. No. 729/1987.

7. Thereafter Mr. Santsingh Bhagwansingh Oberoi sold his 1/5th Joint Share & handover the Joint Possession of said property to the extent of his share, in favor of M/s Nagra Heights, A Partnership Firm, through its Partner - Mr. Jaspalsingh Chanansingh Nagra vide Sale Deed dt. 20/02/1997 Registered on dt. 25/03/1997 bearing Regd. Doc. No. 1226/1997. For Reference & convenience enclosed herewith as

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ANNEXURE-IV is the Photostat Copy of Sale Deed dt. 20/02/1997 Registered on dt. 25/03/1997 bearing Regd. Doc. No. 1226/1997.

8. Thereafter Mr. Jaswantsingh Bhagwansingh Oberoi sold his 1/5th Joint Share & handover the Joint Possession of said property to the extent of his share, in favor of M/s Nagra Heights, A Partnership Firm, through its Partner - Mr. Jaspalsingh Chanansingh Nagra vide Regd. Sale Deed dt. 05/08/1997 bearing Regd. Doc. No. 3319/1997. For Reference & convenience enclosed herewith as ANNEXURE-V is the Photostat Copy of Sale Deed dt. 05/08/1997 bearing Regd. Doc. No. 3319/1997.

9. In view of the above transactions Nagra Heights, A Partnership Firm purchased 4/5th share in the said property and 1/5th share remained with Mr. Babusingh K. Gandhi. That there names were duly recorded in the Record of Right.

10. Later, M/s. Nagra Heights, A Partnership Firm through - Mr. Jaspalsingh Chanansingh Nagra sold its Joint 4/5th share in the said property vide Regd. Sale Deed dt. 23/09/2004 bearing Regd. Document No. 3862/2004. For Reference & convenience enclosed herewith as ANNEXURE-VI is the Photostat Copy of Sale Deed dt. 23/09/2004 bearing Regd. Doc. No. 3862/2004. So also a regd. consent deed was executed in favor of Mr. Sushilkumar Ratanlalji Khowal by Sau. Ravindarkaur Babusing Gandhi, who was the partner of M/s Nagra Heights on dt. 23/09/2004 bearing Regd. Doc. No. 3863/2004. That by said consent deed, Sau. Ravindarkaur Gandhi has consented to the sale transaction which is executed by the Firm - M/s Nagra Heights in favor of Mr. Sushilkumar Ratanlalji Nagra. For Reference & convenience enclosed herewith as ANNEXURE-VII is the Photostat Copy of Consent Deed dt. 23/09/2004 bearing Regd. Doc. No. 3863/2004.

11. Subsequently, Mr. Sushilkumar Ratanlalji Khowal purchased remaining 1/5th Joint Share in the said property from Mr. Babusingh Kartarsingh Gandhi vide Regd. Sale Deed dt. 02/11/2004 bearing Regd. Document No. 4333/2004. For Reference & convenience enclosed herewith as ANNEXURE-VIII is the Photostat Copy of Sale Deed dt. 02/11/2004 bearing Regd. Doc. No. 4333/2004. Thus, Mr. Sushilkumar Ratanlalji

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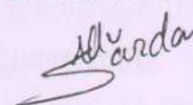
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Khawal became exclusive owner of the said property and his name is duly mutated in the record of rights of the said property.

12. That thereafter Mr. Sushilkumar Khawal obtained loan from Bank of India and mortgaged the said property by Equitable Mortgage. That the bank had duly recorded its Charge over the said property as per transaction dt. 01/03/2008 in the Record of Right. However, the said loan is duly repaid by Mr. Sushilkumar R. Khawal and the charge of Bank of India over the said property is duly removed and as per entry No. 9125 dt. 17/12/2016. The copy of Property Card of the said property, for ready reference is enclosed herewith as ANNEXURE-IX.

13. I have made inspection of Revenue Records in respect of the above immovable property. I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide E-Challan receipt dated 03/05/2018 from the year 1988 to 2018. The copy of Challan dt. 03/05/2018 bearing No. MH001116603201819E is annexed herewith as ANENXURE-X. I have also perused the Original Sale Deed dt. 23/09/2004 bearing Regd. Doc. No. 3862/2004, Original Consent Deed dt. 23/09/2004 bearing Regd. Doc. No. 3863/2004 and Original Sale Deed dt. 02/11/2004 bearing Regd. Doc. No. 4333/2004. I have also perused the Original No-Due Certificate issued by Bank of India, which was shown to me by Shri. Sushilkumar R. Khawal. Except the above mentioned changes and transactions in respect of the immovable property in question, I have found no other transactions and changes. Presently, there seems to be no encumbrance and charge in the concerned revenue record of the immovable property in question. Hence, as per documents provided to me and as per the Revenue Record and Record of Sub-Registrar, Akola, the said immovable property which is described hereinabove, is absolutely free from all encumbrances and the title of Mr. Sushilkumar Ratanlal Khawal is clear, marketable and saleable.

Accordingly, this title verification and search report is issued.



Adv. Saurabh S. Sarda

Adv. S. S. Sarda
MAH/4435/2010