



इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1420 दिनांक: 05/03/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अकन-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड संदीप एन कडु

वर्णन मौजे शिवणी स न 94/1 सन 1989 ते 2018 एकूण 30 वर्ष
शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Akola1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011202754201718E दिनांक: 05/03/2018

वॅकेचे नाव व पत्ता:

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Ref.No.

Date 20/03/2018

Annexure-B

To,

The Secretary,

Maharashtra Real Estate Regulatory Authority.

SEARCH AND TITLE DEED VERIFICATION REPORT.

I the undersigned hereby state that, I have been placed in my hands the documents mentioned here-in-below in respect of the field owned by Amravati Housing and Development Board, Amravati, Tq. & dist. Amravati. Through It's Officer, R/o, Amravati, Tq. & Dist. Amravati, with regards to issue a Search Report and Title Deed Verification Report of the stated hereinafter, and accordingly the instant report has been issued after due verification of all the available documents and the record of office of Sub- Registrar Class-2, Akola City-1, Dist. Akola.

1. Name of the Office:- Amravati Housing and Development Board, Amravati Through It's Officer, Daulatkhan Afzalkhan Pathan
R/o, Amravati, Tq. & Dist. Amravati,.
2. Reference No. & Date:- Letter Dt.:26/02/2018 Letter No.: T&S/463/2018.
3. Name of the unit/concern/company/person offering the property as security: - Amravati Housing and Development Board,
Amravati Through It's Officer
Residence of Amravati, Tq. & Dist. Amravati
4. Constitution of the unit/concern/company/person/body/authority offering the property for creation of charge: regarding property

The property offered belongs to Mouje:- **Shivni**, Tq. & Dist. Akola, Field Property Plots as per Gav Namuna VI & II , **field Survey No. 93/3 B** admeasuring about **H.O. 57.R**. The said Field property is under the limits of Registrar Sub District Akola, Akola Municipal Corporation, Akola and situated in the Sub-Registrar Class-2, Akola city-1 , Dist. Akola, is Subject matter of the Field property. The said Plot is bounded as under.

FIELD PROPERTY. :-Field Survey No. 93/3 B, Mouze:- Shivni, Akola, Tq. & Dist. Akola admeasuring about **H.O. 57.R**.

Towards East:- Layout Land,
Towards West:- Land of Simplex Company,
Towards North:- Field of Shri. Pasari & Others,
Towards South:- Agricultural Land.

5. In the capacity is security offered:- Borrower

6. a) Particulars of documents scrutinized- serially and chronologically:-

- I) Copy of Regd. Sale Deed Dt. 27/08/2012,
- II) Copy of Gav Namuna VI dt. 05/03/2018.
- III) Copy of Gav Namuna VII dt. 05/03/2018.

6.A. a) Nature of documents verified:- all relevant documents are verified from the record of Sub-Registrar Class-2, Akola city-1, Distt. Akola by paying requisite fee vide receipt No. 1420 Dt. 05/03/2018.

b) Complete description of the immovable property offered as a security

Property:- Ownership of Field which is totally admeasuring about about H.O. 57. R. within the limits of Municipal Corporation Limits, Akola, Tq. & Dist. Akola.

1. Titles tracing out of the title:- That initially the above mentioned Field property is situated at Mouze:- Shivni, Akola, Tq. & Dist. Akola vide Field Survey No. 93/3 B, was agricultural purpose within the limits of Akola Municipal Corporation Limits, Akola, Tq. & Dist. Akola, was owned by Shri. Vasant Madanlal Khandelwal R/o Aalshi Plot, Akola, Tq. & Dist. Akola, in the year 2012. Thereafter the above mentioned field property was purchased by Amravati Housing and Development Board, Amravati Through It's Officer, Daulatkhan Afzalkhan Pathan R/o, Amravati, Tq. & Dist. Amravati, as per Reg. sale-deed Dt. 27/08/2012 vide document No. 04503/2012. Thereafter the said plot property was muted on revenue record in the name of Amravati Housing and Development Board, Amravati vide ferfar No. 3555 dt. 01/07/2015 is subject matter of the property.

7. (a) I have taken the search of Index Register from last Thirty years from 2089 to 2018 in the available record of office of the Sub. Registrar Class-2, Akola City-1, Akola, Distt. Akola of Field property here above mentioned by paying requisite fee vide Receipt No.1420 Dt. 05/03/2018 to the Sub. Registrar Class-2, Akola City-2, in the available record of office of the Sub. Registrar Class-2, Akola City-2, Distt. Akola. That upon verification of the relevant entries available with the office of Sub.

Registrar, it appears that, said mentioned Field property was owned and possessed by Amravati Housing and Development Board, Amravati, and there was no any Encumbrances shown on revenue record, and there was no any claim of third party or any local authority, liens the above mentioned plot property is free and readily marketable title after taking search from revenue record except our institution.

(b) Nil

8. Details regarding Property Tax mentioned here above:- property tax Assessment for the year 2017-18 paid .

9. Nature of Title of the intended Mortgagor over the Property (whether full ownership rights. Leasehold Rights. Occupancy/ Possessory Rights or inam Holder or Govt. Grantee/Allottee etc.)

Original Copy of Regd. Sale Deed Dt. 27/08/2012,

Original Copy of Gav Namuna VI dt. 05/03/2018.

Original Copy of Gav Namuna VII dt. 05/03/2018.

Original Copy of record of rights.

10. a Encumbrances, Attachments, and/or claims whether of Government, Central or state or other Local authorities or Third Party Claims, Liens etc. and details thereof. If yes give the details thereof.

Nil .

b. The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge if any.

Nil.

11. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?

Kindly ask for fresh Tax for the period of 2017 to 2018.

12. Details of RTC extract/mutation extracts/ katha extract pertaining to the property in question.

Nil

13. Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.:- That the said property was come under Transfer of Property Act 1882 of Section 41. There is no any bar or restriction for creation of mortgage. That the borrower all readily paid

the stamp duty at the time of registered the Sale -Deed of the mentioned property with proper stamp duty.

14. In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.:- Yes

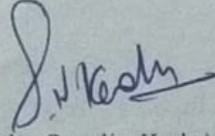
Kindly ask the borrower No Dues Certificate from all Nationalized as well as Co-operative Banks within the Jurisdiction of Akola. Copy of assessment along with one affidavit that the said property was not mortgaged to any other institution as well as there is no such transaction of sale purchase.

15. The specific person who wants to mortgage said mentioned property was possessed Amravati Housing and Development Board, Amravati Amravati, Dist., Amravati.

Hence this Report.

Amravati.

Dated: 20/03/2018.


(Adv. Sandip Kadu)
Amravati.