



इतर पावती

Original/Duplicate

Monday, 05 March 2018 5:59 PM

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 रकम: रु.750/-

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

वॅकेचे नाव व पत्ता:

SANDIP N. KADU

B.A., LL.B.
ADVOCATE
Mob. 9422155208



=1=

VAISHALI S. KADU

B.Sc., LL.B., LL.M.
ADVOCATE
Mob. 8275855208

Mail : kadusandip54@gmail.com

"SAI" 29, Vivekanand Colony, Amravati. 444 606 ☎ 0721-2560343

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 Chief 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 VII & Copy of Ferfar, The said field is originally admeasuring about H. 2. 87. R. **field Survey No. 94/1** out of which the field property admeasuring about **H.1. 50. 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 Field is bounded as under.

FIELD PROPERTY :- Field Survey No. 94/1, Mouze:- Shivni, Akola,

Tq. & Dist. Akola admeasuring about H.1. 50. R.

Towards East:- Land Of Shri. Khandelwal,

Towards West:- Wall and property of Simplex Mills ,

Towards North:- New National High way No. 6,

Towards South:- Separate Lay-out.

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 VII dt. 05/03/2018.

III) Copy of Ferfar 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 for creation of registered mortgaged of regarding

Property:- Ownership of Field which is totally admeasuring about about H.1. 50.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. 94/1, 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. 04504/2012. Thereafter the said Field property was muted on revenue record in the name of Amravati Housing and Development Board, Amravati vide ferfar No. 3557 dt. 22/04/2017 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-1, in the available record of office of the Sub. Registrar Class-2, Akola City-1, 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 field property is free and readily marketable title after taking search from revenue record.

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

9. Nature of Title of the intended 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 Ferfar dt. 05/03/2018.

Original Copy of N.A. 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. :- Not Applicable.

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

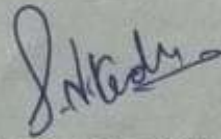
Kindly ask the borrower No Dues Certificate from all Nationalized as well as Co-operative Banks within the Jurisdiction of Akola. Copy of assessment along with one affidavit that the said property was not mortgaged to any other institution as well as there is no such transaction of sale purchase.

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.

Schedule 'A' of property.

All that piece and parcel of the field is totally admeasuring about **H.1. 50.R.** and said field is situated at Mouje:- Shivni, Akola within the limits within the limits of Akola Municipal Corporation Limits, Akola, Tq. & Dist. Akola, and the Sub-Registrar Class-2, Akola City-1, Dist. Akola is subject matter of the property. The said Field is bounded as under:-

FIELD PROPERTY. :-Field Survey No. 94/1, Mouze:- Shivni, Akola, Tq. & Dist. Akola admeasuring about H.1. 50.R.

Towards East:- Land Of Shri. Khandelwal,

Towards West:- Wall and property of Simplex Mills .

Towards North:- New National High way No. 6,

Towards South:- Separate Lay-out.

That initially the above mentioned Field property is situated at Mouze:- Shivni, Akola, Tq. & Dist. Akola vide Field Survey No. 94/1, was agricultural purpose within the limits of Akola Municipal Corporation Limits, Akola, Tq. & Dist. Akola admeasuring about H.2. 87. R., out of said the field property totally admeasuring about H.1. 50.R. 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 Chief Officer, Daulatkhan Afzalkhan Pathan R/o, Amravati, Tq. & Dist. Amravati, as per Reg. sale-deed Dt. 27/08/2012 vide document No. 04504/2012. Thereafter the said plot property was muted on revenue record in the name of Amravati Housing and Development Board, Amravati vide ferfar No. 3557 dt. 22/04/2017 is subject matter of the property, and since then the said field property was owned and possessed Amravati Housing and Development Board, Amravati and he become the absolute owner and possessor is subject matter of the property.

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, Dist. Akola by paying requisite fee vide Receipt No.1420 Dt. 05/03/2018 to the Sub. Registrar Class-2, Akola City-1,

Dist. Akola in the available record of office of the Sub. Registrar, Akola City-1. That upon verification of the relevant entries available with the office of Sub. Registrar, Akola it appears that Amravati Housing and Development Board, Amravati was absolute owner and possessor of the said mentioned plot property totally admeasuring about **H.1. 50.R.**, of as per revenue record is part & parcel is subject matter of the property.

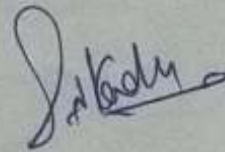
LEGAL OPINION:-

That after perusing the record and documents from the year 2089 to 2018, Amravati Housing and Development Board, Amravati was absolute owners and possessor of the above mentioned field property and there was no any Encumbrances shown on revenue record and there was no any other 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 and the said property was readily available and clear marketable title ,

Hence this Report.

Amravati.

Dated: 20/03/2018.



(Adv. Sandip Kadu)

Amravati.

फेरफाराची नोंदवही (फेरफार पत्रक)

म. गा. व. म.
१२.५.०१

फेरफारद्वारे जमीन महसूल अधिकार अंगलेख आणि नोंदवही (तयार करणे व सुविधित ठेवणे) नियम, १९७२ या नुसार विषय १०]

पत्र

१२/५/०१

सालुका

१२/५/०१

जिल्हा

१२/५/०१

जमीन
अनुक्रमणिका

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले नमुने
उपविभाग क्रमांक

मागणी अधिकाऱ्याची
आचारवारी किंवा शेरा

१२.९ AUG 2012

१२/५/०१

१२/५/०१ ५४ (Sale deed)

१२/५/०१ २-५०

१२/५/०१ १

३५५६

जमीन मालकी व वसुली महसूल मंडळी
कोडकवाडी १. जमीन मालकी मंडळ
जिल्हा १२/५/०१ २-५०

००००२३

१२/५/०१ १२/५/०१ १२/५/०१

जमीन मालकी व वसुली महसूल मंडळी

कोडकवाडी १. जमीन मालकी मंडळ

जमीन मालकी व वसुली महसूल मंडळी

जमीन मालकी व वसुली महसूल मंडळी

जमीन मालकी व वसुली महसूल मंडळी

जमीन मालकी व वसुली महसूल मंडळी

जमीन मालकी व वसुली महसूल मंडळी

नमुना १-ची नोंदी
नमुना २-ची नोंदी
नमुना ३-ची नोंदी
नमुना ४-ची नोंदी
नमुना ५-ची नोंदी

१२/५/०१

१२/५/०१

१२/५/०१

फेरफाराची नोंद घेतल्याची दिनांक
फेरफाराची नोंद घेतल्याची दिनांक
फेरफाराची नोंद घेतल्याची दिनांक

फेरफार क.
१२/५/०१
१२/५/०१

TRUE COPY
१२/५/०१

१२/५/०१

Received by 10
Certified copy 5/3/2012
Reg. No. 10
Signature
Cepriat
Tahsil Office, Akola