



Monday, 05 March 2018 5:59 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1420 दिनांक: 05/03/2018

माहितीचे नाव:

इस्तऐवजाचा अनुक्रमांक: अकन-0-2018

इस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड सदीप एन कडु

वर्णन मीजे शिवणी स न 94/1 सन 1989 ते 2018 एकूण 30 वर्ष

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Akola1

1). देवकाचा प्रकार: eChallan खर्च: रु. 750/-

सीडी/घनादेश/पे जॉर्डर क्रमांक: MH011202754201718E दिनांक: 05/03/2018

बँकेचे नाव व पत्ता:

SANDIP N. KADU

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ADVOCATE
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ADVOCATE
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"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 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 as per Gav Namuna VI & II, **field Survey No. 100** is admeasuring about H.4. 91 R. **H.1. 75.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, out of which the property admeasuring about **H.1. 75.R.** is Subject matter of the Field property. The said field is bounded as under.

FIELD PROPERTY :-Field Survey No. 100, Mouze:- Shivni, Akola,

Tq. & Dist. Akola admeasuring about **H.1.75.R.** (Out of H.4. 91.R.)

Towards East:- New National highway No. 6,

Towards West:- Remaining Non Agriculture Land out of Survey No. 100,

Towards North:- Property of Urdu school,

Towards South:- Land Field Survey No. 94/1.

5. In the capacity is security offered:- Borrower

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

I) Copy of Regd. Sale Deed Dt. 29/05/2012,

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 for creation of registered mortgaged of regarding

Property:- Ownership of Field which is totally admeasuring about about H.1. 75. 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 admeasuring about H.4. 91 R. is situated at Mouze:- Shivni, Akola, Tq. & Dist. Akola vide Field Survey No. 100, was agricultural agricultural field within the limits of Akola Municipal Corporation Limits, Akola, Tq. & Dist. Akola, out of which **H.1. 75. 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 Officer, Daulatkhan Afzalkhan Pathan R/o, Amravati, Tq. & Dist. Amravati, as per Reg. sale-deed Dt. 29/05/2012 vide document No. 2789/2012. Thereafter the said property was converted in Non-agriculture vide N.A.P.-34/Shivani 112/84/85 and also sanctioned 46 plots on the said field vide plot no. 1 to 46 as per revenue record and the said property was muted on revenue record in the name of Amravati Housing and Development

Board, Amravati vide ferfar No. 3378 dt. 12/06/2012 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. 29/05/2012,

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

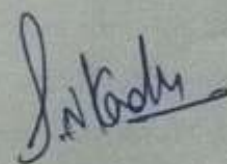
Kindly ask the borrower No Dues Certificate from all Nationalized as well as Co-operative Banks within the Jurisdiction of Akola. Copy of assessment along with one affidavit that the said property was not mortgaged to any other institution as well as there is no such transaction of sale purchase.

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.

Schedule 'A' of property.

All that piece and parcel of the field is totally admeasuring about **H.1. 75.R.** and said field is situated at Field Survey No. 100 of mouze:- 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. 100, Mouze:- Shivni, Akola, Tq. & Dist. Akola admeasuring about H.1. 75.R.

Towards East:- New National highway No. 6,

Towards West:- Remaining Non Agriculture Land out of Survey No. 100,

Towards North:- Property of Urdu school,

Towards South:- Land Field Survey No. 94/1.

That initially the above mentioned Field property is situated at Mouze:- Shivni, Akola, Tq. & Dist. Akola vide Field Survey No. 100, 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 converted in Non-Agricultural purpose vide case No. N.A.P.-34/Shivani 112/84/85 and also sanctioned 46 plots on the said field vide plot no. 1 to 46 as per revenue record 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. 29/05/2012 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. 3378 dt. 12/06/2012 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. 75.R.**, of as per revenue record is part & parcel is subject matter of the property.

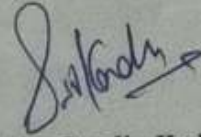
LEGAL OPINION:-

That after perusing the record and documents from the year 2089 to 2018, the 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.

अहवाल दिनांक : 28/02/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे)
नियम, १९६१ यातील नियम ३, ५, ६ आणि ७)

गाव :- शिवणी

तालुका :- अकोला

जिल्हा :- अकोला

शेवटच्या फेरफाराची दिनांक :- 20/12/2017

गट क्रमांक व उपविभाग : 100

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव
100	भोगवटदाराचे वर्ग - 1	
क्षेत्र एकक हे.आर.चौ.मी	उचीतराव श्रावण मुरुमकार	2.95.00 (5098)
जिरायत 4.91.00	दयाराम श्रावण मुरुमकार	(5098)
बागायत -	सामाईक क्षेत्र	0.00.00 0.00
तरी -	विकास मंडळ अमरावती	(3378)
वरकस -	महाराष्ट्र गृह निर्माण व क्षेत्र विकास	(3378)
इतर -	प्राधीकरण तर्फे मुख्य अधिकारी	
	अमरावती गृहनिर्माण व क्षेत्र	
एकूण क्षेत्र 4.91.00	वसंतकुमार मदनलालजी खंडेलवाल	1.75.00 7.84
	सविता सतिष हंडीवाले	(5098)
	लक्ष्मी देवेंद्र हंडीवाले	(5098)
पोटखराब (लागवडीस अयोग्य)	राजेश रामराव जळमकार	(5098)
वर्ग (अ) 0.02.00	पुरुषोत्तम नथ्युजी गांवडे	(5098)
वर्ग (ब) -	सामाईक क्षेत्र	0.21.00 0.94
एकूण पो 0.02.00		
ख		
आकारणी 22.00		
जडी किंवा विशेष आकारणी		
	(2492),(2821),(5069)	

ए एस देशमुख
तलाठी शिवणी/कुर्भरी
साझा क्र ३३
सा नि अकोला
सीमा आणि भुमापन चिन्हे



खालील नमूद टीप हि गाव नमुना सात बारा चा भाग नाही.
टीप :- या ७/१२ वरील नमूद एकूण क्षेत्रफळ व भोगवटदारांच्या नावासमोर नमूद क्षेत्रफळांची एकूण बेरीज सकृतदर्शनी मेळाली नाही. याबाबत संबंधितांनी क्षेत्राची खात्री करून पुढील व्यवहार करावा.

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९)

गाव :- शिवणी

तालुका :- अकोला

जिल्हा :- अकोला

शेवटच्या फेरफाराची दिनांक :- 20/12/20

गट क्रमांक व उपविभाग : 100

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शे
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र							
		घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		

महाराष्ट्र जमीन महसूल अधिکار अधिनियम आणि महसूल (संगणक) अधिनियम, १९८० च्या तरतुदीनुसार



दिनांक १२/०५/२०१२

प्राप्त

दस्तावेज

दस्तावेज

संपादन करिता अधिकारीचे स्वाक्षरी

संपादन करिता अधिकारीचे स्वाक्षरी

125 MAY 2012

ए.ए. नं. १००

वेतनफळ हाकल रिन
४.०९ २२.००
०.०२ १.११
२०१२

रिपोर्ट

उपरोक्त! तहसील मदनगंगा तहसील
ज. जिल्हा मंडी आपला माहकीची
मौज निमणी ए.ए. १०० वेत ४.०९
०.०२ हाकल २२.०० मध्ये १.११

हात समीत
दिनांक! महाराष्ट्र गृह विभाग व जे
जिल्हा माहकीच्या तर्फे मुल्य निमणी
हमराही गृह विभाग व जे जिल्हा
महाराष्ट्र निमणी मंजूर १,८३,०४,०००/-
मुल्य ही २८/०४/२०१२ रोजी
जिल्हा मंडी मंडी. २०६ २८/१
२०१२ प्रमाणे

मौज रजि. निमणी कमानली
स्वतंत्रताची शिक्का पावली
जिल्हा निमणी मंडी

मौज प्रमाणित

२१-४-२०१२

१२-६-२०१२

३३६८

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महाराष्ट्र निमणी

१८/०५/२०१२

TRUE COPY

Received No. 51312518
Certified copy Date 5/3/2018
Reg. No.

Signature

Copyist

Tahsil Office, Akola

Tahsildar, Akola