SAURABH S. SARDA *Adv.*

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Off - Shop-3, 1st Floor, AMC Commercial Complex, Ratanlal Plot, Akola
Off - 503, Orchid Building, Garden Enclave, Ganesh Peth near Bus Stand, Nagpur

Ref. No. 92 /2018 Date : 18/12/2018

TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

1. On the request of K.G.N. Construction Partnership Firm through its Partner – Shaikh Imam Noor Mohammad, aged about 50 years, Occp – Business, Office – Khwaja Nagar, Sontakke 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. (a) All that piece & parcel Plot situated at Mouja Akkalkot Akola tq. & Dist. Akola within the Limits of Akola Municipal Corporation, Akola in the area popularly known as Near Ganga Nagar Bye-Pass Chowk, Akola bearing Plot No. 22 admeasuring –

East - West - 15 Mtrs. North – South - 10 Mtrs.

Total admeasuring – 150 Sq. mtrs. (1614 Sq. Fts.)

(b) All that piece & parcel Plot situated at Mouja Akkalkot Akola tq. & Dist. Akola within the Limits of Akola Municipal Corporation, Akola in the area popularly known as Near Ganga Nagar Bye-Pass Chowk, Akola bearing Plot No. 23 admeasuring –

East - West - 15 Mtrs. North – South - 10 Mtrs.

Total admeasuring – 150 Sq. mtrs. (1614 Sq. Fts.)

(c) All that piece & parcel Plot situated at Mouja Akkalkot Akola tq. & Dist. Akola within the Limits of Akola Municipal Corporation, Akola in the area popularly known as Near Ganga Nagar Bye-Pass Chowk, Akola bearing Plot No. 24 admeasuring –

East - West - 15 Mtrs.

North – South (East Side) - 11.5 Mtrs.

North – South (West Side) - 10.50 Mtrs.

Total admeasuring – 161.81 Sq. mtrs. (1741 Sq. Fts.)

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Total measurement of above three plots 461.81 sq. mtrs. 4969 sq. fts., commonly surrounded from –

Towards East	:-	Plot No. 39, 40 & 41
Towards West	:-	7.50 Mtrs. Road,
Towards North	:-	Plot No. 21
Towards South	:-	9 Mtrs. 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 the said Property was owned by Mr. Iqbal Haidar Ali Khan S/o Asak Alikhan. That Mr. Iqbal Haidar AliKhan S/o Asak AliKhan sold Plot No. 22 to Shireen Mustak Hirani vide Regd. Sale Deed dt. 10/05/1999 bearing Regd. Doc. No. 2323/1999. For Reference & Convenience the Photostat copy of said Sale Deed dt. 10/05/1999 is enclosed herewith as **ANNEXURE-I**. Further, Mr. Iqbal Haidar AliKhan S/o Asak AliKhan sold Plot No. 23 to Batul Moiz Hirani vide Regd. Sale Deed dt. 10/05/1999 bearing Regd. Doc. No. 2324/1999. For Reference & Convenience the Photostat copy of said Sale Deed dt. 10/05/1999 is enclosed herewith as **ANNEXURE-II**. Further, Mr. Iqbal Haidar AliKhan S/o Asak AliKhan sold Plot No. 24 to Sau. Sarabai Jainoddin Hirani vide Regd. Sale Deed dt. 10/05/1999 bearing Regd. Doc. No. 2325/1999. For Reference & Convenience the Photostat copy of said Sale Deed dt. 10/05/1999 is enclosed herewith as **ANNEXURE-III**.

5. That thereafter in the year 2011, Plot No. 22 was regularized by Gunthewari Development by Municipal Corporation, Akola in Caes No. १४/क/१४७/२०१०-११ (14/K/147/2010-11) vide order dt. 20/05/2011 and later on was regularized vide order dt. 28/06/2011 passed by Sub-Divisional Officer, Akola in Case No. रा.मा.क्र.एन.ए.ए. ४८/अक्कलकोट/९४/२०१०-२०११ (Rev. Case NO. R.M. No.

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NAA/48/Akkalkot/94/2010-11). Copy of Orders dt. 20/05/2011 and 28/06/2011 as enclosed herewith as **ANNEXURE – IV & V**.

6. Similarly, Plot No. 23 was regularized by Gunthewari Development by Municipal Corporation, Akola in Caes No. १४/क/१४५/२०१०-११ (14/K/145/2010-11) vide order dt. 20/05/2011 and later on was regularized vide order dt. 28/06/2011 passed by Sub-Divisional Officer, Akola in Case No. रा.मा.क्र.एन.ए.ए. ४८/अक्कलकोट/९५/२०१०-२०११ (Rev. Case NO. R.M. No. NAA/48/Akkalkot/95/2010-11). Copy of Orders dt. 20/05/2011 and 28/06/2011 as enclosed herewith as **ANNEXURE – VI & VII**.

7. Further Similarly, Plot No. 24 was regularized by Gunthewari Development by Municipal Corporation, Akola in Caes No. १४/क/१४६/२०१०-११ (14/K/146/2010-11) vide order dt. 20/05/2011 and later on was regularized vide order dt. 28/06/2011 passed by Sub-Divisional Officer, Akola in Case No. रा.मा.क्र.एन.ए.ए. ४८/अक्कलकोट/९६/२०१०-२०११ (Rev. Case NO. R.M. No. NAA/48/Akkalkot/96/2010-11). Copy of Orders dt. 20/05/2011 and 28/06/2011 as enclosed herewith as **ANNEXURE – VIII & IX**.

8. That thereafter on dt. 07/12/2012 Sau. Sarabai Zainoddin Hirani demised. That Sarabai Zainoddin Hirani by her unregistered Will transferred the said property in favor of Moiz Zainoddin Hirani vide Revenue Entry No. 1322. The name of Moiz Zainoddin Hirani has been duly mutated in the record of right and as per the information received no dispute about the said Will is pending before any Court at Akola.

9. That thereafter the said property i.e. Plot No. 22, 23 and 24 are together sold by above owners vide Regd. Sale Deed dt. 27/02/2018 bearing Regd. Doc. No. 950/2018. For ready reference, the copy of said Sale Deed is annexed herewith as **ANNEXURE-X**. Later, the said sale deed is modified with a rectification deed executed between the parties vide Regd. Doc. No. 1163/2018 dt. 09/03/2018 wherein the details of regularization has been rectified. The copy of Said Rectification Deed dt. 09/03/2018 is annexed herewith as **ANNEXURE-XI**.

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10. Accordingly, name of K.G.N. Construction through its Partners – Shaikh Imam Noor Mohammad and Rizwana Anjum Shaikh Imam are duly mutated in the record of right. The online 7/12 extract printed on dt. 18/12/2018 is annexed herewith as **ANNEXURE-XII**. Thus, M/s KGN Constructions through its partners are the exclusive owners and possessors of the said property.

11. I have made inspection of Revenue Records in respect of the above immoveable property. I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide E-Challan receipt dated 17/12/2018 from the year 1999 to 2018. The copy of Challan dt. 17/12/2018 bearing No. MH009514729201819E is annexed herewith as **ANENXURE-XIII**. I have also perused the Original Sale Deeds and documents stated hereinabove. 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 M/s KGN Construction through its Partners is clear, marketable and saleable. This search report is not for any legal dispute and cannot be used as document of proof of Title.

Accordingly, this title verification and search report is issued.

Adv Sarda

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