

S.A. Deshpande.

B.Sc.LL.B.

ADVOCATE

AND

NOTARY

OFFICE:

Opp. civil court

Rly stn Road. Akola

Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam plots, AKOLA,

Mobile: 9823091377,

TYTLE VERIFICATION AND SEARCH REPORT

DATE: 20.12.2018

TO WHOME SO EVER IT MAY CONCERN

Sir/Mam,

Having been engaged to submit report, I am herewith submitting the report regarding below described property in favour of Mohd Ashfaq Abdul Majid Surya, of Akola Tq Dist. Akola, as under:

DESCRIPTION OF PROPERTY:

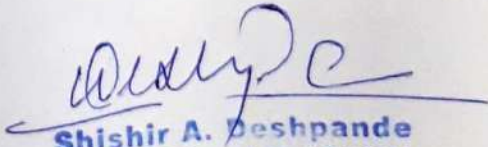
Mauje Khadki bk, Tq. and Dist. Akola, F.S.No. 22/1, Within Limits of AMC Akola, Layout plot no 5, admeasuring 314.67 sq mt, construction of flat scheme on the said plot termed "SURYA GARDEN-3". The said flat scheme consisting 9 flats, bounded as under.

To the East	: Road,
To the West	: Plot no 4,
To the North	: Another layout,
To the South	: Road.

DOCUMENTS:

I have gone through the documents, such as;

- Draft sale deed executed by Mohd Ashfaq Abdul Majid Surya, in favour of proposed purchaser,
- Sale deed dt 21.1.2017, at sr no 115, executed by M/s Kothari Infra Akola through Ghanashyam Kothari, in favour of Mohd Ashfaq Abdul Majid Surya,
- Sale deed dt 29.3.2016, at sr no 976, executed by Sau Pushpa S Gurbani and others, in favour of M/s Kothari Infra Akola thorough Ghanashyam Kothari,
- Sale deed dt 24.4.2014, at sr no 1692, executed by M/s Kothari Infra Akola through Ghanashyam Kothari, in favour of Sau Pushpa S Gurbani and others,
- Sale deed dt 22.5.2012, at sr no 2781, executed by Niwrutti S Mohokar and others, in favour of M/s Kothari Infra Akola thorough Ghanashyam Kothari,
- NA order dt 25.5.1989, passed by SDO Akola, Layout map,
- 7/12 extract, Mutations,
- Commencement cert, sanctioned map,
- DOD dt 20.8.2018, at sr no 4116, executed by Mohd Ashfaq Abdul Majid Surya.


Shishir A. Deshpande
B.Sc.LL.B. Advocate

Off.: Opp. Civil Court, Rly. Station Road,
AKOLA (Mah.) 444001.
☎: (O) 2432161, (M) 9823091377

TITLE HISTORY:

As per the documents and search taken by me for 30 years before, by paying due fees, initially the described property, from Sr no 22/12, was owned by Niwrutti Mohakar and other. They got permission for using land for residential purpose by order of SDO Akola dt 25.5.1989. Then plot no 5, along with other 25 plots, were sold to M/s Kothari Infra by sale deed dt 22.5.2012, at sr no 2781. The plot no 5, along with other plots, has been sold by M/s Kothari Infra to Sau Pushpa S Gurbani, and 2 others by sale deed dt 24.4.2014, at sr no 1692. Then M/s Kothari Infra Akola through Ghanashyam Kothari, purchased plot no 5, along with other plots, from sau Pushpa D Gurbani and 2 others by sale deed dt 29.3.2016, at sr no 976. Then M/s Kothari Infra Akola through Ghanashyam Kothari, sold the plot no 5, to Mohd Ashfaq Abdul Majid Surya by sale deed dt 21.1.2017, at sr no 115. Then Mohd Ashfaq Abdul Majid Surya got permission for construction from AMC Akola, on 7.8.2018, and the construction of above described flats is being carried on as per DOD dt 20.8.2018, and 9 flats on G+2 floors.

As such the chain of transactions has been properly established.

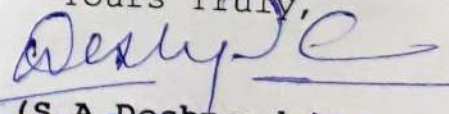
The documents clearly show that the described property has been legally flown to Mohd Ashfaq Abdul Majid Surya.

As per applicants, Mohd Ashfaq Abdul Majid Surya has not availed any loan from any other institution by any other mode or manner on the described property. The title and right of Mohd Ashfaq Abdul Majid Surya to the property is clear and marketable.

The property is not the question of any land acquisition proceeding initiated by government.

Take all original and other documents as stated above regarding described property from loan applicant.
Hence this report.

Yours Truly,



(S. A. Deshpande)
Shishir A. Deshpande
B.Sc., L.L.B. Advocate

Off. : Opp. Civil Court, Rly. Station Road,
AKOLA, (Mah.) 444 001.
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CHALLAN
MTR Form Number-6



GRN MH009664678201819E		BARCODE 		Date 20/12/2018-18:18:53	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR			Full Name		ADV S A DESHPANDE
Location AKOLA			Flat/Block No.		OPP CIVIL COURT
Year 2018-2019 From 20/12/2006 To 20/12/2018			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		325.00	STATION ROAD		
			Area/Locality		
			AKOLA		
			Town/City/District		
			PIN		
			4 4 4 0 0 1		
			Remarks (If Any)		
			MAUJE KHADKI BK TQ AND DIST AKOLA F S.NO 22/1 LAYOUT PLOT		
			NO 5		
			Amount In		
			Three Hundred Twenty Five Rupees Only		
Total		325.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572018122011660 IK00VZQPF3
Cheque/DD No.		Bank Date	RBI Date	20/12/2018-18:19:32	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9823091377

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.