

:-Shree:-

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TITLE VERIFICATION AND SEARCH REPORT

TO WHOM IT MAY CONCERN

Having been engaged by Mr. Dilip Devichand Chaudhary R/o. Akola for preparing the Title Verification and Search Report, in respect of the property owned by him, I, R. R. Deshpande, Advocate, R/o Old City, Akola, do hereby submit my report as under.

1.- That Dilip Devichand Chaudhary, r/o. Akola, is the absolute owner of Layout Plot Nos.32 to 39 out of sanctioned layout of Field Survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola, along with the Duplex/ Row Houses proposed to be constructed thereon by name Nisarg Garden Wing-H & Wing-I (the details of duplex/row houses are given in detail here-in-after) situated within the limits of Gram Panchayat Chandur, Tq. & Distt. Akola. The property is more specifically described in the schedule mentioned hereunder.

2.- That Dilip Devichand Chaudhary has acquired the title over layout plot nos.32 to 39 (Total 08 Plots) out of sanctioned layout of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola by way of Regd. Sale Deed dated 01-01-2015 executed at Sr.No.24 before Sub Registrar Akola-3

3.- The Title history of the property described in the schedule for last 13 years shows the following chain of transactions.

i) That Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand and Ajit Pravinlal Gujrathi were the owner of agricultural land admeasuring 1.64 H.Rs. out of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola and they have got converted the said agricultural land into non agricultural residential purpose as per the order dated 15-10-2003 passed in Rev. Case No.NAP-34/Chandur/94/2001-02 by Sub Divisional Officer Akola and


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total 63 plots bearing nos.1 to 56-B were laid down in the said land.

ii) Thereafter total 63 layout plots bearing nos.01 to 56-B out of the above referred sanctioned layout of field survey no.30/2 of Mouje Chandur, Tq. & Distt. Akola were jointly purchased by Shri Dilip Devichand Chaudhary (40% share), Shri Purushottam Lunkarnaji Malani (30% share) and Shri Ajay Tulshiramji Rathi (30% share) from Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand and Ajit Pravinlal Gujrathi vide Regd. Sale deed dt.08/12/2011 at Sr.No.6124 executed before Sub Registrar, Akola-1.

iii) That Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnaji Malani and Shri Ajay Tulshiramji Rathi being partners of M/s. Rachana Construction Akola had mortgaged the above referred plots no.1 to 56-B in their individual capacity and as well as being partners of said firm with other properties, with The Yeotmal Urban Co.op. Bank Ltd., Branch Akola towards security of the loan of Rs.2,50,00,000/-. The said loan obtained by M/s. Rachana Construction Akola has been repaid and the above mentioned bank has released the plot nos. 1 to 56-B from its mortgage as per Regd. Reconveyance (Release) Deed dated 06-04-2015 executed at Sr. No.845 before Sub Registrar Akola-3.

iv) That Shri Dilip Devichand Chaudhary has purchased layout plot nos.32 to 39 out of the above referred plot nos.1 to 56-B of field survey no.30/2 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnaji Malani and Shri Ajay Tulshiramji Rathi, vide registered sale deed dt. 1/01/15 executed at serial no.24 before sub registrar Akola-3.

The name of Shri. Dilip Devichand Chaudhary is duly mutated as owner of above mentioned layout plot nos.32 to 39, total 08 plots in revenue record.

v) Thereafter Shri Dilip Devichand Chaudhary applied for amalgamation of above mentioned plot nos.32 to 35 and plot nos.

duplex over the said plots with Sub Divisional Officer, Akola. The Sub Divisional Officer Akola has passed the order dated 31/8/2018 in Rev.Case No.MRC-81/Mouje Chandur/04/2018-19 and thereby granted permission of amalgamation of layout plot nos.32, 33, 34 & 35 admeasuring 163.125 sq.mtr., 150 sq.mtr., 150 sq.mtr. and 156.41 sq.mtr. respectively and accordingly the total area of said amalgamated plot became 619.535 sq.mtr.

So also as per the above mentioned order dt.31-8-2018 the S.D.O. Akola has granted permission of amalgamation of layout plot nos.36, 37, 38 & 39 admeasuring 150.53 sq.mtr., 150 sq.mtr., 150 sq.mtr. and 150 sq.mtr. respectively and accordingly the total area of said amalgamated plot became 600.53 sq.mtr.

That as per the above mentioned order dt.31-8-2018 the S.D.O. Akola has granted permission of construction of total 5 duplex/row houses bearing nos.H-1 to H-5 over layout plot nos.32 to 35 i.e. amalgamated plot admeasuring 619.535 sq.mtr. referred above and total 5 duplex/row houses bearing nos.I-1 to I-5 over layout plot nos.36 to 39 i.e. amalgamated plot admeasuring 600.53 sq.mtr. referred above.

vi) The plot area of proposed each duplex bearing nos.H-1 to H-6 is 143 sq.mtr., 111.53 sq.mtr., 111.53 sq.mtr., 111.53 sq.mtr. and 141.945 sq.mtr. respectively. The built up area for FSI calculation of Duplex nos. H-1 to H-5 is 105.62 sq.mtr. each. The carpet area according to RERA of Duplex Nos. H-1 to H-5 is 88.06 sq.mtr. each.

The plot area of proposed each duplex bearing nos.I-1 is 143 sq.mtr., that of duplex nos.I-2, I-3 & I-4 111.53 sq.mtr. and that of duplex no. I-5 is 122.54 sq.mtr. The built up area for FSI calculation of Duplex nos. I-1 to H-5 is 105.62 sq.mtr. each. The carpet area according to RERA of Duplex Nos. I-1 to I-5 is 88.06 sq.mtr. each.

As per the record available with the revenue department and on the basis of documents made available to me, the link of the transaction is properly established and further I have taken the search from the office of Sub-Registrar, Akola by


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paying necessary fee for last 13 years which reveals that there is nothing adverse entry affecting the title of Shri Dilip Devichand Chaudhari during search of last 13 years in respect of the scheduled property. The original search fee receipt is attached herewith.

4.- I have taken the Search of Record of Registrar's Office from the Inspection Book (I) and Index No.(II) for last 13 years by paying necessary Search Fee of Rs. 325/-. The original receipt is annexed herewith.

5.- That on the basis of searches made by me and the documents placed before me, I certify that the property described in the schedule is owned by Dilip Devichand Chaudhary, r/o Akola and the said property is free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title as on this date.

6.- That all the relevant documents of the Title such as Sale-Deed, Property Card i.e. Gaon Namuna-7, Order of amalgamation and permission of construction, N.A. order etc. placed before me are the original and certified copies respectively, and the said documents appeared to be genuine. I have verified and tallied the said documents from the record of Registrar's of documents and the appropriate authority.

7.- I am satisfied and confirmed that the property described in the schedule is heritable and transferable and the transferors have a right to transfer it. All the necessary parties have been joined in the documents and the documents have desired effect. Fact and events material to the title have been satisfactorily proved.

8.- I have also confirmed from the Government and Public Land Acquisition Authorities that the property described in the schedule is not subject to the Acquisition or Requisition from this


R. R. DESHPANDE authority.
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9.- I further certify that the Urban Land Ceiling Act is not extended to Akola District and the property described in the schedule do not require 'No Objection Certificate'.

10.- That no betterment charges are payable on the land in question except the land revenue which is paid up-to-date.

11.- In the result have to state that I have made necessary searches at the concerned Sub-Registrar's Office up to date and as a result of such searches I am satisfied that the property in question is free from all types of encumbrances and the title of Dilip Devichand Chaudhary, r/o Akola, is clear and marketable.

SCHEDULE OF PROPERTY

The total 08 Layout Plots bearing nos.32 to 39 out of the sanctioned layout of Field Survey no.30/2 of mouje Chandur, Tq. & Dist. Akola, situated within the limits of Gram Panchayat Chandur, Tq. & Distt. Akola, along with the construction of proposed total 10 row houses bearing nos. H-1 to H-5 to be construction layout plot nos.32 to 35 and bearing nos.I-1 to I-5 to be constructed on layout plot os.36 to 39 referred above, under the name and style of the scheme of row houses/duplex namely "Nisarga Garden Wing-H" and "Nisarga Garden Wing-I".

Note:-The boundaries of above mentioned 08 layout plots are mentioned in the sale deed referred in Clause-2 of this Title Investigation Report and the boundaries can also be verified from the sanctioned layout map. The boundaries of above mentioned total 10 row houses/duplex can be verified from the above mentioned permission of construction with sanctioned map.

Yours truly,

11th January, 2019

(**R.R. Deshpande, Adv.**)
Akola

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CHALLAN
MTR Form Number-6



GRN MH010525297201819E		BARCODE		Date 11/01/2019-15:40:44		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 R R Deshpande	
Location AKOLA				Flat/Block No.		Old City	
Year 2018-2019 From 01/01/2006 To 11/01/2019				Premises/Building			
Account Head Details			Amount In Rs.		Remarks (If Any)		
0030072201 SEARCH FEE			325.00		Mouje Chandur Survey no 30/2 L Plot no 32 to 39		
Total			325.00		Amount In Words Three Hundred Twenty Five Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						00040572019011176609	
Cheque/DD No.				Bank Date		RBI Date	
						11/01/2019-15:41:36	
Name of Bank				Bank-Branch		Not Verified with RBI	
						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

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संदर्भ चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तांसाठी लागू नाही.