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.12 to 16 & 19 to 23 out of sanctioned layout of Field Survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola, along with the Duplex/ Row Houses proposed to be constructed thereon by name Nisarg Garden Wing-J & Wing-K (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.12 to 16 and 17, 18-A,18-B, 19 & 20 (Total 10 Plots) out of sanctioned layout of field survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola by way of Regd. Sale Deed dated 01-01-2015 executed at Sr.No.32 before Sub Registrar Akola-3

So also Dilip Devichand Chaudhary has acquired the title over layout plot nos.21, 22, 23, & other 12 plots out of sanctioned layout of field survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola by way of Regd. Sale Deed dated 01-01-2015 executed at Sr.No.35 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 Pradeep Madhusudan Nand, Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand & Ajit Pravinlal Gujrathi were the owner of agricultural land admeasuring 2.02 H.Rs. out of field

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survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola as they had jointly purchased said land vide two register sale deeds dated 11/12/2001 and 06/12/2001. The above mentioned four joint owners have got converted the said 2.02 H.Rs. agricultural land into non agricultural residential purpose as per the order dated 15-10-2003 passed in Rev. Case No.NAP-34/Chandur/93/2001-02 by Sub Divisional Officer Akola and total 79 plots bearing nos.1 to 73 were laid down in the said land.

ii) Thereafter the above mentioned total 79 layout plots bearing nos.01 to 73 out of the above referred sanctioned layout of field survey no.30/1 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 Pradeep Madhusudan Nand, Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand and Ajit Pravinlal Gujrathi vide Regd. Sale deed dt.08/12/2011 at Sr.No.6125 executed before Sub Registrar, Akola-1.

iii) That Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi being partners of M/s. Rachana Construction Akola had mortgaged the above referred 79 plots bearing no.1 to 73 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 said 79 plots bearing nos. 1 to 73 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.1, 12 to 17, 18-A, 18-B, 19 & 20 i.e. total 11 plots out of the above referred total 79 plots of field survey no.30/1 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi,

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vide registered sale deed dt. 1/01/15 executed at serial no.32 before sub registrar Akola-3.

So also Shri Dilip Devichand Chaudhary has purchased layout plot nos.21 to 29, 30-A, 30-B, 31-A, 31-B, 32 to 35 i.e. total 15 plots out of the above referred total 79 plots of field survey no.30/1 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnji Malani and Shri Ajay Tulshiramji Rathi, vide registered sale deed dt. 1/01/15 executed at serial no.35 before sub registrar Akola-3.

The name of Shri. Dilip Devichand Chaudhary is duly mutated as owner of above mentioned layout plots in revenue record.

v) That out of the lay out plots mentioned in clause (iv) above, Shri Dilip Devichand Chaudhary applied for amalgamation of plot nos.12 to 16 and plot nos. 19 to 23 and also for permission of construction of residential 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/05/2018-19 and thereby granted permission of amalgamation of layout plot nos.12, 13, 14, 15 & 16, admeasuring 150.00 sq.mtr., 150.00 sq.mtr., 150.00 sq.mtr., 150.00 sq.mtr. and 150.00 sq.mtr. respectively and accordingly the total area of said amalgamated plot became 750.00 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.19, 20, 21, 22 & 23, admeasuring 150.00 sq.mtr., 150.00 sq.mtr., 150.00 sq.mtr., 150.00 sq.mtr. and 150 sq.mtr. respectively and accordingly the total area of said amalgamated plot became 750.00 sq.mtr.

That as per the above mentioned order dt.31-8-2018 the S.D.O. Akola has also granted permission of construction of total 8 duplex/row houses bearing nos.J-1 to J-8 over layout plot nos.12 to 16 i.e. amalgamated plot admeasuring 750.00 sq.mtr. referred above and total 8 duplex/row houses bearing nos.K-1 to

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K-8 over layout plot nos.19 to 23 i.e. amalgamated plot admeasuring 750.00 sq.mtr. referred above.

vi) The plot area of proposed duplex bearing nos.J-1 to J-5 is 111.75 sq.mtr., each and plot area for duplex no.J-2 to J-7 each is 87.75 sq.mtr., The built up area for FSI calculation of Duplex nos. J-1 & J-8 is 62.59 sq.mtr. each and the built up area for FSI calculation of duplex no.J-2 to J-7 each is 61.78 sq.mtr. The carpet area according to RERA of Duplex Nos. J-1 to J-8 is 51.33 sq.mtr. each.

The plot area of proposed duplex bearing nos.K-1 & K-8 is 111.75 sq.mtr., each and plot area for duplex no.K-2 to K-7 each is 87.75 sq.mtr., The built up area for FSI calculation of Duplex nos. K-1 & K-8 is 62.59 sq.mtr. each and the built up area for FSI calculation of duplex no.K-2 to K-7 each is 61.78 sq.mtr. The carpet area according to RERA of Duplex Nos. K-1 to K-8 is 51.33 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 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.

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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 authority.

9.- I further certify that the Urban Land Ceiling Act is not extended to Akola District and the property described is the schedule do not required '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 10 Layout Plots bearing nos.12 to 16 and 19 to 23 out of the sanctioned layout of Field Survey no.30/1 of mouje Chandur, Tq. & Dist. Akola, situated within the limits of Gram Panchayat Chandur, Tq. & Distt. Akola, along with the

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construction of proposed total 16 row houses bearing nos. J-1 to J-8 to be construction layout plot nos.12 to 16 and bearing nos. K-1 to K-8 to be constructed on layout plot os.19 to 23 referred above, under the name and style of the scheme of row houses/duplex namely "Nisarga Garden Wing-J" and "Nisarga Garden Wing-K".

Note:-The boundaries of above mentioned 16 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 18 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.)
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CHALLAN

MTR Form Number-6

GRN	MH010525754201819E	BARCODE		Date	11/01/2019-15:46:03	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	AKG_JT AKOLA NO 2 SUB REGISTRAR	Full Name	Adv R R Deshpande
Location	AKOLA		
Year	2018-2019 From 01/01/2006 To 11/01/2019	Flat/Block No.	Old City
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Akola
0030072201 SEARCH FEE	325.00	Area/Locality	444001
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	Mouje Chandur Survey no 30/1 L Plot no 12 to 16 19 to 23
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019011176578	IK00WPVBG0
Cheque/DD No.		Bank Date	RBI Date	11/01/2019-15:46:33	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 :

Mobile No. : 9422161562

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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