



Date :- 10.01.2019

TITLE VERIFICATION AND SEARCH REPORT

Subject :- Title verification and search report pertaining to property belonging to Mr. Sunil Kailashchandrajji Bajoria & Mr. Sanjay Omprakashji Bajoria R/o. Near Old R.T.O. Office Murtizapur Road Akola Tq. & Dist. Akola, which is situated at Mouja Akoli Khurd Tq. & Dist Akola arising out of Field Survey No. 12/1 & 12/3, bearing Layout Plot No. 67,68 & 69 total admeasuring 468.80 Sq. Mtrs., with the construction of Residential Scheme thereon.

Sir,

Mr. Sunil Kailashchandrajji Bajoria & Mr. Sanjay Omprakashji Bajoria R/o. Near Old R.T.O. Office Murtizapur Road Akola Tq. & Dist. Akola was approached to me for Title verification and search report along with the original and certified copy of documents pertaining to above referred property and request for verification of his title in respect of the same plots. The details of which are given herein below upon perusal of all the documents concern in respect of the property, enquiry and instruction, I Sunil Arun Bondre Advocate do here by submitting the title verification & Search Report, which is as under:-

1. Schedule of the property:

The property which is situated at Mouja Akoli Khurd Tq. & Dist Akola arising out of Field Survey No. 12/1 & 12/3, bearing Layout Plot No. 67,68 & 69 total admeasuring 468.80 Sq. Mtrs., and consolidated bounded as under.

On the East	-	Reaming Plots of Survey No 12/1 & 12/3
On the West	-	9 Mtr. Layout Road
On the North	-	Layout Plot No. 66
On the South	-	12Mtr. Layout Road

2. List of Documents for Schedule Property

Mr. Sunil Kailashchandrajji Bajoria & Mr. Sanjay Omprakashji Bajoria placed before me following documents & I perused the same i.e

- 1 True Copy of 7/12 Extract Dated 26/12/2018
- 2 True Copy of Sale Deed vide document no.1165 which is registered on Dated 10/2/1983.
- 3 True Copy of Sale Deed vide document no.1166 which is registered on Dated 10/2/1983.
- 4 True Copy of Sale Deed vide document no.1471 which is registered on Dated 21/2/1983.
- 5 True Copy of Sale Deed vide document no.1472 which is registered on Dated 21/2/1983.
- 6 True Copy of Sale Deed vide document no.3355 which is registered on Dated 13/4/1983.
- 7 True Copy of Sale Deed vide document no. 3356 which is registered on Dated 13/4/1983.
- 8 True Copy of Sale Deed vide document no.4469 which is registered on Dated 22/5/2000.
- 9 Original Copy of Sale Deed vide document no.4662 which is registered on Dated 26/5/2000.
- 10 Original Copy of Sale Deed vide document no.4666 which is registered on Dated 26/5/2000.
- 11 Original Copy of Sale Deed vide document no.4668 which is registered on Dated 26/5/2000.
- 12 Original Copy of NA Order Dated 10/7/2002 passed in Rev. Case No. NAP-34/Akoli Kd./32/2000-2001.
- 13 Original Copy of Will Deed vide document no. 4794 which is registered on Dated 15/11/2016.

3.HISTORY OF THE SCHEDULE PROPERTY:

- a) That, after verifying the documents from the revenue record, the history of the property, which shows the chain of flow of title, is that, initially the property was Agricultural land Field Survey No. 12/1 admeasuring 2.10 R & Field Survey No. 12/3 admeasuring 0.71R before converting into Non-

agricultural vide order on dated 10/7/2002 passed in Rev. Case No. NAP-34/Akoli Kd./32/2000-2001.

b) That the Agricultural land of Mouje Akoli Kh of Field Survey No. 12/1 admeasuring 2 H 10 R & Field Survey No. 12/3 admeasuring 0.71 R was own and possessed by six parties i.e. 1- Shri. Himmatlal Ratilal Goda, 2- Shri. Tansukhlal Himmatlal Parekh, 3- Shri. Shantilal Dhanjibhai Kariya 4- Shri. Arunkumar Wamanrao Lothe, 5- Sau. Vandana Vashantrao Raodeo & 6- Shri. Chandulal Dhirajlal Kariya All R/o at Akola vide registered sale deeds documents bearing no. 1165 & 1166 dated 10/2/1983, 1471 & 1472 dated 21/2/1983, 3355 & 3356 dated 13/4/1984. Thereafter their names were duly mutated in the records of rights. That these six parties got equal share in the said agricultural land. Thereafter the death of Sau. Vandana Vashantrao Raodeo her share dully mutated in name of her legal heirs namely (A) Shri. Prasanna Vasant Raodeo, (B) Shri. Kapil Vasant Raodeo & (C) Sau. Vaishali Sunil Wyaghrambare. Thereafter the death of Shri. Shantilal Dhanjibhai Kariya his share duly mutated in the name of his legal heir namely Smt. Bhanumati Shantilal Kariya. Above said person sold out their share flowing three person by way of registered sale deeds which are described as follows:

c) Thereafter 1. Shri. Himatlal Ratilal Goda, 2- Shri. Tansukhlal Himmatlal Parekh, 3- Smt. Bhanumati Shantilal Kariya legal heir of Shri. Shantilal Dhanjibhai Kariya 4- Shri. Arunkumar Wamanrao Lothe, 5- Shri. Chandulal Dhirajlal Kariya & 6-(A) Shri. Prasanna Vasant Raodeo, (B) Shri. Kapil Vasant Raodeo & (C) Sau. Vaishali Sunil Wyaghrambare legal heirs of Sau. Vandana Vashantrao Raodeo have sold out agricultural land of Mouje Akoli Kh. out of Field Survey No. 12/3 admeasuring 0.71R to Shri. Omprakash Radhakisanji Bajoria, Shri. Sanjay Omprakash Bajoria & Shri. Sunil Kailaschandraji Bajoria vide Sale Deed no. 4469 which is registered on dated 22/5/2000.

d) Thereafter 1. Shri. Himatlal Ratilal Goda & 2 (A) Shri. Prasanna Vasant Raodeo, 2 (B) Shri. Kapil Vasant Raodeo & 2 (C) Sau. Vaishali Sunil Wyaghrambare legal heirs of Sau. Vandana Vashantrao Raodeo have sold out agricultural land of Mouje of Akoli Kh. Field Survey No. 12/1 admeasuring

0.70 R out of 2 H. 10 R. to Shri. Omprakash Radhakisanji Bajoria vide Sale Deed no. 4662 which is registered on dated 26/5/2000.

e) Thereafter 1. Shri. Tansukh Himatlal Parekh & 2. Shri. Arunkumar Wamanrao Lothe have sold out agricultural land of Mouje of Akoli Kh. Field Survey No. 12/1 admeasuring 0.70 R out of 2 H. 10 R. to Shri. Sanjay Omprakash Bajoria vide Sale Deed no. 4666 which is registered on dated 26/5/2000.

f) Thereafter 1. Smt. Bhanumati Shantilal Kariya legal heir of Shri. Shantilal Dhanjibhai Kariya & 2. Shri. Chandulal Dhirajlal Kariya have sold out agricultural land of Mouje of Akoli Kh. Field Survey No. 12/1 admeasuring 0.70 R out of 2 H. 10 R. to Shri. Sunil Kailashchandraji Bajoria vide Sale Deed no. 4668 which is registered on dated 26/5/2000.

g) Thereafter 1. Shri. Omprakash Radhakisanji Bajoria 2. Shri. Sanjay Omprakashji Bajoria & 3. Shri. Sunil Kailashchandraji Bajoria became absolute owner of Agricultural Land Mouje Akoli Kh of Field Survey No. 12/1 admeasuring 2 H 10 R & Field Survey No. 12/3 admeasuring 0.71R Accordingly the mutation entry was taken and the name of 1. Shri. Omprakash Radhakisanji Bajoria 2. Shri. Sanjay Omprakashji Bajoria & 3. Shri. Sunil Kailashchandraji Bajoria were duly mutated in the records of rights.

They have applied to convert the Agricultural Land of Mouje Akoli Kh of Field Survey No. 12/1 admeasuring 2 H 10 R & Field Survey No. 12/3 admeasuring 0.71R admeasuring total 2 H 81 R into Non-Agricultural, accordingly Sub-Divisional Officer Akola passed an order on dated 10/7/2002 in Rev. Case No. NAP-34/Akoli Kd./32/2000-2001 thereby convert the Agricultural land into Non-Agricultural & accordingly Layout Plots No. 1 to 71 was Passed.

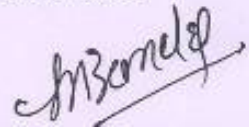
h) Thereafter Shri. Omprakash Radhakisanji Bajoria has executed Will Deed and transferred his share in the above said property of in favor of Shri. Sanjay Omprakashji Bajoria vied it's registered document no. 4794 dated 15/11/2016. After death of Shri. Omprakash Radhakisanji Bajoria his share in the said property comes in the share of Shri. Sanjay Omprakashji Bajoria, accordingly the application of ferfar is in process.

Thus Shri. Sunil Kailashchandraji Bajoria Shri.& Sanjay Omprakashji Bajoria have become the absolute owner of the above describe property and both got clear, perfect and marketable title to the said property. Shri. Sunil Kailashchandraji Bajoria & Shri. Sanjay Omprakashji Bajoria have executed an agreement on dated 19/07/2018 with Shri. Anurag Shriram Agrawal R/o. Akola for the development of the said plots.

4. I have taken the search from year 2006 to 2018 of the searches of Index registers from the computer maintained the Sub-Register Office Akola and for the period of 2006 onwards dated 10/01/2019 as per the record available in computer maintained in the office of Sub-Register Office Akola and necessary search fee for total three plots is paid by me separately and their receipts are enclosed herewith.

On the basis of the document produced before me & upon personal Search of the concerned records available in sub- register office, Akola. I am of the opinion that, the title of the present owner i.e. Shri. Sunil Kailashchandraji Bajoria & Shri. Sanjay Omprakashji Bajoria over the described property in question is clear title & free from all encumbrances. Hence, I come to the conclusion that above property has good title & free from all encumbrance and having good marketable & assessable value.

Hence this is report.



Adv. Sunil A. Bondre

Enclosed :- Total 3 Search Receipts for each and every plot.

1. Receipt No.219 dated 10/01/2019 for layout plot no. 67
2. Receipt No. 220 dated 10/01/2019 for layout plot no. 68
3. Receipt No. 225 dated 10/01/2019 for layout plot no. 69

