



**CHALLAN**  
**MTR Form Number-6**



|                                                     |  |                                                                                                  |                      |                                  |                                                                        |                          |  |
|-----------------------------------------------------|--|--------------------------------------------------------------------------------------------------|----------------------|----------------------------------|------------------------------------------------------------------------|--------------------------|--|
| <b>GRN</b> MH002556588201920E                       |  | <b>BARCODE</b>  |                      | <b>Date</b> 12/06/2019-11:17:34  |                                                                        | <b>Form ID</b>           |  |
| <b>Department</b> Inspector General Of Registration |  |                                                                                                  |                      | <b>Payer Details</b>             |                                                                        |                          |  |
| <b>Search Fee</b>                                   |  |                                                                                                  |                      | <b>TAX ID (If Any)</b>           |                                                                        |                          |  |
| <b>Type of Payment</b> Other Items                  |  |                                                                                                  |                      | <b>PAN No.(If Applicable)</b>    |                                                                        |                          |  |
| <b>Office Name</b> AKG_JT AKOLA NO 2 SUB REGISTRAR  |  |                                                                                                  |                      | <b>Full Name</b>                 |                                                                        | Adv R R Deshpande        |  |
| <b>Location</b> AKOLA                               |  |                                                                                                  |                      | <b>Flat/Block No.</b>            |                                                                        | Old City                 |  |
| <b>Year</b> 2019-2020 From 01/06/2006 To 12/06/2019 |  |                                                                                                  |                      | <b>Premises/Building</b>         |                                                                        |                          |  |
| <b>Account Head Details</b>                         |  |                                                                                                  | <b>Amount In Rs.</b> |                                  | <b>Road/Street</b>                                                     |                          |  |
| 0030072201 SEARCH FEE                               |  |                                                                                                  | 325.00               |                                  | Akola                                                                  |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Area/Locality</b>                                                   |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | Akola                                                                  |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Town/City/District</b>                                              |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | PIN                                                                    |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | 4 4 4 0 0 1                                                            |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Remarks (If Any)</b>                                                |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | Mouje Chandur Survey no 30/1 L Plot no 5 to 9 Survey no 29/1 L Plot no |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | 56 and 57                                                              |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Amount In</b>                                                       |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | Three Hundred Twenty Five Rupees Only                                  |                          |  |
| <b>Total</b>                                        |  |                                                                                                  | 325.00               |                                  | <b>Words</b>                                                           |                          |  |
|                                                     |  |                                                                                                  |                      |                                  |                                                                        |                          |  |
| <b>Payment Details</b> STATE BANK OF INDIA          |  |                                                                                                  |                      | <b>FOR USE IN RECEIVING BANK</b> |                                                                        |                          |  |
| <b>Cheque-DD Details</b>                            |  |                                                                                                  |                      | <b>Bank CIN</b>                  |                                                                        | <b>Ref. No.</b>          |  |
|                                                     |  |                                                                                                  |                      | 00040572019061271965             |                                                                        | IK0ABWDDQ9               |  |
| <b>Cheque/DD No.</b>                                |  |                                                                                                  |                      | <b>Bank Date</b>                 |                                                                        | <b>RBI Date</b>          |  |
|                                                     |  |                                                                                                  |                      | 12/06/2019-11:18:02              |                                                                        | Not Verified with RBI    |  |
| <b>Name of Bank</b>                                 |  |                                                                                                  |                      | <b>Bank-Branch</b>               |                                                                        | STATE BANK OF INDIA      |  |
| <b>Name of Branch</b>                               |  |                                                                                                  |                      | <b>Scroll No. , Date</b>         |                                                                        | 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. : 9422161562

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

**R.R. Deshpande**  
Advocate

:-Shree:-

Agarwes Old City,  
Akola - 444002 (M.S.)  
(0724) 2435363  
Mob. 9422161562

## **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.5, 6, 7, 8-A, 8-B & 9 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-L (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, r/o. Akola, is also the absolute owner of Layout Plot Nos.56 & 57 out of sanctioned layout of Field Survey no.29/1 of Mouje Chandur, Tq. & Distt. Akola, along with the Duplex/ Row Houses proposed to be constructed thereon by name Nisarg Garden Wing-L (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.

3. That Dilip Devichand Chaudhary has acquired the title over layout plot nos.56 & 57 along with three other plots i.e. Plot No.2, 3 & 4 out of sanctioned layout of field survey no.29/1 of Mouje Chandur, Tq. & Distt. Akola by virtue of Regd. Sale Deed dated 30-12-2013 executed at Sr.No.4352 before Sub Registrar Akola-1.

So also Dilip Devichand Chaudhary has acquired the title over layout plot nos.5, 6, 7, 8-A, 8-B & 9 and other 03 plots i.e. plot nos.2, 3 & 4 out of sanctioned layout of field survey



no.30/1 of Mouje Chandur, Tq. & Distt. Akola by way of Regd. Sale Deed dated 30/12/2013 executed at Sr.No.4358 before Sub Registrar Akola-1.

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

TITLE HISTORY OF LAYOUT PLOTS OUT OF F.S.NO.29/1 OF  
MOUJE CHANDUR

- i) That Sau Nutan Rajendra Patni had purchased 1.82 HRs. of agricultural land out of Field Gat No.29 having total area 4.46 HRs. of Mouje Chandur, Tq. & Distt Akola from Ajit Pravinlal Gujrathi vide register sale deed dated 15-07-2002 executed at Sr.No.2915 before Sub Registrar Rural No.3 Akola.
- ii) Sau Nutan Rajendra Patni have got converted the said 1.82 H.Rs. agricultural land into non agricultural residential purpose as per the order dated 01-03-2004 passed in Rev. Case No.NAP-34/Chandur/89/2002-03 by Sub Divisional Officer Akola and the layout plots were laid down in the said land.
- iii) Thereafter Shri Dilip Devichand Chaudhary (40% share), Shri Purushottam Lunkarnaji Malani (30% share) and Shri Ajay Tulshiramji Rathi (30% share) had purchased the total 61 plots bearing layout plot nos.1 to 59 out of the above mentioned sanctioned layout of F.S.No.29/1 of Mouje Chandur from Sau Nutan Rajendra Patni vide Regd. Sale deed dt.08/12/2011 at Sr.No.6128 executed before Sub Registrar, Akola-1.
- iv) That Shri Dilip Devichand Chaudhary has purchased layout plot nos.2 admeasuring 284.02 sq.mtr., 3 admeasuring 151.66 sq.mtr., 4 admeasuring 150 sq.mtr., 56 admeasuring 218.95 sq.mtr. & 57 admeasuring 221.85 sq.mtr. i.e. total 05 plots out of the above referred total 61 plots of field survey no.29/1 of Mouje Chandur from Shri Dilip Devichand Chaudhary (40%), Shri Purushottam Lunkarnaji Malani (30%) and Shri Ajay Tulshiramji Rathi (30%), vide registered sale deed dt.30/12/2013 executed at serial no.4352 before sub registrar Akola-1.



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

TITLE HISTORY OF LAYOUT PLOTS OUT OF F.S.NO.30/1 OF  
MOUJE CHANDUR

- 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 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 has purchased layout plot nos.2 admeasuring 172.5 sq.mtr., 3 admeasuring 150 sq.mtr., 4 admeasuring 155.56 sq.mtr., 5 admeasuring 155.56 sq.mtr., 6 admeasuring 150 sq.mtr., 7 admeasuring 150 sq.mtr., 8-A admeasuring 148.725 sq.mtr., 8-B admeasuring 138.75 sq.mtr. & 9 admeasuring 154.36 sq.mtr. i.e. total 09 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 Lunkarnaji Malani and Shri Ajay Tulshiramji Rathi,



vide registered sale deed dt.30-12-2013 executed at serial no.4358 before sub registrar Akola-1.

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

5. That out of the lay out plots mentioned in clause (4) above, Shri Dilip Devichand Chaudhary applied for amalgamation of layout plot nos.5, 6, 7, 8-A, 8-B & 9 out of F.S.No.30/1 of Mouje Chandur and layout plot nos.56 & 57 out of F.S.No.29/1 of Mouje Chandur and also for permission of construction of residential duplex over the said 08 plots with Sub Divisional Officer, Akola. The Sub Divisional Officer Akola has passed the order dated 25-04-2019 in Rev. Case No. MRC-81/Mouje Chandur/25/2018-19 and thereby granted permission of amalgamation of above mentioned 08 layout plots. As per the above mentioned order dt.25-4-19, the total area of amalgamated plot nos.5+6+7+57 is 677.41 sq.mtr. and the total area of amalgamated plot nos.8-A+8-B+9+56 is 660.185 sq.mtr. The total area of above mentioned 08 amalgamated plots is 1337.595 sq.mtr.

That as per the above mentioned order dt.25-4-2019, the S.D.O. Akola has also granted permission of construction of total 12 duplex/row houses bearing nos.L-1 to L-12 over layout plot nos.5,6,7,8-A,8-B & 9 of F.S.No.30/1 of Mouje Chandur and Layout plot Nos.56 & 57 of F.S.No.29/1 of Mouje Chandur i.e. amalgamated plots admeasuring 1337.595 sq.mtr. referred above.

vi) The plot area of proposed duplex bearing nos.L-1 is 137.15 sq.mtr., that of duplex bearing nos.L-2, L-3, L-4 & L-5, L-8, L-9, L-10 and L-11 is 103.80 sq.mtr. each, that of duplex no.L-6 & L-7 is 123.95 sq.mtr. each and that of duplex no.L-12 is 122.15 sq.mtr.

The built up area for FSI calculation of Duplex nos. L-1 is 94.63 sq.mtr. and that of duplex nos.L-2 to L-11 is 88.45 sq.mtr. each and that of duplex no.L-12 is 88.93 sq.mtr.



The built up area for RERA of duplex no.L-1 is 85.77 sq.mtr. and that of duplex nos.L-2 to L-11 is 79.72 sq.mtr. each and that of duplex no.L-12 is 80.01 sq.mtr.

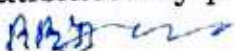
As per the record available with the revenue department and on the basis of documents made available to me, the link of the transaction is properly established and further I have taken the search from the office of Sub-Registrar, Akola by paying necessary fee for last 13 years which reveals that there 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.

**6.-** 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.

**7.-** 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.

**8.-** 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.

**9.-** 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.



10.- 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.

11.- I further certify that the Urban Land Ceiling Act is not extended to Akola District and the property described in the schedule do not required 'No Objection Certificate'.

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

13.- 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.

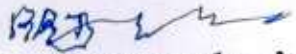
#### **SCHEDULE OF PROPERTY**

The Layout Plots bearing nos.5, 6, 7, 8-A, 8-B & 9 out of the sanctioned layout of Field Survey no.30/1 of mouje Chandur, Tq. & Dist. Akola and the layout plot nos. 56 & 57 out of sanctioned layout of F.S.No.29/1 of Mouje Chandur situated within the limits of Gram Panchayat Chandur, Tq. & Distt. Akola, (the amalgamated plots area 1337.595 sq.mtr.) along with the construction of proposed total 12 row houses/duplex bearing nos.L-1 to L-12 to be constructed thereon under the name and style of the scheme of row houses/duplex namely "Nisarga Garden Wing-L".

**Note:-**The boundaries of above mentioned 08 layout plots are mentioned in the sale deed referred in Clause-3 of this Title Investigation Report and the boundaries can also be verified from the sanctioned layout map. The boundaries of above mentioned total 12 row houses/duplex can be verified from the above mentioned permission of construction with sanctioned map.

Yours truly,

12<sup>th</sup> June, 2019

  
(R.R. Deshpande, Adv.)

**R. R. DESHPANDE**  
Advocate

Agarwes, Old City,  
Akola - 444 002  
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