



CHALLAN
MTR Form Number-6



GRN MH002556799201920E		BARCODE 		Date 12/06/2019-11:20:30		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment 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							
Year 2019-2020 From 01/06/2006 To 12/06/2019				Flat/Block No.		Old City	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		Akola	
				Area/Locality		Akola	
				Town/City/District			
				PIN		4 4 4 0 0 1	
				Remarks (If Any)			
				Mouje Chandur Survey no 29/1 L Plot no 46 to 53			
Total			325.00	Amount In		Three Hundred Twenty Five Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572019061272376 IK0ABWDHD8	
Cheque/DD No.				Bank Date	RBI Date	12/06/2019-11:20:55 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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 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.46, 47, 48, 49, 50, 51, 52, & 53 i.e. total 08 layout plots having total area of 1201.45 sq.mtr. 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-M (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. 46, 47, 48, 49, 50, 51, 52, & 53 along with other two plots i.e. layout plot nos.45-A & 45-B out of sanctioned layout of field survey no.29/1 of Mouje Chandur, Tq. & Distt. Akola by virtue of Regd. Sale Deed dated 01-01-2015 executed at Sr.No.08 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 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.45-A admeasuring 144.70 sq.mtr., 45-B admeasuring 114.55 sq.mtr., 46 admeasuring 151.45 sq.mtr., 47 admeasuring 150 sq.mtr., 48 admeasuring 150 sq.mtr., 49 admeasuring 150 sq.mtr., 50 admeasuring 150 sq.mtr., 51 admeasuring 150 sq.mtr., 52 admeasuring 150 sq.mtr. & 53 admeasuring 150 sq.mtr. i.e. total 11 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.01-01-2015 executed at serial no.08 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.

4. That out of the lay out plots mentioned in clause (3) above, Shri Dilip Devichand Chaudhary applied for amalgamation of layout plot nos.46,47,48,49,50,51,52 & 53 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/26/2018-19 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 above mentioned 08 amalgamated plots is 1201.45 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 11 duplex/row houses bearing nos.M-1 to M-11 over layout plot nos. 46,47,48,49,50,51,52 & 53 of F.S.No.29/1 of Mouje Chandur i.e. amalgamated plots admeasuring 1201.45 sq.mtr. referred above.

vi) The plot area of proposed duplex bearing nos.M-1 is 134.8 sq.mtr., that of duplex bearing nos.M-2, M-3, M-4, M-5, M-8, M-9 & M-10 is 92.7 sq.mtr. each and that of duplex no.M-6, M-7 is 139.05 sq.mtr. each and that of duplex no.M-11 is 139.65 sq.mtr.

The built up area for FSI calculation of Duplex nos.M-1, M-6, M-7, & M-11 is 64.73 sq.mtr. each and that of duplex nos.M-2, M-3, M-4, M-5, M-8, M-9 & M-10 is 63.93 sq.mtr. each.

The carpet area according to RERA of duplex no.M-1 to M-11 is 54.02 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.

5.- 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.

6.- 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.

7.- 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.

8.- 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.

9.- 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.

10.- 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'.

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

12.- 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. 46, 47, 48, 49, 50, 51, 52 & 53 having total area of 1201.45 sq.mtr. out of the sanctioned layout of Field Survey no.29/1 of mouje Chandur, Tq. & Dist. Akola situated within the limits of Gram Panchayat



Chandur, Tq. & Distt. Akola, (the amalgamated plots area 1201.45 sq.mtr.) along with the construction of proposed total 08 row houses/duplex bearing nos.M-1 to M-11 to be constructed thereon under the name and style of the scheme of row houses/duplex namely "Nisarga Garden Wing-M".

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 11 row houses/duplex can be verified from the above mentioned permission of construction with sanctioned map.

12th June, 2019

Yours truly,



(R.R. Deshpande, Adv.)

Akola

R. R. DESHPANDE

Advocate

Agarwes, Old City,

Akola - 444 002

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