SAURABH S. SARDA *Adv.*

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Off - Shop-3, 1st Floor, AMC Commercial Complex, Ratanlal Plot, Akola
Off - 503, Orchid Building, Garden Enclave, Ganesh Peth near Bus Stand, Nagpur

Ref No. 70 /2019 Date : 15/06/2019

TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

1. On the request of Shri Vinaykumar Rekhchand Rathi, aged about 59 years, Occp - Business and Cultivation, R/o Toshniwal Layout, Opposite Haveli, Akola Tq. & Dist. Akola, this title verification and search report is issued in respect of the immoveable property described in detail in the schedule of immoveable property hereunder:

SCHEDULE OF IMMOVABLE PROPERTY

All that piece & parcel land situated at Mouja Umri, Tq. & Dist. Akola within the Limits of Akola Municipal Corporation bearing Field Survey No. 37, which is converted to N.A. Use vide order dt. 18/09/1978 passed in Case No. 6/56/1969-70 and Revenue Case No. 8/2/1960-61 vide order dt. 28/12/1968 in the area popularly known as Toshniwal Layout, out of this Layout Plot No. 81, Nazul Sheet No. 79-80, Nazul Plot No. 1/95 admeasuring 5,000 sq. fts. (464.50 sq. mtrs.) surrounded from -

East - Layout Plot No. 82,

West - Layout Plot No. 80

North - Service Lane,

South - Layout Road

(hereinafter referred to as 'Said Property'

2. That as per the documents & information supplied and made available to me i.e. Regd. Sale Deed, Property Card, etc. I have taken search in respect of the above Said Property and on the verification of Index-II Register in the Office of Sub-Registrar, Akola & the Revenue Record, I found the following chain of transactions -

3. That originally Field Survey No. 37 was owned by Shrivishnu Radhakisan Toshniwal, who had got the said filed converted to Non-Agricultural use. That out of the total land, the said property was sold by Shrivishnu Toshniwal to Shrawan Bapurav Wakode by Regd. Sale Deed dt.

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09/01/1981 bearing Regd. Doc. No. 368. Later, Shri. Shrawan Wakode sold the said property to Shri. Vijaykumar Nathmal Goenka, Omprakash Ganpatrai Chavchariya and Sau. Pushpadevi Madanlal Khandelwal vide Regd. Sale Deed dt. 15/05/1990 bearing Regd. Doc. No. 1483.

4. Thereafter the Said Property was purchased by Sau. Sunita Vijay Agrawal (50%) and Sau. Aruna Narayan Agrawal (50%) who had purchased the said property vide Regd. Sale Deed dt. 09/06/1999 bearing Regd. Doc. 2864 and 2865, respectively. That their names were duly mutated in the Record of Right. That Sau. Sunita Vijay Agrawal and Sau. Aruna Narayan Agrawal sold their respective shares jointly to Sau. Kavita Vinod Katyarmal, Sau. Meera Kishor Kapale, Sau. Sandhya Vijay Lohakpure and Shri. Suresh Bapuravji Pelagde vide Regd. Sale Deed dt. 04/04/2005 bearing Regd. Doc. No. 1343/2005. Accordingly, the names of purchasers are duly mutated in the record of Right. For Reference & convenience enclosed herewith as **ANNEXURE-I** is the Photostat Copy of Registered Sale Deed dt. 04/04/2005 bearing Regd. Doc. No. 1343/2005.

5. That thereafter Sau. Kavita Vinod Katyarmal, Sau. Meera Kishor Kapale, Sau. Sandhya Vijay Lohakpure and Shri. Suresh Bapuravji Pelagde sold the said property to Shri. Tansukh Himmatlal Parekh vide Regd. Sale Deed dt. 28/09/2010 bearing Regd. Doc. No. 3945/2010. Accordingly, the name of purchaser was duly mutated in the record of Right. For Reference & convenience enclosed herewith as **ANNEXURE-II** is the Photostat Copy of Registered Sale Deed dt. 28/09/2010 bearing Regd. Doc. No. 3945/2010.

6. Thereafter, Shri. Tansukh Himmatlal Parekh sold the said property to Sau. Pushpadevi Premprakash Khemka, Sau. Pratibha Sharad Agrawal and Smt. Rekha Sachin Agrawal vide Regd. Sale Deed dt. 07/02/2012 bearing Regd. Doc. No. 435/2012. Accordingly, their names were duly mutated in the record of right. For Reference & convenience enclosed herewith as **ANNEXURE-III** is the Photostat Copy of Registered Sale Deed dt. 07/02/2012 bearing Regd. Doc. No. 435/2012.

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7. Lastly, Sau. Pushpadevi Premprakash Khemka, Sau. Pratibha Sharad Agrawal and Smt. Rekha Sachin Agrawal vide Regd. Sale Deed dt.

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30/12/2013 bearing Regd. Doc. No. 6155/2013 sold the said property to Shri. Vinaykumar Rekhchand Rathi. For Reference & convenience enclosed herewith as **ANNEXURE-IV** is the Photostat Copy of Registered Sale Deed dt. 30/12/2013 bearing Regd. Doc. No. 6155/2013. Thus, Mr. Vinaykumar Rekhchand Rathi became exclusive owner of the said property and his name is duly mutated in the record of rights of the said property. For Reference and Convenience enclosed herewith as **ANNEXURE-V** is the Photostat copy of Property Card of said property.

8. I have made inspection of Revenue Records in respect of the above immoveable property. I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide E-Challan receipt dated 14/06/2019 from the year 1999 to 2019. The copy of Challan dt. 14/06/2019 bearing No. MH002691629201920E is annexed herewith as **ANENXURE-VI**. I have also perused the Sale Deeds mentioned hereinabove, which were shown to me by Shri. Vinaykumar Rekhchand Rathi. Except the above mentioned changes and transactions in respect of the immovable property in question, I have found no other transactions and changes. Presently, there seems to be no encumbrance and charge in the concerned revenue record of the immovable property in question. Hence, as per documents provided to me and as per the Revenue Record and Record of Sub-Registrar, Akola, the said immovable property which is described hereinabove, is absolutely free from all encumbrances and the title of Mr. Vinaykumar Rekhchand Rathi is clear, marketable and saleable.

Accordingly, this title verification and search report is issued.

Adv Sarda

Adv. Saurabh S. Sarda
Adv. S. S. Sarda
MAH/4435/2010

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