



GRN	MH002900387201920E	BARCODE							Date	19/06/2019-19:10:51		Form ID	
Department Inspector General Of Registration							Payer Details						
Search Fee Type of Payment Other Items							TAX ID (If Any)						
							PAN No.(if Applicable)						
Office Name AKN_HQR SUB REGISTRAR AKOLA 1							Full Name		ADV DEEPAK LAHOTI				
Location AKOLA													
Year 2019-2020 From 01/01/1990 To 19/06/2019							Flat/Block No.						
Account Head Details					Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE					750.00		Road/Street						
							Area/Locality						
							Town/City/District						
							PIN						
							Remarks (If Any) KASBE AKOLA NAZUL SHEET NO 69 NAZUL PLOT NO 6/1 6/2 AREA 10390 SQ FIT						
							Amount In		Seven Hundred Fifty Rupees Only				
Total					750.00		Words						
Payment Details STATE BANK OF INDIA							FOR USE IN RECEIVING BANK						
Cheque-DD Details							Bank CIN		Ref. No.		00040572019061994079 IK0ACECYO1		
Cheque/DD No.							Bank Date		RBI Date		19/06/2019-19:11:19 Not Verified with RBI		
Name of Bank							Bank-Branch		STATE BANK OF INDIA				
Name of Branch							Scroll No. , Date		Not Verified with Scroll				

Mobile No. : 9822682227

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Adv. Deepak S. Lahoti

B.Com L.L.B

Radhe Nagar, Behind Madan Mahal, Akola, Distt. Akola

Mobile : 9922407966

Mail Id- dipak.lahoti@gmail.com

Date :- 22-06-2019

TO WHOMSOEVER IT MAY CONCERN **TITLE VERIFICATION AND SEARCH REPORT**

1. That on the oral request of Sunil Maniklal Innani and 6 others R/o. Akola, Tq. & Distt. Akola, this report is issued in respect of immovable property described in schedule of immovable property hereunder.

SCHEDULE OF IMMOVABLE PROPERTY

Mouje Umarkhed, Akola Pra. Tq. & Distt. Akola, within the limits of Municipal Corporation, Akola popularly known as Gourakshan Road, Old Income Tax square Akola, bearing Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 admeasuring East - West 140 ft, North - south 74.2 ft. total area 10290 sq.mtrs land, which bounded by:-

Towards East	:- Land of Surendra Parashar
Towards West	:- Gourakshan to Murtizapur Road
Towards North	:- Service Lane
Towards South	:- Gourakshan to Malkapur Yeota Road

2. As per the documents & information supplied and made available to me i.e. Regd. Sale Deed dated 03-05-2014, Regd. Relinquishment Deed dated 23-07-2008, Order of S.D.O. dated 25-11-2013 and dated 31-12-2013, Ferfar, Property Card, M.C., Tax Receipt etc. I have taken search in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-Registrar, Akola & Revenue Records, I found the following chain of transactions in respect of above described immoveable property -

...2

Lahoti
22/6/19

Deepak S. Lahoti
Advocate
Behind Madan Mahal
Radhe Nagar, AKOLA

...2...

a) As per revenue record land of Nazul Plot no.6/2 area 22704 sq.ft., land was allotted on permanent lease to Vinaykumar Ramlal Parashar in Rev.case no.1/12/1952-53 dated 04-08-1952 after paying premium amount of Rs.800/-. Thereafter out of the above land Govt. has taken back 500 sq.ft., and for the same allotted land of Nazul Plot no.6/1 of Nazul Sheet no.69 area 8850 sq.ft., vide case no. A-1930/AFV dt.06-11-1961 and R.C.No.24/30/1969-70 dt.04-07-1972 after paying premium of Rs. 1430/- on occupant basis for the period of 30 years, thus total area 31054 sq.ft., of land was allotted to Vinaykumar Ramlal Parashar.

b) Thereafter the said Vinaykumar Ramlal Parashar had made oral partition between his family members, accordingly out of the total area 31054 sq.ft., land area 10290 sq.ft., came on the share of Yashodadevi Vinaykumar Parashar, land area 10080 sq.ft., came on the share of Surendrakumar Vinaykumar Parashar and land area 10684 sq.ft., came on the share of Vinaykumar Parashar. Accordingly as per order passed in Rev. Case no. RTS-64/21/Akola/1984-85 dated 05-09-1994, ferfar entry was recorded and accepted in the name of Yashodadevi Vinaykumar Parashar as owner of Nazul Plot no.6/1+6/2 of Nazul Sheet 69 area 10290 sq.ft., in concern revenue record.

c) Thereafter the said Yashodadevi Vinaykumar Parashar expired on 04-06-2004 and as per Legal Heir ship Certificate issued by Nayab Tahsildar, Akola vide case no. MRC-81/Akola/549/2003-04 dated 17-07-2004 names of 1) Virendrakumar Vinaykumar Parashar, 2) Surendrakumar Vinaykumar Parashar, 3) Smt. Usha Radheshyam Chore and 4) Sau. Asha Vinaykant Chaturvedi were as recorded owner of Nazul Plot no.6/1+6/2 of Nazul Sheet 69 area 10290 sq.ft., in concern record of right register.

...3

Tahsil
22/6/19
Durgah S. Lahori
Advocate
Behind Madan Mahal
Sadhe Nagar, AKOLA

Adv. Deepak S. Lahoti

B.Com L.L.B

Radhe Nagar, Behind Madan Mahal, Akola, Distt. Akola

Mobile : 9922407966

Mail Id- dipak.lahoti@gmail.com

...3...

d) Thereafter the said 1) Virendrakumar Vinaykumar Parashar and 2) Surendrakumar Vinaykumar Parashar had executed relinquishment deed vide document sr.no.3034 dated 23-07-2008 thereby relinquished their undivided share right out of the Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., in favour of Smt. Usha Radheshyam Chore and Sau. Asha Vinaykant Chaturvedi. Accordingly as per relinquishment deed Smt. Usha Radheshyam Chore and Sau. Asha Vinaykant Chaturvedi become the owner of Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., however in concern revenue record area mentioned as 10390 sq.ft., but actually it is 10290 sq.ft., of Mouje Umarkehed Tq. & Distt. Akola.

e) Thereafter the said Smt. Usha Radheshyam Chore and Sau. Asha Vinaykant Chaturvedi applied to the Sub-Divisional Officer, Akola for renewal of lease period of Nazul Plot no.6/2 of Nazul Sheet no.69 area 8850 sq.ft., accordingly as per Rev Case no. LNA-22/Akola/9/2013-14, the S.D.O., Akola passed order dated 25-11-2013 thereby renewed the lease for the period of 30 years after paying renewal charges of Rs.2,88,400/- , the said amount has been deposited on 12-02-2013, hence the said lease is renewed in the name of Smt. Usha Radheshyam Chore and Sau. Asha Vinaykant Chaturvedi for the period of 30 years from the date of order.

f) Thereafter Smt. Usha Radheshyam Chore and Sau. Asha Vinaykant Chaturvedi applied to S.D.O., Akola for grant of permission to sell the land of Nazul plot no.61/+6/2 of Nazul Sheet no.69 area

...4

Deepak S. Lahoti
22/6/19

Deepak S. Lahoti
Advocate
Behind Madan Mahal
Radhe Nagar, AKOLA

...4...

10290 sq.ft., as it is of "**B**" **Tenure**. The S.D.O, Akola in Rev Case no. MRC-81/Akola/05/2013-14 order dated 31-12-2013 thereby granted permission to sell the land of Nazul plot no.61/+6/2 of Nazul Sheet no.69 area 10390 sq.ft., on payment of Rs.13,27,714/- . Accordingly the said amount has been deposited on 17-04-2014 and permission to sell the land of Nazul plot no.61/+6/2 of Nazul Sheet no.69 area 10290 sq.ft., of Mouje Umarkhed Tq. & Distt. Akola.

g) Thereafter the said Smt. Usha Radheshyam Chore & Sau. Asha Vinaykant Chaturvedi had sold open land of Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., to 1) Sunil Maniklal Innani, 2) Santosh Narendrakumar Heda, 3) Saurabha Kaileshchandra Agrawal, 4) Nikesh Gulabchand Gupta, 5) Lakhan Rajesh Arora, 6) Prakash Gopalrao Pohare and 7) Randir Pralhadrao Sawarkar vide Regd. Sale Deed 1783 dt. 03-05-2014. Accordingly as per Regd. sale deed ferfar entry no. 11866 dt.01-07-2014 was mutated & recorded in the name of 1) Sunil Maniklal Innani, 2) Santosh Narendrakumar Heda, 3) Saurabha Kaileshchandra Agrawal, 4) Nikesh Gulabchand Gupta, 5) Lakhan Rajesh Arora, 6) Prakash Gopalrao Pohare and 7) Randir Pralhadrao Sawarkar as owner of Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., of Mouje Umarkhed Tq. & Dist. Akola.

3. I have made inspection of Revenue Records in respect of above immoveable property i.e. Open Land of Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., of Mouje Umarkhed Pra. Tq. & Distt. Akola and verified the title there from in the name of 1) Sunil Maniklal Innani, 2) Santosh Narendrakumar Heda, 3) Saurabha Kaileshchandra Agrawal 4) Nikesh Gulabchand Gupta, 5) Lakhan Rajesh Arora, 6) Prakash Gopalrao Pohare and 7) Randir Pralhadrao Sawarkar.

...5

Tahsil
22/6/19

Dinpat S. Lahori
Advocate
Behind Madan Mahal
Bachhe Nagar, AKOLA

Adv. Deepak S. Lahoti

B.Com L.L.B

Radhe Nagar, Behind Madan Mahal, Akola, Distt. Akola

Mobile : 9922407966

Mail Id- dipak.lahoti@gmail.com

...5...

I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide E-Challan dated 19-06-2019. Except the above mentioned changes and transactions in respect of the immovable property in question, I have found no other transactions and changes. At present there is no encumbrance and charge found in the concerned revenue record of the immovable property in question. Hence, as per documents, Record of Revenue and Record of Sub-Registrar, Akola, according to me the said immovable property i.e. Open Land of Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., of Mouje Umarkhed Pra. Tq. & Distt. Akola, which describe in detailed above in Schedule of Immovable Property of this report, is free from all encumbrances and title in the name of 1) Sunil Maniklal Innani, 2) Santosh Narendrakumar Heda, 3) Saurabha Kaileshchandra Agrawal, 4) Nikesh Gulabchand Gupta, 5) Lakhan Rajesh Arora, 6) Prakash Gopalrao Pohare and 7) Randir Pralhadrao Sawarkar are clear, marketable and saleable.

4. That as per Property Card (Namuna D) Open land of Nazul Plot no.6/1+6/2 of Nazul Sheet no.69 area 10290 sq.ft., of Mouje Umarkhed Pra. Tq. & Distt. Akola, shown as 'B' Tenure land, therefore necessary permission of Competent Revenue Authority is required for execution of any document in respect of above mentioned land.

Hence, this title verification and search report issued.

Deepak S. Lahoti
(Deepak S. Lahoti, Advocate)
Akola

Deepak S. Lahoti
Advocate
Behind Madan Mahal
Radhe Nagar, AKOLA