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Ref.No.115/2014

Date :24.10.2014

To,

The Commissioner,

Municipal Corporation, Akola.

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH AND CLEANRANCE CERTIFICATE

Re.: The Title Opinion of the property situtated at Mouje Akola Tq.Dist.Akola, nazul sheet no.29-A, plot no.2/1 (Part) Area 1060sq.mtr. (11411.00sq.ft.) and plot no.53 Area 740.20sq.mtr. (7969sq.ft.) Total area 1800.2sq.mtr. which is owned and possessed by Smt. Gagadevi Satyanarayanji Lohiya and 6 others, the property particularly most described in schedule given below -

With reference to Shri Rajesh Satyanarayanji Lohiya who has supplied documents with the copy of title deed to me alongwith with the other documents forwarded to me pertaining to the above said immovable property and the other information submitted to me, I have conducted a detailed search and investigation and submit my report as under :-

1. That, the above said property owned and possessed by Smt. Gangadevi Satyanarayanji Lohiya and 6 others.
2. Copy of Title Deed is seen by me
 - i) Copy of Ferfar
 - ii) Copy of Namuna D.
 - iii) Copy of NAA-48/Akola/255/13-14 dtd. 18the Feb. 2014
 - iv) Copy of 7 extract
 - v) Copy of Mahanagarpalika for Gunthewari Development bearing no.14K/178/13-14 dtd. 15.2.2014
 - vi) Copy of sanction map

- vii) Tax receipt
- viii) And taken the inspection of such other documents required for the title & search report from the concern office.

3. **Description of the property :-**

All the piece and parcel of immovable property situated at Mouje Akola Tq.Dist.Akola, nazul sheet no.29-A, plot no.2/1 (Part) Area 1060sq.mtr. (11411.00sq.ft.) open layout within the limits of Akola Mahanagarpalika as per the order SDO Akola vide case no.NAA-48/Akola/255/13-14 dtd. 18th Feb. 2014 and as per the sanction layout and permission of Municipal Corporation Akola no.14K/178/13-14 dtd.15.2.14 having boundaries as under -

- East - Road, plotno.53
- West - 9.1sq.mtr. road
- North - Property of Mohanlal Lohiya
- South - Plot of Lohiya

and and plot no.53 Area 740.20sq.mtr. (7969sq.ft.) open layout within the limits of Akola Mahanagarpalika as per मोराक्र१५/अमीनवाडी/पोही/अकोला/१४/नुसार पोटहिस्सा having boundaries as under -

- East - S.S.Ruby Apartment
- West - Plot no.2/1 Part
- North - Property of Mohanlal Lohiya
- South - Plot of Lohiya

4. Search in Sub-Registrar Office.

i) Location of Property :

The property situated at Mouje Akola Tq.Dist.Akola, nazul sheet no.29-A, plot no.2/1 (Part) Area 1060sq.mtr. (11411.00sq.ft.) and plot no.53 Area 740.20sq.mtr. (7969sq.ft.) Total area 1800.2sq.mtr. The property is regd. at Sub Registrar Office, Akola and recorded in Namuna-D.

ii) Search and Investigation :-

I perused Index No.1 & Index No.2 and Record of Right to trace

out if any encumbrance created on the property in question for the last 30 years i.e. 1985 to 2014. I have only seen the following changes.

- a. Originally the land belonged to one Dustoor Bymonji Jamasapji of Pune.
- b. Then said M/s. Dustoor Bymonji Jamasapji sold this land with structures thereon to Dharamsay Sundardas Malji of Bombay on 18.09.1896 for a consideration of Rs.29000/- since then, the ownership of this land alongwith structures thereon changed to New East India Press Company Ltd., Indrasingh and Sons Ltd. and finally to M/s. Shankarlal Satyanarayan Lohiya firm on 26.10.1951.
- c. The Hon'ble Nazul Officer, Akola had made an enquiry vide Revenue case no.:LNA-22/63/1981-82, between State Vrs. Shankarlal after making complete enquiry in the final report, it was held that, as per the settlement case no.1168/1-B/1928-9, "It seems that, the then lessees New East India Company Ltd., was offered with full occupancy right of the said land in place of 99 years revocable and terminable lease on the condition if the company agrees to pay the enhanced rent of Rs.300/- per annum. The company accepted this offer and subsequently was recorded as a occupant in B-Tenure, as per the order of settlement officer passed in the year 1929. In this Case, a "Parvana" has also been issued accordingly and as such, full occupancy right of these lands has been conferred on the new East India Press Company Ltd., on payment of assessment of Rs.300/- per annum and the 99 years lease of these lands was revoked and in its place full occupancy rights was provided and confirmed and no restrictions was put on the use of these lands while conferring occupancy right u/s.56 of Berar Land Revenue Code, 1928. Hence, all the sale-deeds and transfers which took place subsequently are covered by the provisions of sec.56 of S.L.Code, by virtue of the provisions contained in clause (C) or sec.146 of M.P.Land Revenue Code, 1954 and clause (B) of Sub clause (2) of sec.29 of M.L.Code

1956, M/s. Shankarlal satyanarayan Lohiya became the occupant of class-1 of these lands and as per Sec.36 of M.L.R.Code, 1966 occupancy right is transferable without any restrictions.

d. Accordingly property in question was jointly owned by the Satyanarayan Shankarlal, Vinodkumar Satyanarayan Lohiya, Pramodkumar Satyanarayan Lohiya, Sanjaykumar Satyanarayan Lohiya and Rajesh Satyanarayan Lohiya and same was recorded in Akhiv Patrika.

e. Thereafter after the death of Pramodkumar Satyanarayan Lohiya and Satyanarayan Shankarlal Lohiya property is mutated in the name of their legal heirs to Smt. Gangadevi Satyanarayan Lohiya, Smt. Sangita Pramodkumar Lohiya, Ku. Pramod Pramodkumar Lohiya, Pushkar Pramodkumar Lohiya, Vinod Satyanarayan Lohiya, Sanjay Satyanarayan Lohiya and Rajesh Satyanarayan Lohiya as per the ferfar no.6872 dtd. 30.09.2014 and the property is in the name of above said persons.

f. That Vinod Lohiya on behalf of M/S. Shankarlal Satyanarayan Lohiya has obtained the order of Additional Collector Akola for deleting the property in question alongwith other property from B-Tenure to Class-I as per the provision of Maharashtra Land Revenue Code Act 1966. That the property in question today is used for N.A.purpose as per the order obtained by Rajesh Satyanarayan Lohiya, and others from SDO Akola order dtd. 18th Feb.2014 vide case no.NAA-48/Akola/255/13-14 dtd. 18th Feb.2014 and Akola Mahangarpalika for Gunthewari Development bearing no.14K/178/13-14 dtd. 15.2.2014 moreover they have paid the taxes for the same open land.

g. Thus today the property is standing in the name of Smt. Gangadevi Satyanarayan Lohiya, Smt. Sangita Promodkumar Lohiya, Ku. Pramod Pramodkumar Lohiya, Pushkar Pramodkumar Lohiya, Vinod Satyanarayan Lohiya, Sanjay Satyanarayan Lohiya and Rajesh Satyanarayan Lohiya.

- h. As such entire link in the flow of title of property has been property established and all legal required aspects have been duly complied with. Hence person is having a clear title over the property in question.
- iii) That on perused of the above documnts described in above para. I say that I have verified the title deed of the property mentioned above and certify that all the copies of the documents produced before me were genuine and appeared to be well stamped and proper stamp duty has been paid.
- (iv) There is no minor's interest in the above property and property is also not belonging ancestral.
5. No Urban Land (Ceiling & Regulation Act) 1976 is applicable in the State where the property in question is located.
6. Property is not acquired under Land Acquisition Act, 1894, Urban Land (Ceiling & Regulation Act 1976) and applicability of other State Legislations.
7. The property is not leasehold immovable property.
8. No any permission under Income Tax Act 1961 is needed.
9. The property in question is non-agriculture land.
10. I have perused the document referred in above para and such other documets, which requires for the safeguards in the interest of the borrowers.

11. **Certificate :-**

I hereby certify that I have searched and verified the information furnished in this report and have compare the copy of title deeds given to me with the copy kept in Sub Registrar Office, Akola Tq. Dist.Akola. The statement and other information given in the report are correct and true. I certify that Gangadevi Satyanarayanji Lohiya and 6 others in respect of the property described in the schedule having a clear title.

Thus I verified all the documents in respect of the above property and found that the above person having a clear title.

Hence this report.


C.G.Kothari
Advocate