CHALLAN

MTR Form Number-6

GRN	MH009328857201920E	BARCODE		Date	10/12/2019-13:37:14	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	AKN_HQR SUB REGISTRAR AKOLA 1	**Full Name**	ADVOCATE SAGAR P MAHAJAN
Location	AKOLA		
Year	2019-2020 From 01/01/1990 To 09/12/2019	**Flat/Block No. Premises/Building**	AKOLA
Account Head Details	**Amount In Rs.**	**Road/Street**	AKOLA
0030072201 SEARCH FEE	750.00	**Area/Locality**	AKOLA
		Town/City/District	
		PIN	4 4 4 0 0 5
		Remarks (If Any)	MOUJE AKOLA NAZUL SHEET NO. 75-C NAZUL PLOT NO. 11/1 AREA 976.4 SQ.MTR.
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019121013218	243915814
Cheque/DD No.		Bank Date	RBI Date	10/12/2019-13:37:50	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822923904

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 10-12-2019 01:37:57

Sagar P. Mahajan
Advocate
B.COM, LL.B, D.T.L, LL.M

Address : Shop No, S-3 Maa Amba Apartment, Opp. Birla Ram mandir Jatharpeth Akola
Mobile no. 9822923904

Date : 10/12/2019

TITLE VERIFICATION AND SEARCH REPORT

Subject:- Title verification and Search report pertaining to the properly belonging to Shri. Tansukh Himmatlal Parekh and others R/o Nanabhai plot Akola Tq. Dist. Akola bearing Nazul sheet no. 75-C Nazul plot no. 11/1 plot area admeasuring 976.4 Sq.mtr. i.e. 10500 Sq.fit. plot with construction thereon of Mouje Akola Tq. Dist. Akola. Within the limits of Akola Municipal Corporation the area popularly known as Divekar Chouk Akola.

Sir,

Shri. Tansukh Himmatlal Parekh and others family members R/o Nanabhai plot Akola Tq. Dist. Akola was approach to me for title verification and search report they came with the Xerox copies of the document pertaining to the above referred property and requested for verification of their title in respect of the same plot on perusal of the document it seems that originally Nazul sheet no. 75-C Nazul plot no. 11/1 plot area admeasuring 976.4 Sq.mtr. i.e. 10500 Sq.fit. plot of Mouje Akola Tq. Dist. Akola. Within the limits of Akola Municipal Corporation was owned and possessed by Narayan Ragho Pande since long.

1. Thereafter Narayan Ragho Pande who died on 04-03-1978, thereafter being a legal heir of deceased Narayan Pande, property has been inherited by legal heirs of Narayan Pande by name Dattatraya Narayan Pande, Prabhakar Narayan Pande and Anjali Prabhakar Kulkarni. Thereafter, Prabhakar Narayan Pande had died, therefore the name of Vimalabai Prabhakar Pande and Sanju Prabhakar Pande and Pooja Pradip Puranik recorded as an owner of the property in the Ferfarpatrak by recording entry bearing Ferfar No. 393. Considering all these entries, on 03-07-1980 Dattatraya Pande and Anjali Kulkarni alognwith Vimalabai Pande, Sanju Pande and Pooja Puranik become

the owner of the property as a joint family property. Therefore, all those having 1/5th undivided share in the property.

2. Thereafter all these 5 joint owner sale out their undivided 1/5th share to the respective purchaser as such as per sale deed 8/1/1987 to Avinash Manoharlal Tarpe, Mohd. Abdul Rafik Shaikh Nijam, Nitin Manoharlal Pinjarkar, Smt. Kanija Fatima Ajijur Raheman and Sau. Mangala Pinjarkar purchased 1/5th undivided share of the said property. As per sale deed no. 64/87, 67/87, 57/87, 66/87, 70/87.

3. Thereafter Smt. Kanija Fatima Ajijur Raheman sold Western side undivided 1/5th share to Shri. Tansukh Himmatlal Parekh and Shri. Lalitkumar Himmatlal Parekh on dtd. 12/6/1990 vide regd. document no.1611/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 38000/-

4. Thereafter Sau. Mangala Manoharrao Pinjarkar sold Western side undivided 1/5th share to Shri. Tansukh Himmatlal Parekh and Shri. Sanjaykumar Sureshkumar Parekh on dtd. 12/6/1990 vide regd. document no.1613/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 38000/-

5. Thereafter Avinash Manoharlal Tarpe sold Western side undivided 1/5th share to Shri. Tansukh Himmatlal Parekh on dtd. 12/6/1990 vide regd. document no.1612/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 38000/-

6. Thereafter Mohd. Abdul Rafik Shaikh Nijam sold Western side undivided 1/5th share to Shri. Tansukh Himmatlal Parekh and Shri. Sureshkumar Himmatlal Parekh on dtd. 12/6/1990 vide regd. document no.1615/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 38000/-

7. Thereafter Nitin Manoharlal Pinjarkar sold Western side undivided 1/5th share to Shri. Tansukh Himmatlal Parekh and Shri. Pradip Vinodrai Parekh on dtd. 12/6/1990 vide regd. document no.1614/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 38000/-

8. Thereafter Smt. Kanija Fatima Ajijur Raheman sold Eastern side undivided 1/5th share admeasuring 1000 Sq.fit. plot to Sau. Padma Tansukh Parekh on dtd. 16/8/1990 vide regd. document no.2413/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 20000/-

9. Thereafter Sau. Mangala Manoharrao Pinjarkar sold Eastern side undivided 1/5th share admeasuring 1000 Sq.fit. plot to Kanaklata Lalitkumar Parekh on dtd. 16/8/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 20000/-

10. Thereafter Avinash Manoharlal Tarpe sold Eastern side undivided 1/5th share admeasuring 1000 Sq.fit. plot to Sau. Bharti Suresh Parekh on dtd. 16/8/1990 vide regd. document no.2412/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 20000/-

11. Thereafter Mohd. Abdul Rafik Shaikh Nijam sold Eastern side undivided 1/5th share admeasuring 1000 Sq.fit. plot to Jagruti Pradipkumar Parekh on dtd. 16/8/1990 vide regd. document no.2414/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 20000/-

12. Thereafter Nitin Manoharlal Pinjarkar sold Eastern side undivided 1/5th share admeasuring 1000 Sq.fit. plot to Sau. Nalini Vinodrai Parekh on dtd. 16/8/1990 vide regd. document no.2410/1990 before Sub Registrar Office, Akola Tq. Dist. Akola for the valuable consideration of Rs. 20000/-

13. Thereafter all the family members of the Parekh family registered one power of attorney in favor Shri. Tansukh Himmatlal Parekh on dtd. 2748/1997 on dtd. 25/6/1997 before Sub Registrar Office, Akola Tq. Dist. Akola.

14. Thereafter Shri. Tansukh Himmatlal Parekh and others family members filed application before Akola municipal corporation for granting necessary permission for the construction over the plot and Akola municipal corporation granted necessary permission in case no. 14/190/2013-14 on dtd. 15/12/2014. And for development and construction Shri. Tansukh Himmatlal Parekh and others family members contract development agreement with Shri. Manoj Dilip Sakharkar (HUF) and he started the development and construction to the above mention plot. And after complication of the construction the building known as "Vrushank Park".

15. Thereafter Shri. Tansukh Himmatlal Parekh and others family members applied before Hon'ble SDO Akola for regulised the B tenure property and permission for sale of commercial cum residential society i.e. flats and shops in "Vrushank Park" and Hon'ble SDO Akola regulised the property and granted the permission for sale on dtd. 1/7/2019 in case no. LND/Akola/Regulised/ Sale permission/ 27/2018-19.

16. Thereafter Shri. Tansukh Himmatlal Parekh and other family members regd. The deed of declaration of the building on dtd. 18/9/2019 vide regd. document no.3508/2019 before Sub Registrar Office, Akola Tq. Dist. Akola.

17. That Shri. Tansukh Himmatlal Parekh and other family members became the absolute owner of the property as such the entire link in the flow of title has been properly established.

18. I have perused Property card, tax receipt, POA, Development agreement, DOD, SDO order, all sale deeds, sanction building map, commencement certificate, record of mutation, which is also mutate time to time as per transaction. That Tansukh

Himmatlal Parekh has sworned an affidavit before Executive Magistrate Akola wherein they have stated that they are in the possession of the property and they have not created any encumbrance over the property.

19. I have also personally taken the inspection of index II Registrar for the year 1990 to 2019 for last 30 years pertaining to the property described below on 10/12/2019 and receipt showing the payment of inspection fee at Sub Registrar Office, Akola bearing no. **MH009328857201920E** is annexed herewith. I may mention here that in the office of Sub Registrar Akola registers are not maintained properly and some of the pages are missing and some of the pages are in torn condition, some of the pages are not visible. And also the problem of software. On perusal above referred documents, I found that Shri. Tansukh Himmatlal Parekh and other family members became the absolute owner of the property described below.

DESCRIPTION OF PROPERTY

Mouje Malkapur Tq. Dist. Akola. within the limits of Akola Municipal corporation Akola Bearing Nazul sheet no. 75-C Nazul plot no. 11/1 plot area admeasuring 976.4 Sq.mtr. i.e. 10500 Sq.fit. plot with construction thereon the area popularly known as Divekar Chouk Akola the said property is bounded by –

To the East	-	Service line
To the West	-	Main road
To the North	-	Plot of Shri Raut
To the south	-	House of Shri. Naik

Hence this title verification and search report.

Place: Akola

Date: 10/12/2019

dt 10/12/2019.

Sagar P. Mahajan
Advocate, Akola
Adv. Sagar P. Mahajan
Reg. No. MAH/1553/2002
Shop No. S3, Maa Amba Apartment
Opp. Birla Ram Mandir,
Jatharpeth, AKOLA