Ulhas Kamalakar Kavishwar
B.Sc., LL.B.
Advocate
"Dnyanjyoti", 19, Khedkar Nagar, Behind Madhuri Building, Akola. Ph.No. 2456770

Date 18/11/2019

To,

Whomsoever it is concerned

Subject: Title Verification and Search Report

Having been engaged Shri Satish Tulshiramji Dhanokar R/o Raut Wadi, Akola, Tq and Dist. Akola for preparation of title verification and search report of the property described here-below I Adv. Ulhas Kamalakar Kavishwar, do hereby submit title verification and search report as under: -

I) DOCUMENTS PLACED BEFORE ME FOR THE SCRUTINY:

I have been handed copies of the following documents:-

1) Copy of sale deed dated 14/10/1985 bearing No 6490 executed by Shri Jaysing Bahvaji Bhai Bhatiya in favour Shri Shirkant Moreshwar Vaidya
2) Registered Deed of declaration dated 26/8/2019 bearing No 3326 executed by Shri Shrikant Moreshwar Vaidya in favour of Shri Satish Tulshiramji Dhanokar.
3) Registered P.O.A executed by Shri Shrikant Moreshwar Vaidya in favour of Shri Satish Tulshiramji Dhanokar bearing No 3327 dated 26/8/2019
4) Certified copy of Mutation entry.
5) Certified copy of N.A Order
6) Sanction Plan dated 31/8/2019 , sanction by Akola Municipal Corporation, Akola

II) FLOW OF THE TITLE OF PROPERTY (HISTORY OF TITLE)

That the documents placed before me reflects that initially prior to 1986 Shri Shrikant Moreswar Vaidya became the owner of the plot bearing No. 3 arising out of S. No. 19/2 of Mouja Malkapur, TQ AND Dist. Akola ,by virtue of registered sale deed dated 14/10/1985 bearing No 6490 and in pursuance to the said sale deed name of Shri Shrikant Moreshwar Vaidya came to be mutated in revenue record.

That thereafter Shri Shrikant Moreshwar Vaidya executed deed of development in favour of Shri Satish Tulshiram Dhanokar vide document bearing No 3326 dated 26/8/2019

That thereafter Shri Shrikant Moreshwar Vaidya executed registered power of attorney in favour of Shri Satish Tulshiram Dhanokar vide document bearing No 3327 dated 26/8/2019

That thereafter 31/8/2019 Akola Muncipal Corporation granted permission for construction of apartment and as such the entire flow of link is established.

III) I have to state that I have taken search of index II for a period of 30 years and the receipt is enclosed herewith. During the search I had not found any mortgage on the aforesaid property. Further I had verified that the property is not under acquisition or litigation.

IV) I suggest the applicant to get the deed of declaration registered and thereafter only sale deed be executed.

IV) In result I have to state that, on the basis of available search the property is free from any encumbrances and title of owner Shri Shrikant Moreshwar Vaidya is clear and marketable. I further state

that if the prospective purchaser; purchases any flat from Shri Shrikant Moreshwar Vaidya and Shri Satish Dhanokar they would get right title and interest in the flat.

Hence this title verification and search report.

Yours faithfully

(ADV. U.K.KAVISHWAR)

Schedule I

Lay out plot No. 3 out of S. No. 19/2 curved out of N.A. Case No NAP 53/2/70-71 decided ON 19/2/1973 of Mouja Malakpur Tq Dist Akola, the area of plot is admeasuring 334.451 Sq.Mtrs, the measurement of Plot are as under East – West 21.95 Mtrs, North South 15.24 Sq Mtrs , the area of plot is admeasuring 334.451 Sq Mts. The boundaries of plot are as under:-

To East	**: 12 Fts Wide Service Lane**
To West	**: 30 Fts Wide Road**
To North	**: Lay out Plot No.2**
To South	**: Lay out Plot No.4**

(ADV. U.K.KAVISHWAR)

Adv. Ulhas Kamlakar Kavishwar
B.Sc. LL.B
Khedkar Nagar Akola

CHALLAN

MTR Form Number-6

GRN	MH008436325201920E	BARCODE		Date	18/11/2019-12:45:11	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	ADV U K KAVISHWAR
Location	AKOLA		
Year	2019-2020 One Time	Flat/Block No.	DNYANAJYOTI
		Premises/Building	
Road/Street	KHEDKAR NAGAR		
Area/Locality	AKOLA		
Town/City/District			
PIN	4 4 4 0 0 5		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

13 Yr Search from 2007 to 2019 Mouje Malkapur Dist Akola Sy no 19/2

Sheet No 55 Layout Pl No 3

Amount in Words	Three Hundred Twenty Five Rupees Only

Payment Details	BANK OF MAHARASHTRA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02300042019111877800	002983273
Bank Date	RBI Date	18/11/2019-12:46:03	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9860458201

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 नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 18-11-2019 12:45:58