SUNIL A. BONDRE
Advocate

R/o. 9/5 VHB Colony, Gourkshan Road Akola, Tq. & Dist. Akola.
Mobile No. 9922646040.
Email- bondresunil@gmail.com

Date :- 31.1.2020

To,

Whom so ever it may concern

TITLE VERIFICATION AND SEARCH REPORT

Sir,

On the request of AARC Constructionss through it's Partners Shri. Avinash Mohanrao Raut R/o. Ganesh Nagar Kaulkhed Akola & Shri. Anurag Shriram Agrawal R/o. Ranpise Nagar Akola for preparing search and title verification report in respect of the following property. The detail of said property is given below and upon perusal of all the documents concern of property, enquiry and instruction, I Sunil A. Bondre Advocate do here by submitting the title verification & Search Report, which is as under:-

1. **Schedule of the property:**

The Layout plot no. 69 which is situated at Mouje Malkapur Pra. Ta. Ji. R. S. D. R. D. Akola within the area of Municipal Corporation Akola, Tq & Dist. Akola, having Field Survey No. 28/1, that layout plot no. 69 total admeasuring 5000 Sq. Ft. (464.5 Sq. Mtrs.) the said plot is bounded as under.

On the East	-	Layout Plot no. 68
On the West	-	Layout Plot no. 70
On the North	-	Service Lane
On the South	-	9 Mtr. Wide Road

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2. **List of Documents**

I have perused all the documents placed before me i.e

(1) Registered Gift Deed No. 1438/1986 executed by Smt. Parvatabai Mahadeorao Gulhane in favor of Vijay Prabhakar Gulhane on dated 27/5/1986 before Sub Registrar Akola.

(2) Registered Sale Deed No. 472/1987 executed by Vijay Prabhakar Gulhane in favor of Sunil Chandratan Jangid on dated 18/2/1987 before Sub Registrar Akola.

(3) Registered Sale Deed No. 100/1989 executed by Sunil Chandratan Jangid in favor of 1. Sushilkumar Khubchand Shroff 2. Mahendrakumar Jayabhai Patel 3. Narendrakumar Ambadas Saraf 4. Gopar Prabhudayal Bagdiya on dated 12/1/1989 before Sub Registrar Akola.

(4) Registered Sale Deed No. 3621/2010 executed by 1. Sushilkumar Khubchand Shroff 2. Mahendrakumar Jayabhai Patel 3. Narendrakumar Ambadas Saraf 4. Gopar Prabhudayal Bagdiya in favor of 1. Avinash Mohanrao Raut (25% share) 2. Ravindra Praladrao Tale (25% share) 3. Pramod Devrajji Agrawal (50 % share) on dated 20/9/2010 before Sub Registrar Akola.

(5) Registered Sale Deed No. 219/2020 executed by 1. Pramod Devrajji Tale 2. Ravindra Praladrao Tale in favor of AARC Constructions through its partners 1. Avinash Mohanrao Raut 2. Anurag Shriram Agrawal on dated 20/1/2020 before Sub Registrar Akola.

(6) Layout order Rev. Case No. 62/II/62-63 of Malpapur on dated 28/8/19644.

(7) Copy of Ferfar

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3. **HISTORY OF THE SCHEDULE PROPERTY**

That, after verifying the documents from the revenue record and getting instruction from the client, the history of the property, which shows the chain of flow of title is that, Shri Gangadhar Mulchand Agrawal R/o. Akola is original owner of Field Survey No. 28/2 of Mouje Malkapur & he has applied for converting the said land into non-agricultural purpose. Accordingly, the order is passed by Sub-Divisional Officer Akola in Rev. Case No. 62/II/62-63 of Malkapur on 28- August 1964. That as per the said order there are 75 plots enumerated. That the said plot no. 69 has been purchased by Pushpalkaur Harpalsing Shethi. There after Madhukar Mahadeo Gulhane purchased the said plot no. 69 in the year 1970 from said Pushpalkaur Harpalsing Shethi. Thereafter as per will deed of Madhukar Mahadeo Gulhane his mother Smt. Parvatabai Mhadeo Gulhane become absolute owner of the said plot after death her son. There after Parvatabai Mhadeo Gulhane executed registered Gift Deed bearing no. 1438/86 on dated 27/5/1986 thereby she has transferred the said plot no. 69 to her grandson namely Vijay Prabhakar Gulhane as such he has become absolute owner of the said plot. Thereafter Vijay Prabhakar Gulhane has executed sale deed no. 472/87 on dated 18/2/1987 and thereby he has transferred the said plot no. 69 to Sunil Chandratan Jangid as such he has become absolute owner of the said plot. Thereafter Sunil Chandratan Jangid has executed sale deed no. 100/ 1989 on dated 12/1/1989 and thereby he has transferred the said plot no. 69 to four person namely 1) Sushilkumar Khubchand Shroff, 2) Mahendrakumar Jayabhai Patel 3) Narendrakumar Ambadas Shroff 4) Gopal Prabhudayal Bagdiya as such these person become absolute owner of the said plot. Thereafter 1) Sushilkumar Khubchand Shroff, 2) Mahendrakumar Jayabhai Patel 3) Narendrakumar Ambadas Saraf 4) Gopal Prabhudayal

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Bagdiya have executed sale deed no. 3621/ 2010 on dated 20/9/2010 and thereby these person have transferred the said plot no. 69 to three person namely 1. Avinash Mohanrao Raut (25% share) 2. Ravindra Praladrao Tale (S25% share) 3. Pramod Devrajji Agrawal (50% share) as such these person become absolute owner of the said plot. There after 1. Pramod Devrajji Agrawal (50% share) 2. Ravindra Praladrao Tale (25% share) has executed Sale Deed No. 219/2020 on dated 20/1/2020 before Sub Registrar Akola in favor of AARC Constructions through its partners 1. Avinash Mohanrao Raut 2. Anurag Shriram Agrawal as such both partner of AARC Constructions become absolute owner & possessor of the said plot in equal proportion.

4. On the basis of the document produced before me & upon personal Search from 1/1/2008 to 31/01/2020 of the concerned records available in sub- register office, Akola. I am of the opinion that, the title of the present owner i.e. AARC Constructions through its partners 1. Avinash Mohanrao Raut 2. Anurag Shriram Agrawal over the described property is clear title & free from all encumbrances. Hence, I come to the conclusion that above property has good title & free from all encumbrance and having good marketable & assessable value.

Hence this is report.

Adv. Sunil A. Bondre

Adv. Sunil A. Bondre
(B.Com., LL.B.)
9/5, V.H.B. Colony,
Gourakshan Road, AKOLA
Mob.: 9922646040

Encl: Original Receipt

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CHALLAN
MTR Form Number-6

GRN	MH011525793201920E	BARCODE	Date	31/01/2020-18:06:24	Form ID

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	AKN_HQR SUB REGISTRAR AKOLA 1
Location	AKOLA
Year	2019-2020 From 01/01/2008 To 31/01/2020

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

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	
Full Name	ADV SUNIL ARUN BONDRE
Flat/Block No. Premises/Building	AKOLA
Road/Street	AKOLA
Area/Locality Town/City/District	AKOLA
PIN	444001
Remarks (If Any)	MOUJE MALKAPUR F.S. NO. 28/1 LAYOUT PLOT NO. 69 AREA 5000 SQ.FT.
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572020013113565	CKM0838449
Bank Date	RBI Date	31/01/2020-18:24:07	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9922646040

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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