

Rajesh R. Karale
Advocate
B. Com. LLB.

Office /Residence,
Indira Colony, Dabki Raod,
AKOLA. Mob. 9850314838

To,

To whom soever it may concern

Respected Sir,

TITLE VERIFICATION AND SEARCH REPORT

I, undersigned R. R. Karale, Adv. Akola submitting the title verification and search report of

B. G. STEEL AND INFRA, THROUGH ITS PARTENER : - SHRI. MANOJ MOHANLAL BILALA,

in respect of property, which is described here under :-

1) DESCRIPTION OF THE PROPERTY

Mouje Akkalkot, Tq. & Dist. Akola within the jurisdiction of A. M. C. Akola* which is situated at northern side to the Akola-Balapur road bearing Field Survey No. 2/1 (Class of land-1) total admeasuring 3 H 81 R land.

OUT OF WHICH 1 H 11 R LAND

Which is bounded by :-

To the East :- Remaining field of Shantilal Ramzonal Bhati out of Survey No. 2/1. At present His Legal heirs,
To the West :- Layout of Kulsum Park,
To the North :- Plots of Bhagirath Wadi,
To the South :- Mini Bypass Akola-Balapur Road.

2) I have scrutinized the Original/Certified/Xerox copies of the following documents. Which are produce before me.

Sr. No.	Description of Documents	Date	Ori./Certi Xerox
1.	Registered Sale Deed (D. Sr. No. 6336)	30-12-2011	Original
2.	7/12 [S. No. 101/2/36] B. G. Infra.	03-03-2018	Certified
3.	Ferfar Patrak [615, Dt. 05-03-2012]	26-03-2012	Certified
4.	Gaon Namuna-9-A issued by Talathi	01-03-2018	Original
5.	Copy of Daily News Paper, Deshonnati	15-12-2011	Original

अॅड. राजेश ए. कराळे
श्री कॉमि., एलएलबी.
रजि. नं. मरा. / 2561/2000
इंदिरा कॉलनी, डाबकी रोड, अकोला
(M) 9850314838, 7588962738

6.	Receipt of Public Notice	15-12-2011	Original
7.	"C" Copy of Government Measurement	05-03-2013	Original
8.	Unregister Deed of Retirement-cu Partnership	15-05-2017	Original
9.	Affidavit of Pawan Pannalal Jain	04-04-2018	Original
10.	Instrument of Unregister Partnership Deed	01-04-2017	Original
11.	Instrument of Unregister Partnership Deed	13-01-2010	Original
12.	Instrument of Unregister Partnership Deed	19-09-2009	Original
13.	Certificate of Registration of Firm [Void Registration No. NG000003922]	20-04-2018	Original
14.	Register Partition Deed, [Doc. Sr. No. 35/1976]	03-01-1976	Certified
15.	Copy Ferfar Register [Namuna-F] [F. No. 64, Dt.11-12-1979]	15-03-2018	Certified
16.	Copy of crop statement [1977-78] Shantilal Bhati	18-04-1980	Xerox
17.	7/12 extract [Gat/S. No. 2/1] Shantilal Bhati	10-04-1989	Xerox
18.	Registered Sale Deed (D. Sr. No. 264)	22-01-1935	Xerox
19.	Consent Agreement	22-01-1935	Xerox
20.	Copy Ferfar Register [Namuna-F]	17-02-2018	Certified
21.	Copy of Record of right	15-03-2000	Xerox
22.	Copy of crop statement[1969-70] Ramgopal Bhati	06-07-1972	Xerox
23.	Copy of crop statement[1970-71] Ramgopal Bhati	06-07-1972	Xerox
24.	Copy of crop statement[1971-72] Ramgopal Bhati	06-07-1972	Xerox
25.	Plan of draft of development plan No. 61/200 of Akola (Original Limit) revised Pub-26 (1) of M. R. T. P. Act, 1966		Xerox
26.	Notification No. TPS. 2502/680/CR-129 (B)/2002/UD-30.	26-10-2004	Xerox
27.	Search Fee Receipt	04-05-2018	Original

3) So far as the flow of the title of the property in question :-

Initially, Laxminarayan Badridas Shrawgi was owner of the property situated At Mouje Akkalkot Tq. And Dist. Akola bearing Field Survey No. 2/2 admeasuring 16 Acre 38 Gunthas. There is mutation in record of right.

The certified copy of the record of right, Dt. 15-03-2000 is verified by me and returned to the previous owner of the property. I have attached the xerox copy of the record of right, Dt. 15-03-2000 herewith.

Thereafter, Laxminarayan Badridas Shrawgi had sold the property situated At Mouje Akkalkot Tq. And Dist. Akola bearing Field Survey No. 2/2 admeasuring 16 Acre 38 Gunthas to Ramgopal Bhagirath

अड. राजेश ए. कराळ
सी. वॉर्म, एलएल बी
रजि. नं. मुद्रा / 2561/2000
इंदिरा कॉलोनी, दादर रोड, अकोला
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Marwadi by registered Sale Deed Dt. 22-01-1935 vide doc. Sr. No. 264 for a consideration of Rs. 4,000/-.

The original copy of the registered Sale Deed, Dt. 22-01-1935 vide doc. Sr. No. 264 is produce before me. I seen and returned to the previous owner and the xerox copy of the registered Sale Deed, Dt. 22-01-1935 vide doc. Sr. No. 264 and the record of right, Dt. 15-03-2000 herewith.

Thereafter, the name of Ramgopal Bhagirath Marwadi had mutated in the register of record of right maintain by revenue officer of Akola on the basis of sale Deed Dt. 22-01-1935 as per ferfar No. 67, Dt. 15-05-1935.

The xerox copy of the record of right register, Dt. 15-03-2000 and 06-07-1972 and Copies of the Crop Statements of the years 1969-70, 1970-71, 1971-72 are produce before me. I seen is attached herewith.

Thereafter, there had been survey of inspection of land in the year 1975-76 and as per actual land (Jangam) situation field S/Gat No. 2/2 had been converted into field S/Gat No. 2/1 admeasuring 7 H 28 R land - N. A. 1 H 05 R land = 6 H 23 R land. There is mutation in revenue record as per Ferfar No. 63, Dt. 11-12-1979.

The certified copy of the copy of Ferfar register of Khalsa gaon [Namuna-"F"], Dt. 15-03-2018 and Copies of the Crop Statements of the years 1977-78 are produce before me. I seen is attached herewith.

Thereafter, Shantilal and his father Ramgopal Bhagirath Marwadi and mother Jamidabai had executed the register partition deed in between them on 03-01-1976 void 55/1976 and There is mutation in revenue record as per Ferfar No. 64, Dt. 11-12-1979, which reflect the partition and as per said partition Dt. 03-01-1976 Shatilal Ramgopal Bhati, R/o. Akola became owner of the field S/Gat No. 2/1 admeasuring 7 H 28 R land- N. A. 1 H 05 R land = 6 H 23 R land.

The certified copy of the register partition deed, Dt. 03-01-1976 void Doc. Sr. No. 55/1976 and Ferfar register of Khalsa gaon [Namuna- "F"] Dt. 15-03-2018 and Copies of the Crop Statements of the years 1977-78 are produce before me. I have seen and attached herewith.

Thereafter, out of the field S/Gat No. 2/1

Total admeasuring	7 H 28 R land
N. A.	- 1 H 05 R land
In the road	- 1 H 06 R land
=	5 H 17 R land

Shantilal Ramgopal Bhati, R/o. Akola had become owner of the field S/Gat No. 2/1 admeasuring 5 H 17 R land. There is mutation in 7/12 of years 1987-88. The xerox copy of the 7/12, Dt. 10-04-1989 is produce before me. I have seen and attached herewith.

Thereafter, Government had reserved for S. T. Stand and Parking the some land out of the Field Survey No. 2 of the property situated at mouje

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सी.के.एम., एलएल.बी.
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Akkalkot, Tq. and Dist. Akola as per site No. 29 and 30 of plan of draft of development plan No. 61/2000 of Akola (Original Limit) revised Pub-26 (1) of M. R. T. P. Act, 1966.

Thereafter, the Government had deleted the reservation as per Plan No. 08-2006 for S. T. Stand and Parking and included the same land in **Residential** as per sanctioned vide urban development-Department's Notification No. TPS. 2502/680/CR-129 (B)/2002/UD-30, Dated 26-October-2004.

The certified copies of the Plan No. 61/2000 and Plan No. 08/2006 and copy of the Notification of Government of Maharashtra Urban Development Department Mantralaya, Mumbai-400032, Dated 26-October-2004 are produce before me. I seen and attached herewith.

Thereafter, Shantilal Ramgopal Bhati had sold the property described in para No. 1 to B. G. Steel and Infra through its Partner :- Shri. Manoj Mohanlal Bilala by registered Sale Deed Dt. 30-12-2011 vide doc. Sr. No. 6336 for a consideration of Rs. 2,20,40,000/- and the same is executed before Sub-Register Class-2 No. 3, Akola. The original copy of the registered sale deed 30-12-2011 vide doc. Sr. No. 6336 is produce before me. I seen and attached herewith.

That, B. G. Steel and Infra through its Partner :- Shri. Manoj Mohanlal Bilala thorough his advocate Shri. Paresh N. Solanki has given public notice in daily news paper Deshonnati on 15-12-2011 calling objection in respect of property described in para no. 1 before purchasing the above property and within limitation no any objection was received. Hence registered Sale Deed Dt. 30-12-2011 has been executed. The original copy of the daily news paper Deshonnati, 15-12-2011 is produce before me. I seen and attached herewith.

Thereafter, A certified entry in the register of mutations was taken in revenue record as per Ferfar No. 615 on Dt. 05-03-2012 in the name of B. G. Steel and Infra, Akola through its Partner :- Shri. Manoj Mohanlal Bilala. The certified copy of the mutation register [Ferfar Patrak] Dt. 26-03-2012, 7/12, Dt. 28-12-2017 and Gaon Namuna-9-A, Dt. 01-03-2018 are produce before me. I have seen and attached herewith.

That, B. G. Steel and Infra of Akola is unregister partnership firm and was constituted on 19-September-2009 and 1) Shri. Sanjay Pannalal Jain (Godha), 2) Shri. Aashishkumar Shripal Bilala, 3) Shri. Manojkumar Mohanlal Bilala, 4) Shri. Pawan Pannalal Jain were partners of the said firm. The original copy of the Instrument of partnership, Dt. 19-Sept.-2009 is produce before me. I have seen and attached herewith.

Thereafter, 1) Shri. Sanjay Pannalal Jain (Godha), 2) Shri. Aashishkumar Shripal Bilala had retired on 13th Day of Jan. 2010 from the partnership w. e. f. 19-09-2009 and a such there is a change in constitution of the firm w. e. f. 13th Jan. 2010. Whereas, 1) Shri. Manojkumar Mohanlal Bilala, 2) Shri. Pawan Pannalal Jain hitherto have constituted a partnership

डॉ. राजेश ए. कराड
सी. सी. ए. ए. ए. ए. ए.
पं. नं. २५६१/२०००
हॉटेला जॉइन्ट, हावेली रोड, अकोला
(M) 9850314838, 7588962735

under the name and style of M/S. B. G. STEEL AND INFRA, OF AKOLA, on the terms and conditions agreed upon w. e. f. 19th -sept, -2009. The original copy of the unregistered Instrument of partnership, Dt. 13-January-2010 is produce before me, I have seen and attached herewith.

Thereafter, 1) Shri. Manojkumar Mohanlal Bilala, 2) Shri. Pawan Pannalal Jain were hitherto have constituted a partnership under the name and style of M/S. B. G. STEEL AND INFRA, OF AKOLA, on the terms and conditions agreed upon w. e. f. 13th -January -2010 and change in constitution and whereas, the party No. 3 Sua. Dimple Manoj Bilala has admitted as a partner to the partnership firm by this instrument of partnership on this 1st day of april,-2017, the partnership with effect from 01-04-2017 and as such there is change in constitution of the firm with effect from 01-04-2017. The original copy of the unregistor Instrument of partnership, Dt. 1st -April.-2017 is produce before me. I have seen and attached herewith.

Thereafter, 1) Shri. Manojkumar Mohanlal Bilala, 2) Sua. Dimple Manoj Bilala, 3) Shri. Pawan Pannalal Jain (Godha) were hitherto have constituted a partnership under the name and style of M/S. B. G. STEEL AND INFRA, OF AKOLA, on the terms and conditions agreed upon w. e. f. Dt. 1st -April-2017 and change in constitution and whereas, the party No. 3 Shri. Pawan Pannalal Jain (Godha) has retired from the partnership firm by this unregistor instrument of Deed of Retirement, Dt. 15th -of May, -2017 and henceforth, the partnership shall be of party No. 1 and Party No. 2 as continuing partners from 15-05-2017 and unregistor DEED OF RETIREMENT-CUM-PARTNERSHIP, DT. 15-of May-2017 **as per condition No. 9 Settlement of Account** :- That, the Continuing Partners, i.e. Party No. 1 and 2 shall pay and the retiring partner i.e. party No. 3 Shri. Pawan Pannalal Jain (Godha) shall accept the amount standing to his credit in his personal account of the firm. Which is Rs. 55,66,272/- (Rupees Fifty-five lakh sixty-six thousand two hundred and seventy two only on 15-05-2017) along with interest at the rate of 15% per annum till actual payment. This payment shall be toward full and final satisfaction of share, right, and interest of the retiring partner in the firm and the full payment along with interest of Rs. 61,55,077/- was made on 27-02-2018 to party No. 3 Shri. Pawan Pannalal Jain (Godha). The original unregistor copy of the DEED OF RETIREMENT-CUM-PARTNERSHIP, DT. 15-of May-2017 is produce before me. I have seen and attached herewith.

Thereafter, Shri. Pawan Pannalal Jain (Godha) has given affidavit, Dt. 04-04-2018 that, :-

I have received full and final satisfaction of share, right, and interest as a retiring partner in the firm and the full payment along with interest of Rs. 61,55,077/- (Sixty One Lakh Fifty Five Thousands and Seventy Seven) by chq no 005925 of Sundarlal Saoji Urban Cooperative bank on 27-02-2018, by the continuing Partners Shri. Manoj Mohanlal Bilala and Dimple Manoj Bilala.

अॅड. राजेश रा. कराळे
बी.कॉम., एल.एल.बी.
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इंदिरा कॉलोनी, डाबरी रोड, अकोला
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I have retired from the partnership firm by unregistered instrument of Deed of Retirement-Cum-Partnership, Dt. 15th -of May, -2017. Hence I have no any right, title, interest in the property of the firm and there is no obligation on the firm. That the continuing partners have every right, title, interest of the property of the firm.

The property described in para No. 1 is owned and possessed by B. G. Steel and Infra through its Partners :- Shri. Manoj Mohanlal Bilala and Dimple Manoj Bilala.

Thereafter, B. G. Steel and Infra through its Partner :- Shri. Manoj Mohanlal Bilala was applied for measurement of the property described in para No. 1 before officer Nazul office, Akola as per Measurement register No. 293, Dt. 05-03-2013 and as per measurement sheet "C" Copy issued by officer, Nazul office, Akola. The area of Field Gat No. 2/1 Admeasuring 1 H. 10 R land is in the possession of B. G. Steel and Infra through its Partner :- Shri. Manoj Mohanlal Bilala. The original copy of the measurement sheet "C" Copy, Dt. 05-03-2013 is produce before me, I have seen and attached herewith.

Thereafter, B. G. Steel and Infra through its Partner :- Shri. Manoj Mohanlal Bilala applied on 07-04-2018 before The Assistant Registrar of Farms, Nagpur and the firm is registered and the said authority issued Certificate of Registration with No. NG000003922, Dt. 20-04-2018 to him. The original copy of the Certificate of Registration with No. NG000003922, Dt. 20-04-2018 is produce before me, I have seen and attached herewith.

As such the entire link in the flow of title of the property has been properly established.

4) I have taken search of computerized record maintained by sub registrar office, Akola for last 30 years by paying necessary search fees and original receipt Dt. 04-05-2018 enclosed herewith.

5) That, B. G. Steel and Infra through its Partner :- Shri. Manoj Mohanlal Bilala became owner property described in para no. 1 by registered Sale Deed Dt. 30-12-2011 vide doc. Sr. No. 6336 for a consideration of Rs. 2,20,40,000/-.

6) I certify that, B. G. Steel and Infra through its Partners :- Shri. Manoj Mohanlal Bilala and Dimple Manoj Bilala have clear, marketable and valid title over the property described in para no. 1.

Hence this report.

Akola
Dt. 04-05-2018


अॅड. राजेश रा. कराळे
वी कॉम, एलएलबी
रजि नं. महा. / 2561/2000
इंदिरा कॉलनी, डाबकी रोड, अकोला
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CERTIFICATE

I certify that, B. G. Steel and Infra through its Partner: - Shri. Manoj Mohanlal Bilala had purchased by registered Sale Deed Dt. 30-12-2011 vide doc. Sr. No. 6336 for a consideration of Rs. 2,20,40,000/- of the property situated at Mouje Akkalkot, Tq. & Dist. Akola within the jurisdiction of A. M. C. Akola which is situated at northern side to the Akola-Balapur road bearing Field Survey No. 2/1 (Class of land-I) total admeasuring 3 H 81 R land.

OUT OF WHICH 1 H 11 R LAND.

Which is bounded by :-

To the East	:-	Remaining field of Shantilal Ramgopal Bhati out of Survey No. 2/1. At present His Legal heirs,
To the West	:-	Layout of Kulsum Park,
To the North	:-	Plots of Bhagirath Wadi,
To the South	:-	Mini Bypass Akola-Balapur Road.

B. G. Steel and Infra through its Partners :- Shri. Manoj Mohanlal Bilala and Dimple Manoj Bilala have clear, marketable and valid title over the property described in para no. 1 and there is no encumbrance over the property in question.

AKOLA

Dt. 04-05-2018


अॅड. राजेश ह. खरडे
 सी. कॉम., एलएल.बी.
 रजि.नं. महा. / 2561/2000
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CHALLAN

MTR Form Number-6

GLEN : MH001183312201819E		BARCODE 		Date : 04/05/2018-10:18:41		Form ID	
Department : Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment : Other Items				PAN No.(If Applicable)			
Office Name : AKG3_JT AKOLA NO 3 SUB REGISTRAR				Full Name		Adv Rajesh Ramdas Korad	
Location : AT LA							
Year : 2018-2019 From: 01/01/1985 To: 04/05/2018				Flat/Block No.		Indira Colony	
Account Head Details			Amount in Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street : Datta Road		
					Area/Locality : Akola		
					Town/City/District		
					Pin : 444002		
			Remarks (If Any)				
			Mouja Akkalkot Tq and Dist Akola Field Survey No 201				
Total			750.00		Amount in Words : Seven Hundred Fifty Rupees Only		
Payment Details : CORPORATION BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank C/N		Ref No.	
				03902302018050400033		R504052018350523	
Cheque/DD No.				Bank Date		RBI Date	
				04/05/2018-10:19:00		Not Verified with RBI	
Name of Bank				Bank Branch		CORPORATION BANK	
Name of Branch				Scrub No. / Date		Not Verified with Scrub	

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