

SAURABH S. SARDA Adv.

Mob. 94236-50505/90116-50505 E-mail : adv.sssarda@gmail.com

Off - Shop-3, 1st Floor, AMC Commercial Complex, Ratanlal Plot, Akola
Off - 503, Orchid Building, Garden Enclave, Ganesh Peth near Bus Stand, Nagpur

Ref No. 62 /2019

Date : 08/06/2019

TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

1. On the request of Shri Sushilkumar Ratanlal Khowal Karta of Sushilkumar Ratanlal Khowal (HUF), aged about 58 years, Occp - Business, R/o New Radhakisan Plot, Akola tq. & Dist. Akola & Shri. Sanjay Purushottam Agrawal, aged about 58 years, occp - Business, R/o Near State Bank of India Ramdaspath Branch, Ramdaspath, Akola tq. & Dist. Akola this title verification and search report is issued in respect of the immoveable property described in detail in the schedule of immoveable property hereunder:

SCHEDULE OF IMMOVABLE PROPERTY

(a) All that piece and parcel of the land situated at Mouza Umarkhed, tq. & Dist. Akola within the limits of Akola Municipal Corporation in the area popularly known as Gaurakshan Road, Akola bearing Field Survey no. 10+11 which is converted to N.A. used vide order dt. 30/09/1971 passed by Hon'ble S.D.O. Akola in Rev. Case No. 13/2/60-61, out of this Layout Plot No. 59 which has Nazul Plot No. 6/1, 7/1, 12, 13, 14/50, Nazul Sheet No. 68/80 admeasuring 979.37 sq. mtrs. (10542sq. fts.) which is surrounded from

East	-	Layout Plot No. 60
West	-	Layout Road,
North	-	12 Fts Service Lane
South	-	Govt. Road (Gaurakshan Road)

(hereinafter for the sake of convenience referred to as "Property A")

(b) All that piece and parcel of the land situated at Mouza Umarkhed, tq. & Dist. Akola within the limits of Akola Municipal Corporation in the area popularly known as Gaurakshan Road, Akola bearing Field Survey no. 10+11 which is converted to N.A. used vide order dt. 30/09/1971 passed by Hon'ble S.D.O. Akola in Rev. Case No. 13/2/60-61, out of this Layout Plot No. 60 which has Nazul Plot No. 6/1, 7/1,

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12, 13, 14/49 Nazul Sheet No. 68/80 admeasuring 937.3 sq. mtrs.
(10089 sq. fts.) which is surrounded from

East	-	Layout Plot No. 61 (Shri. Biyani),
West	-	Layout Plot No. 59,
North	-	12 Fts Service Lane
South	-	Govt. Road (Gaurakshan Road)

(hereinafter for the sake of convenience referred to as "Property B")

2. That as per the documents & information supplied and made available to me i.e. Copy of Regd. Sale Deeds, Copy of Property Cards, Copy of Mutation Entries, Copy of N.A. Order & Map, etc. I have taken search in respect of the above Said Properties and on the verification of Index-II Register in the Office of Sub-Registrar, Akola & the Revenue Record, I found the following chain of transactions -

3. That originally Said Property was owned by Shri. Vishnu Radhakisan Toshniwal. That Mr. Vishnu Radhakisan Toshniwal was owner of Field Survey No. 10 and 11 of Mouja Umerkhed, Tq. & Dist. Akola. That Mr. Vishnu Radhakisan Toshniwal applied with Sub-Divisional Officer, Akola in Rev. Case. No. 13/2/1960-61 for converting Field Survey No. 10 and 11 in to Non-Agricultural Use. Accordingly, vide Order dt. 30/09/1971 passed by Learned Sub-Divisional Officer, Akola the said land was converted to Non-Agricultural Use.

TRANSACTIONS IN RESPECT OF 'PROPERTY A'

4. That Shri. Vishnu Radhakisan Toshniwal vide Regd. Sale Deed dt. 12/11/1974 bearing Regd. Doc. No. 6659/1974 transferred Property A to Shri. Dhirajlal Narsidas Kariya and Ramniklal Kanji Ganatra. Thereafter the said Property A was purchased by Dr. Sau. Taradevi Nandkishor Maheshwari vide Regd. Sale Deed dt. 11/07/1979 bearing Regd. Doc. No. 5285/1979. Lateron said Property A was Transferred by Dr. Taradevi Nandkishor Maheshwari in favor of Mr. Varun Vinodkumar Toshniwal vide Regd. Sale Deed dt. 04/08/2011 bearing Regd. Doc. No. 4525/2011.

5. Thereafter Shri. Varun Vinodkumar Toshniwal sold the said 'Property A' to Shri. Viplav Gopichand Bajoriya (20%), Shri. Sushilkumar Ratanlal Khawal HUF (30%), Shri. Sanjay Purushottam Agrawal (20%) and Shri.

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Jagdish Jesaram Gurbani (30%) vide Regd. Sale Deed dt. 02/04/2013 bearing Regd. Doc. No. 1704/2013.

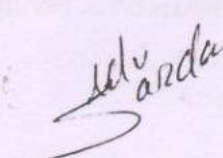
6. Later Shri. Jagdish Jesaram Gurbani transferred his 30% share in Property A in favor of Shri. Gopichand Radhakisan Bajoriya (20%) and Sushilkumar Ratanlalji Khowal HUF (10%) vide Regd. Sale Deed dt. 19/10/2015 vide Regd. Doc. No. 2593/2015.

7. Later Shri. Gopichand Radhakisan Bajoriya and Shri. Viplove Gopichand Bajoriya sold their respective 20% shares in Property A to Sushilkumar Ratanlal Khowal (HUF) vide Regd. Sale Deed dt. 19/10/2018 bearing Doc. No. 3501/2018. Accordingly, Sushilkumar Ratanlal Khowal (HUF) became owner of 80% share in Property A and remaining 20% is held by Shri. Sanjay Purushottam Agrawal. Presently the said Property A is held by Sushilkumar Ratanlal Khowal (HUF) (80%) and Shri. Sanjay Purushottam Agrawal 20%, Jointly.

TRANSACTIONS IN RESPECT OF 'PROPERTY B'

8. That Shri. Vishnu Radhakisan Toshniwal vide Regd. Sale Deed dt. 12/11/1974 bearing Regd. Doc. No. 6658/1974 transferred Property B to Shri. Gopaldas Narayandas Chouleyya, Girdharilal Jagdivandas Sadhwani and Brajlal Vitthaldas Sayani. Thereafter the said Property B was purchased by Dr. Nandkishor Kanhaiyalal Maheshwari vide Regd. Sale Deed dt. 11/07/1979 bearing Regd. Doc. No. 5286/1979. Later on said Property B was Transferred by Dr. Nandkishor Maheshwari in favor of Mr. Vinodkumar Shrivishnu Toshniwal vide Regd. Sale Deed dt. 04/08/2011 bearing Regd. Doc. No. 4524/2011.

9. Thereafter Shri. Vinodkumar Toshniwal sold the said 'Property B' to Shri. Sanjaykumar Omprakash Bajoriya (20%), Shri. Sushilkumar Ratanlal Khowal HUF (30%), Shri. Sanjay Purushottam Agrawal (20%) and Shri. Jagdish Jesaram Gurbani (30%) vide Regd. Sale Deed dt. 02/04/2013 bearing Regd. Doc. No. 1705/2013.

 10. Later Shri. Jagdish Jesaram Gurbani transferred his 30% share in Property B in favor of Shri. Gopichand Radhakisan Bajoriya (20%) and

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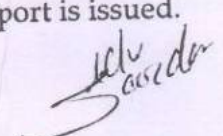
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Sushilkumar Ratanlalji Khowal HUF (10%) vide Regd. Sale Deed dt. 19/10/2015 vide Regd. Doc. No. 2593/2015.

11. Later Shri. Gopichand Radhakisan Bajoriya and Shri. Sanjay Omprakash Bajoriya sold their respective 20% shares in Property B to Sushilkumar Ratanlal Khowala (HUF) vide Regd. Sale Deed dt. 19/10/2018 bearing Doc. No. 3501/2018. Accordingly, Sushilkumar Ratanlal Khowal (HUF) became owner of 80% share in Property B and remaining 20% is held by Shri. Sanjay Purushottam Agrawal. Presently the said Property B is held by Sushilkumar Ratanlal Khowal (HUF) (80%) and Shri. Sanjay Purushottam Agrawal 20%, Jointly. Accordingly, there names are duly mutated in the Record of Right of the said property.

12. I have made inspection of Revenue Records in respect of the above immovable property. I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide E-Challan(s) receipt dated 28/05/2019 from the year 2004 to 2019. The Copies of Challan(s) dt. 28/05/2019 bearing No. MH002009991201920E AND MH002010291201920E are collective annexed herewith as ANENXURE-I. I have also perused the Original Sale Deed and Property Card in the name of the owners. Except the above mentioned changes and transactions in respect of the immovable property in question, I have found no other transactions and changes. Presently, there seems to be no encumbrance and charge in the concerned revenue record of the immovable property in question. Hence, as per documents provided to me and as per the Revenue Record and Record of Sub-Registrar, Akola, the said immovable property which is described hereinabove, is absolutely free from all encumbrances and the title of Sushilkumar Ratanlal Khowal (HUF) and Sanjay Purushottam Agrawal is clear, marketable and saleable.

Accordingly, this title verification and search report is issued.


Adv. Saurabh S. Sardar

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MAH/4435/2019