



To,

Date : 9/3/2020

WHOM SO EVER IT MAY CONCERN**TITLE VERIFICATION AND SEARCH REPORT**

Sir,

On the request of Agrawal Residency through it's Partners 1. Shri. Sanjay Omprakash Bajoria and others R/o. Bajoria House Murtijapur Road Akola for preparing search and title verification report in respect of the following property. The details of which are given herein below upon perusal of all the documents concern in respect of the following 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 property which is situated at Mouje Akoli Bk. Tq & Dist. Akola, having Field Survey No. 10/6 Plot No. 3A admeasuring 1393.00 Sq. Mtr, bounded as under.

On the East	-	Plot No. 3B,
On the West	-	9 Mtr. Layout Road
On the North	-	18 Mtr. Layout Road,
On the South	-	9 Mtr. Layout Road.

2. LIST OF DOCUMENTS

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

- (1) True Copy of 7/12 Extract dt. 12/02/2020.
- (2) Sale Deed No. 875/2012 Dt. 14/02/2012.
- (3) Will Deed No. AKN 4794/2016 Dt. 15/11/2016.
- (4) Regularization Order of AMC Akola No. 14K/145/2013-14 Dt. 02/11/2013.

(5) Order of Passed by SDM Akola in case No. Ra. Ma. Kr. NAA-48/Akoli Bk./ 187/13-14 on Dt.04/02/2014.

3. **HISTORY OF THE SCHEDULE PROPERTY**

That, after verifying the documents from the revenue record, the history of the property, which shows the chain of flow of title is that, initially the agricultural field having Field Survey no. 10/6 is in the name of 1) Smt. Chhotibai Mahadev Yadav, 2) Smt. Premabai Umashankar Yadav, 3) Smt. Kamalabai Ramdev Yadav, 4) Legal Heirs late Umashankar Mahadev Yadav, A) Smt. Premabai Umashankar Yadav, B) Shri. Raju Umashankar Yadav, C) Shri. Amit Umashankar Yadav, D) Sau. Sunita Vijay Thakur, E) Sau. Sarita Chandrashekhar Sundarvanshi, F) Ku. Sapana Umashankar Yadav, G) Ku. Rupali Umashankar Yadav, H) Smt. Chhotibai mahadev Yadav. That Smt. Premabai Umashankar Yadav as applied to the Akola Municipal Corporation and before SDO Akola for development and regularization for this land. In the mean time by mentioning the clause that the proceedings for NA & regularizing of the said land are pending, the above said owner and possessor of the said land executed registered sale deed in favor of 1) Shri. Omprakash Radhakishanji Bajoria 2) Shri. Gopichand Radhakishanji Bajoria 3) Shri. Ashwinkumar Kailaskumarji Bajoria 4) Shri. Viplove Gopichandji Bajoria wide registered no. 875/2012 on dated 14/02/2012 and there by transferred the above said land along with all the right for developing and regularizing the said land. Accordingly 1) Shri. Omprakash Radhakishanji Bajoria 2) Shri. Gopichand Radhakishanji Bajoria 3) Shri. Ashwinkumar Kailaskumarji Bajoria 4) Shri. Viplove Gopichandji Bajoria have become absolute owner and possessor of the said land. Accordingly the mutation entry was taken and name of 1) Shri. Omprakash Radhakishanji Bajoria 2) Shri. Gopichand Radhakishanji Bajoria 3) Shri. Ashwinkumar Kailaskumarji Bajoria 4) Shri. Viplove Gopichandji Bajoria were duly mutated in the records of rights.

Accordingly, the Hon'ble S.D.O., Akola granted the permission for conversion of the land into N.A. purpose vide its interim Order, dated

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04/02/2014 in Revenue Case No. NAN-48/ Akoli Bk./145/13-14. That the M.C., Akola regularized the plot & allowed the application and pass Order, dated 02.11.2013 Layout Plots No. 3A.

Thereafter Shri. Omprakash Radhakisanji Bajoria has executed Will Deed and transferred his share in the above said property of in favor of Shri. Sanjay Omprakashji Bajoria vied it's registered document no. 4794 dated 15/11/2016. After death of Shri. Omprakash Radhakisanji Bajoria his share in the said property comes in the share of Shri. Sanjay Omprakashji Bajoria, Accordingly the mutation entry was taken and name of Shri. Sanjay Omprakashji Bajoria duly mutated in the records of rights.

Thus 1) Shri. Sanjay Omprakash Bajoria 2) Shri. Gopichand Radhakishanji Bajoria 3) Shri. Ashwinkumar Kailaskumarji Bajoria 4) Shri. Viplove Gopichandji Bajoria have become the absolute owner of the above describe property and got clear, perfect and marketable title to the said property.

4. I have taken the search from the year of 2008 onwards till dated 09/03/2020 as per the record available in computer maintained in the office of Sub-Register Office Akola and necessary search fee is paid by me and his original receipt is enclosed herewith.

On the basis of the document produced before me & upon personal Search of the concerned records available in sub- register office, Akola. I am of the opinion that, the title of the present owner i.e. 1) Shri. Sanjay Omprakash Bajoria 2) Shri. Gopichand Radhakishanji Bajoria 3) Shri. Ashwinkumar Kailaskumarji Bajoria 4) Shri. Viplove Gopichandji Bajoria 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.

Place : Akola

Date : 09/03/2020


Adv. Sunil A. Bondre