



CHALLAN
MTR Form Number-6



GRN MH013523386201920E	BARCODE 	Date 17/03/2020-14:47:24	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Search Fee		PAN No.(If Applicable)	
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR		Full Name	Bhushan V Kale Advocate
Location AKOLA			
Year 2019-2020 From 01/01/2008 To 17/03/2020		Flat/Block No.	
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		325.00	Road/Street
			Gorakshan Road
			Area/Locality
			Akola
			Town/City/District
			PIN
			Remarks (If Any)
			Nazul plot no. 1/9 Sheet no. 79-80 Mauje Umari Tq. and Dist. Akola
		Amount In	Three Hundred Twenty Five Rupees Only
Total		325.00	Words
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572020031716053 IK0AMYSQH7
Cheque/DD No.		Bank Date	RBI Date 17/03/2020-14:24:48 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9850462426

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

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Bhushan V. Kale
Advocate & Notary
Standing counsel for Central Govt.

N-1/82 A,
Niwara Colony No. 1
Gorakshan Road, Akola
Cell No. – 9850462426

Date: 17.03.2020

To,
Whom So Ever It May Concern

Subject -- Title Verification report in respect of the property standing in the name of Mr. Hanumanprasad Purushottam Sigtia & Mr. Ghanshyam Kishor Kothari Prop. of Kothari Infrastructure.

Sir,

After perusal of the documents mentioned in the list of document below, I hereby submit my opinion / title verification report as under...

Description of the property – All the part and parcel of a layout plot no. 9, out of Survey no. 37, having Nazul plot no. 1/9, Nazul sheet no. 79-80, situated at Mauje Umari, Tq. and Dist. Akola. Plot total admeasuring 8644 Sq. feet, (801 Sq. mtrs). Bounded as...

East - Plot no. 8
West - Land of Milk Schedule
North - Service Lane
South - N H No. 6

1. The party concerned is produced following documents.

Sr. No.	Particulars of Documents	Number of Documents	Status of Document
01	Development Agreement dtd. 23.01.2020	Sr. no. 275	Copy
02	Gift Deed dtd. 23.01.2020	Sr. no. 273	Copy
03	Sale Deed, dtd. 17.01.2020	Sr. no. 190	Copy
04	Sale Deed, dtd. 17.01.2020	Sr. no. 191	Copy
05	Power of Attorney, dtd. 28.05.2002	Sr. no. 2195	Copy
06	Power of Attorney, dtd. 28.05.2002	Sr. no. 2196	Copy
07	Sale Deed, dtd. 04.08.1997	Sr. no. 3289	Copy
08	Sale Deed, dtd. 04.08.1997	Sr. no. 3290	Copy
09	Sale Deed, dtd. 10.07.1997	Sr. no. 2980	Copy
10	Sale Deed, dtd. 17.08.1996	Sr. no. 3390	Certified
11	Sale Deed, dtd. 17.08.1996	Sr. no. 3389	Copy
12	Sale Deed dtd. 16.10.1986	Sr. no. 2379	Copy
13	Commencement Certificate & Sanctioned map dtd. 07.02.2020	--	Copy
14	Revised N. A. Order dtd. 18.09.1978	--	Copy
15	Property Card dtd. 14.01.2020	--	Certified

Bhushan V. Kale
Adv. Bhushan V. Kale
Niwara Colony No. 01,
Gorakshan Road, Akola
Mob. 9850462426

2. The following chain of transaction took place regarding the property in question.

The documents produced before me shows that, initially, the agricultural land bearing field survey no. 37 out of it, area admeasuring 19 Acres and 28 Gunthas of village Umari Pr. Akola was owned and possessed by Mr. Shrivishnu Radhakisan Toshniwal. He converted said land for N. A. proposes vide, R. C. No. 8/2/60-61 of Umari Pr. Akola, order dtd. 27.12.1968. Again, he obtained revised N. A. order, vide R. C. No. 6/59/69-70/Umari Pr. Akola, order dtd. 18.09.1978.

Plot no. 9, Nazul plot no. 1/9, Eastern side portion

The documents further show, the layout plot no. 9, Nazul plot no. 1/9, having Nazul sheet no. 79-80, plot out of it by North – South division, Eastern side portion admeasuring 4322 Sq. feet was owned by Mr. Gopal Balkrushna Pant. He transferred the above said plot to Mr. Sanjay Digambar Gulwade by way of sale deed dtd. 16.10.1986, sr. no. 2379.

Thereafter Mr. Sanjay Digambar Gulwade transferred the aforesaid portion of plot to Mr. Vivek Ramrao Paraskar by way of sale deed dtd. 17.08.1996, sr. no. 3390.

Mr. Vivek Ramrao Paraskar transferred the above said plot to Smt. Vimal Purushottam Sigtia, Mr. Hanumanprasad Purushottam Sigtia & Mr. Ashok Purushottam Sigtia by way of sale deed dtd. 10.07.1997, sr. no. 2980.

Thereafter Smt. Vimal Purushottam Sigtia, & Mr. Ashok Purushottam Sigtia through their respective POA holder have transferred their share $1/3^{\text{rd}}$ share from the aforesaid portion of plot in favor of Mr. Hanumankumar Purushottamdas Sigtia, by executing Gift deed dtd. 23.01.2020, sr. no. 273.

Plot no. 9, Nazul plot no. 1/9, Western side portion

The documents show, the layout plot no. 9, Nazul plot no. 1/9, having Nazul sheet no. 79-80, out of it by North – South division, Western side portion admeasuring 4322 Sq. feet was owned by Mr. Ashok Digambar Gulwade. He transferred the above said plot to Mr. Vivek Ramrao Paraskar by way of sale deed dtd. 17.08.1996, sr. no. 3389.

Mr. Vivek Ramraoji Paraskar transferred the Eastern part admeasuring 2042 Sq. feet from said Western side of plot no. 9 to Mr. Uday Trambakrao Deshmukh by way of sale deed dtd. 04.08.1997, sr. no. 3289.

Mr. Vivek Ramraoji Paraskar transferred the remaining Western part admeasuring 2280 Sq. feet from Western side of plot no. 9 to Smt. Vijaybai Trambakrao Deshmukh by way of sale deed dtd. 04.08.1997, sr. no. 3290.

Thereafter, Smt. Vijayabai Trambakrao Deshmukh transferred her 2280 Sq. feet portion of plot to Kothari Infrastructure through its Prop Mr. Ghansham Kishor Kothari by way of sale deed dtd. 17.01.2020, sr. no. 190, for valuable consideration of Rs. 39,55,000/-.

That, Mr. Uday Trambakrao Deshmukh also transferred his 2042 Sq. feet portion of plot to Kothari Infrastructure through its Prop Mr. Ghansham Kishor Kothari by way of sale deed dtd. 17.01.2020, sr. no. 191, for valuable consideration of Rs. 35,45,000/-.

Thus, Kothari Infrastructure through its Prop Mr. Ghansham Kishor Kothari became absolute owner of Western side portion of plot no. 9, admeasuring 4322 Sq. feet.

That, Kothari Infrastructure through its Prop. Mr. Ghansham Kishor Kothari (owner of Western side portion admeasuring 4322 Sq. feet) & Mr. Hanumankumar Purushottamdas Sigtia (owner of Eastern portion admeasuring 4322 sq. feet) decided to develop the plot no. 9, having Nazul plot no. 1/9, Nazul sheet no. 79-80, by constructing a residential and commercial complex known as "Yamuna Plaza". Accordingly, they have executed Development Agreement on dtd. 23.01.2020, sr. no. 275. They have obtained Commencement Certificate on dtd. 07.02.2020 from M. C. Akola for construction of Ground + Three floors, up to plinth level.

3. The property in question is not the subject matter of any land acquisition proceeding or any land requisition proceedings of Govt. or any other local authority.
4. The property in question is not subject matter of any ceiling laws.
5. The documents clearly show that the property described above has been legally flown to the applicants.

6. The applicant states that, they have not availed any loan from any other institution by any other mode or manner and their rights and title over the property is clear and

Adv. Bhushan V. Kule
Niwara Colony No.01,
Gorakshan Road, AKOLA
Mob. 9850462426

7. I have verified the computer entries of Index II available in the sub-registrar office with the help of computer operator of concern Sub registrar. Accordingly to him there are no adverse entries found in the computer record. The verification and search for entire period could not be done as Index-II registers for some years are not yet complete and available for inspection; some pages of the Index-II are torn and missing. The record is not properly maintained. There are chances of manual mistake. Furthermore, the charges of rights created by unregistered documents cannot be ascertained and known from the entries of Govt. records.
8. On the basis of the documents produced before me, I hereby certify that the title of Kothari Infrastructure through its Prop. Mr. Ghansham Kishor Kothari & Mr. Hanumankumar Purushottamdas Sigtia in respect of the above-referred property is valid, marketable, and free from encumbrances and is free from any reasonable doubt, subject to aforesaid observations and compliances. The original search fee receipt dtd. 17.03.2020, GRN – MH013523386201920E is enclosed here with.
9. All the documents brought before me are the Xerox and needs to be verified from the originals. Said opinion is based on the documents supplied by the applicant, you may ask for additional documents as per requirement.

Date: 17.03.2020
Place: Akola



Bhushan V. Kale
Advocate
Adv. Bhushan V. Kale
Niwara Colony No.01,
Gorakshan Road, AKOLA.
Mob. 9850462426