

S.A.Deshpande.

B.Sc.LL.B.

ADVOCATE

AND

NOTARY

OFFICE:

Opp. Civil Court

Rly Stn Road. Akola

Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam Plots, AKOLA,

Mobile:9823091377,

TITLE VERIFICATION AND SEARCH REPORT

DATE: 24.11.2020

TO WHOME SO EVER IT MAY CONCERN

To,

The Branch Manager,
HDFC Ltd,
Br Akola, Tq & Dist, Akola.

Sir,

Having been engaged to submit report, I am herewith submitting the report regarding below described property in favour of Suresh B Jain and Satish C Jain, of Akola, as under:

DESCRIPTION OF PROPERTY:

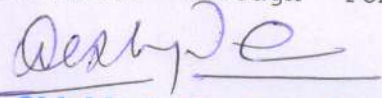
Mauje: Kaulkhed, Tq. & Dist. Akola, Field Sr no 18/3, Layout plot no 5, admeasuring 380 Sq mt, and layout plot no 4, out of F.sr no 18/2, admeasuring 394.8 Sq mt, total admeasuring 774.8 Sq mt, with construction permission of building, which is bounded by:

Towards East : Plot no 5 from Sr no 18/2,
Towards West : Plot no 4 from Sr no 18/3,
Towards North : 40 ft road,
Towards South : 12 ft service lane

DOCUMENTS:

I have gone through the documents, such as;

1. Agreement of Development & Building construction with Power of Attorney and for sale, dt 6.11.2020, at sr no 3811/2020 executed by Sureshchandra and Satish Jain in favour of M/s Siddharth Developers through its partners Rajesh Champalalji Jain, Prashant P Jain and Siddharth S Jain,
2. Sale deed dt 4.2.2011, at sr no 591, executed by Ajay K Kalantri, through POA Sanjay K kalantri, in favour of Satish C Jain,
3. Sale deed dt 14.1.2011, at sr no 230, executed by Ku. Rekha J Agrawal, in favour of Sureshchandra B Jain,
4. Gift deed dt 5.9.2002, at sr no 4089, executed by Sau Kamlabai G Kalantri, in favour of Ajay K Kalantri through POA


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- Khushalchand O Kalantri,
5. Sale deed dt 21.8.1997, at sr no 3403, executed by Sau Madhubala D Sureka, in favour of Ku. Rekha J Agrawal,
6. POA dt 5.9.2002, at sr no 4990, executed by Ajay K Kalantri, in favour of Khushalchand O Kalantri,
7. Mutation,
8. N.A. order, dt 25.6.1975, passed by SDO, Akola,
9. Extract 7, tax receipt.

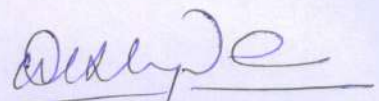
TITLE HISTORY:

As to Plot no 4:

As per the documents and search taken by me for 13 years before, by paying due fees, initially, agricultural land out of F.sr no 18/2, was permitted to be used for residential purpose by the order of SDO, Akola, on 21.7.1976. Then the plot no 4, admeasuring 394.8 Sq mt, from the said layout, was owned by Sau Madhubala D Sureka by way of sale deed dt 21.5.1986, at sr no 1408. Then Sau Madhubala D Sureka sold the same to Ku. Rekha J Agrawal by sale deed dt 21.8.1997, at sr no 3403. Then Ku Rekha J Agrawal sold the same to Sureshchandra B Jain by sale deed dt 14.1.2011, at sr no 230.

As to Plot no 5: initially, agricultural land out of F.sr no 18/3, was permitted to be used for residential purpose by the order of SDO, Akola, on 25.6.1975. Then the plot no 5, admeasuring 380 Sq mt, from the said layout, was owned by Sau Kamlabai G Kalantri by way of sale deed dt 14.12.1981, at sr no 8526. Then Sau Kamlabai G Kalantri executed gift deed of described plot no 5, in favour of Ajay K Kalantri through POA Khushalchand O Kalantri by deed dt 5.9.2002, at sr no 4089. Ajay K Kalantri executed Special POA in favour of Khushalchand O Kalantri by deed dt 5.9.2002, at sr no 4990. Then Ajay K Kalantri through POA Sanjay K Kalantri sold the said plot no 5, to Satish C Jain by sale deed dt 4.2.2011, at sr no 591.

Then Sureshchandra B Jain and Satish C Jain, jointly applied for permission to construct building on the plot no 4 and 5. The construction map has been duly sanctioned by AMC akola on 4.12.2019. Then according to requirement of FSI, Sureshchandra B Jain and Satish C Jain purchased TDR 389.65 sq mt from Makrand S Pande, by sale deed dt 6.7.2020 at sr no 1295. Then for the construction of building and development of the plots Sureshchandra B Jain and Satish C Jain have executed Agreement of Development & Building construction with Power of Attorney and for sale, in favour of M/s Siddharth Developers through its partners Rajesh Champalalji Jain, Prashant P Jain and Siddharth S Jain, by deed dt 6.11.2020, at sr no 3811/2020.


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As per the applicant, Sureshchandra B Jain and Satish C Jain, has not availed any loan from any other institution by any other mode or manner.

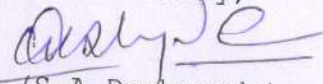
The title and right of Sureshchandra B Jain and Satish C Jain, to the property is clear and marketable.

The property is not the question of any land acquisition proceeding initiated by government.

Take all original documents as stated above regarding described property from loan applicant.

Hence this report.

Yours Truly,



(S.A. Deshpande)

Advocate

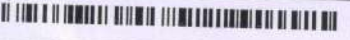
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CHALLAN
MTR Form Number-6



GRN MH007380708202021E		BARCODE 		Date 24/11/2020-18:15:53		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR				Full Name		ADV S A DESHPANDE	
Location AKOLA							
Year 2020-2021 From 24/11/2008 To 24/11/2020				Flat/Block No.		OPP CIVIL COURT	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street STATION ROAD		
					Area/Locality AKOLA		
					Town/City/District		
					PIN 4 4 4 0 0 1		
					Remarks (If Any)		
					MAUJE KAULKHED TQ. DIST AKOLA F SR NO 18/2-3 LAYOUT PLOT		
					NO 4 AND 5		
					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.	
				00040572020112497592		IK0AUZRIL2	
Cheque/DD No.				Bank Date		RBI Date	
				24/11/2020-18:24:16		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 :

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

Mobile No. : 9823091377

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.