

Ulhas Kamalakar Kavishwar

B.Sc., LL.B.,

Advocate

"Dnyanjyoti", 19, Khedkar Nagar, Behind Madhuri Building, Akola. Ph.No. 2456770

Date: 5/1/2021

**To,
WHOMSO EVER IT MAY CONCERD**

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Shri Nitin Sudampant Hirulkar Prop. Gayatri Builders and Developers having office at Royal Estate , Raut Wadi Sqare Akola, R/o Akola for the preparation of the title verification and search report of the property described here below, I Adv. Ulhas Kamalakar Kavishwar, do hereby submit title verification and search report as under: -

I) Description of the property I :- Mouja Umerkhed, layout Plot No 15, arising out of S. No. 2/2 curved out of N.A. case No. 13/2/68-69 decided on 14/12/1970, now numbered as Nazul Plot No. 1/179, arising out of Sheet No. 86-B, of Akola, Tq and Dist Akola, the area of plot is admeasuring 483.852 Sq Mtrs , the boundaries of plot are as under:-

To East :- Government Road

To West :- Service Lane

To North :- Plot No. 15

To South :- House of Shri Mahurkar

Documents Verified: - (For Property – A)

- 1) Certified copy of N.A Order dated 14/12/1970
- 2) Certified copy of sale deed bearing No 1275 dated 2/3/2000, executed by 1)Shri Haribhau Sakharam Mohite, 2) Shri Suresh Haribhau Mohite 3) Shri Dilip Haribhau Mohite 4) Shri Shrikant Haribhau Mohite in favour of Sharva Annasaheb Pavitrkar.
- 3) Copy of order passed in MJC No. 82/2013 dated 12/8/2013
- 4) Original Sale deed dated 27/8/2013 bearing No 4153 executed by Master Annasaheb Pavitrakumar @ Master Sharva Dr Ranjeet Vithalrao Patil



through Natural Guardian Annasaheb Vithalrao Pavitrakar @ Dr Ranjeet Vithalrao Patil in favour of 1) Nitin Sudampant Hirulkar 2) Shri Shailesh Devidas Patil 3) Shri Inderchand Chaganmal Parekh, 4) Shri Vinod Bhimrao Chopde .

- 5) Original sale deed dated 6/10/2016 bearing No 4408 executed by 1) Shri Shailesh Devidas Patil 2) Shri Inderchand Chaganmal Parekh, 3) Shri Vinod Bhimrao Chopade in favour of Shri Nitin Sudampant Hirulkar .
- 6) Mutation entry in the name of Shri Nitin Sudampant Hirulkar

II) Description of the property B:- Mouja Umri Pragane Akola, Tq. and Dist Akola, Lay out Plot No.1, arising out of S. No. 2/4, curved out of N.A. case No. 14/2/66-67 decided on 21/7/1967 , now numbered as Nazul Plot No. 1/143, arising out of Sheet No. 86-B, of Akola, Tq and Dist Akola, the area of plot is admeasuring 263.8 Sq Mtrs , the boundaries of plot are as under:-

To East :- 30 Feets Lay out Road
 To West :- Service Lane
 To North :- Plot of Shri Nitin Hirulkar
 To South :- Kalpana Heights Apartment

Documents Verified: - (For Property – B)

- 1) N.A. Order passed in case No.14/2/188-67 dated 6/1/1968
 - 1) Certified Copy of sale deed dated 12/6/1989 , bearing No 5772 executed by Shri Prabhakar Sadashivrao Pathak in favour of 1) Shri Dattaray Govindrao Mahurkar , 2) Shri Arvind Govindrao Mahurkar
 - 2) 23/2/2012 , sub division NOC by Akola Municipal Corporation
 - 3) Original sale deed executed by 1) Shri Dattatray Govindrao Mahurkar 2) Shri Arvind Govindrao Mahurkar dated 26/4/2018 bearing No.2018 in favour of Shri Nitin Sudampant Hirulkar
 - 4) Mutation entry in the name of Shri Nitin Sudampant Hirulkar

III) Common document of Property A and B

- 1) Amalgamation order dated 15/2/2019

IV) Flow of the title of the property:-



The documents placed before me reflects as under:-

- 1) That the documents placed before me reflects as under that initially in the year 1970, land out of S. No.2/2 of Mouja Umerkhed, came to be converted for N.A.Purpose vide N.A Order dated 14/12/1970.
- 2) That in the year 2000 minor Sharva Annasaheb Pavitrakar was the owner of lay out plot 15, now numbered as Nazul Plot No. 1/179, arising out of Sheet No. 86-B, of Akola, Tq and Dist Akola, the area of plot is admeasuring 483.852 Sq Mtrs . He acquired ownership over the said property by virtue of registered sale deed bearing No 1275 dated 2/3/2000, executed by 1)Shri Haribhau Sakharam Mohite, 2) Shri Suresh Haribhau Mohite 3) Shri Dilip Haribhau Mohite 4) Shri Shrikant Haribhau Mohite in his favour and in pursuance to the said sale deed his name came to be recorded in revenue record..
- 3) That thereafter father of Shrava by name Dr Shri Ranjeet Vithal Patil@ Annasheb Vithal Pavitrakar applied for permission to sale minors property and Hon'ble District Judge granted permission to sale the property vide judgment passed in MJC No. 82/2013 dated 12/8/2013.
- 4) Thereafter in view of the said permission father i.e natural guardian of minor vide Sale deed dated 27/8/2013 bearing No 4153 executed sale deed of said plot i.e sale deed was executed by Master Annasaheb Pavitrakumar @ Master Sharva Dr RRanjeet Vithalrao Patil through Natural Guardian Annasaheb Vithalrao Pavitrakar @ Dr Ranjeet Vithalrao Patil in favour of 1) Nitin Sudampant Hirulkar 2) Shri Shailesh Devidas Patil 3) Shri Inderchand Chaganmal Parekh,4) Shri Vinod Bhimrao Chopde and in pursuance to the said deed name of aforesaid 1) Nitin Sudampant Hirulkar 2) Shri Shailesh Devidas Patil 3) Shri Inderchand Chaganmal Parekh,4) Shri Vinod Bhimrao Chopde came to be recorded in revenue record.
- 5) Thereafter 1)Shri Shailesh Devidas Patil 2) Shri Inderchand Chaganmal Parekh,3) Shri Vinod Bhimrao Chopde vide sale deed dated 6/10/2016 bearing No 4408 sold the said plot in favour of Shri Nitin Sudampant Hirulkar and in pursuance to the said sale deed his name came to be recorded in revenue record. .



6) So far as property referred at No. B is concerned, initially land out of S. No. 2/4 of Mouja Umri. Pragane Akola came to be converted for N.A. Order passed in case No.14/2/188-67 dated 6/1/1968

7) That thereafter in the year 1989 vide sale deed dated 12/6/1989, bearing No 5772 Shri Prabhakar Sadashivrao Pathak sold Lay out Plot No.1, arising out of S. No. 2/4, curved out of N.A. case No. 14/2/66-67 decided on 21/7/1967, now numbered as Nazul Plot No. 1/143, arising out of Sheet No. 86-B, of Akola, Tq and Dist Akola, the area of plot is admeasuring 263.8 Sq Mtrs to 1) Shri Dattaray Govindrao Mahurkar, sold 2) Shri Arvind Govindrao Mahurkar and in pursuance to said sale deed name of Shri Dattatray Govindrao Mahurkar and Shri Arvind Govindrao Mahurkar came to be recorded in revenue record.

8) Thereafter since the plot was not subdivided and therefore aforesaid Mahurkar brother applied for permission for Sub Division of Plot and on 23/2/2012, sub division NOC was granted by Akola Municipal Corporation.

9) That thereafter on 26/4/20018 1) Shri Dattatray Govindrao Mahurkar 2) Shri Arvind Govindrao Mahurkar vide sale deed bearing No.2018 sold the aforesaid plot to Shri Nitin Sudampant Hirulkar and in pursuance to the said sale deed name of Shri Nitin Sudampant Hirulkar came to be recorded in revenue record.

10) As such Shri Nitin Sudampant Hirulkar became owner of aforesaid both plot.

11) That thereafter Shri Nitin Sudampant Hirulkar applied for permission to amalgam the aforesaid property A and B and Akola Municipal Corporation vide its order dated 15/2/2019 amalgamated both the plots and as such flow off link is established. Applicant is intending to construct apartment on the said amalgamated plots.

IV) On the basis of the searches made by me and on the basis of documents placed before me, I am of the opinion that the aforesaid property is free from all types of encumbrances, charge, lien, and the title of present owners is clear and marketable.

V) I have taken index II search for the period of 13 years and the original receipt is enclosed herewith. During the said search I noticed that the aforesaid documents were registered and further upon feeding the particulars of the property and name of the



applicant, I had not noticed any other transaction in respect of the said property as computer reflected information "not found". On the basis of the searches made by me and on the basis of documents placed before me, I am of the opinion that the aforesaid property is free from all types of encumbrances, charge, lien, and the title of present owners is clear and marketable.

SCHEDULE OF THE PROPERTY(Property A+B)

The Plot amalgamated vide order dated 15/2/2019 in the proceedings bearing No. L/2/68/18-19, passed by Town Planner, Akola Municipal Corporation, arising out of property situated at Mouja Umerkhed, layout Plot No 15, arising out of S. No. 2/2 curved out of N.A. case No. 13/2/68-69 decided on 14/12/1970, now numbered as Nazul Plot No. 1/179, arising out of Sheet No. 86-B, of Akola, Tq and Dist Akola, the area of plot is admeasuring 483.85 Sq Mtrs , and Mouja Umri Pragane Akola, tq and Dist Akola, Lay out Plot No.1, arising out of S. No. 2/4, curved out of N.A. case No. 14/2/66-67 decided on 21/7/1967 , now numbered as Nazul Plot No. 1/143, arising out of Sheet No. 86-B, of Akola, Tq and Dist Akola, the area of plot is admeasuring 263.8 Sq Mtrs, the total area of amalgamated plot is admeasuring 747.85 Sq Mtrs the common boundaries of plot are as under:-

To East :- Lay out Road
To West :- Service Lane
To North :- House of Shri Mohite
To South :- Kalpana Heights Apartment

Enclosed:-1) Search Receipts.

(U.K.Kavishwar)
Adv





CHALLAN
MTR Form Number-6



GRN MH009766405202021E	BARCODE	Date 05/01/2021-16:02:57	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 AKN_HQR SUB REGISTRAR AKOLA 1		Full Name Adv U K Kavishwar	
Location AKOLA			
Year 2020-2021 One Time		Flat/Block No. Dnyanajyoti	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street Khedkar Nagar	
0030072201 SEARCH FEE 325.00		Area/Locality Akola	
		Town/City/District	
		PIN 4 4 4 0 0 5	
		Remarks (If Any)	
		13 Yr search from 2009 to 2021 of Mouje Umari Pr Akola Dist Akola N	
		Sheet No 86B N Plot No 1/143	
		Amount In Three Hundred Twenty Five Rupees Only	
Total 325.00		Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02300042021010575853 007111955	
Cheque/DD No.		Bank Date RBI Date 05/01/2021-16:04:26 Not Verified with RBI	
Name of Bank		Bank-Branch BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

Department ID :

Mobile No. : 9860458201

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

