

SAURABH S. SARDA Adv.

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S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career Point,
Necklace Road, Akola

Ref. No. 50 /2021

Date : 04/08/2021

To

MAHA RERA

LEGAL TITLE REPORT

Sub: All that piece and parcle of land situated at Mouje Umri, Pra. Tq. & Distt. Akola R.S.D. R.D. Akola, within the limits of Akola Municipal Corporation, Akola in the area popularly known as Tapadiya Nagar, Akola, admeasuring 15 guntha land bearing F.S. No. 54/3- $\frac{5}{8}$, converted to Non-Agriculture Residential use vide Rev. Case No.NAP-34/Umri/Akl/ 26/1996-97 vide order dt. 04/10/1997 passed by Hon'ble Collector, Akola. The said residential land is recorded in Nazul Department i.e. in the office of Dy. Supt. of Land Record, Akola, as Nazul Plot No.1/8 of Nazul Sheet No. 76-A of Akola, having area admeasuring 1252.50 sq.mtrs out of this land admeasuring 508.35 sq.mtrs (5469.84 sq.ft.)

1. I have investigated the title of the said plot on the request of Dr. Shri. Nikhil Arvind Kibe and following documents i.e. :
 - 1) Description of the property.
 - 2) The documents of allotment of plot.
 - 3) 7/12 extract or property card issued by Deputy Director of Land Record
 - 4) Search report for 30 years from 01/08/1991 till 02/08/2021
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owner is clear, marketable and without any encumbrances.
3. The report reflecting the flow of the title of the (owner/~~promoter/-developer/-company~~) on the said land is enclosed herewith as annexure.


Adv. Saurabh S. Sarda

Adv. S. S. Sarda
MAH/4435/2010

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TO WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

That on the request of Dr. Nikhil Arvind Kibe, R/o Akola, this title search report is issued in respect of the immoveable property described hereunder :-

SCHEDULE OF IMMOVEABLE PROPERTY

1. All that piece and parcle of land situated at Mouje Umri, Pra. Tq. & Distt. Akola R.S.D. R.D. Akola, within the limits of Akola Municipal Corporation, Akola in the area popularly known as Tapadiya Nagar, Akola, admeasuring 15 guntha land bearing F.S. No. 54/3- $\frac{5}{8}$, converted to Non-Agriculture Residential use vide Rev. Case No.NAP-34/Umri/Akl/26/1996-97 vide order dt. 04/10/1997 passed by Hon'ble Collector, Akola. The said residential land is recorded in Nazul Department i.e. in the office of Dy. Supt. of Land Record, Akola, as Nazul Plot No.1/8 of Nazul Sheet No. 76-A of Akola, having area admeasuring 1252.50 sq.mtrs out of this land admeasuring 508.35 sq.mtrs (5469.84 sq.ft.)
2. As per the documents & information supplied and made available to me i.e. Regd. Sale Deed, Regd. Gift Deeds, ferfars, Gaon Namuna 7/12, Property Card (Namuna D) etc. I have taken search in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-

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Registrar, Akola & Revenue Record, I found the following chain of transactions in respect of the above described immoveable property -

- a) As per the Revenue Record of land bearing Field Survey No. 54/3 area admeasuring 1 Acre 38 Gunthas of Mouje Umri Tq. & Distt. Akola was originally owned by Shrikrishna N. Nande. That Mr. Shrikrishna Nande had purchased the said land vide two Regd. Sale Deeds dt. 06/07/1942 bearing Regd. Doc. No. 2868 and 2869, respectively. I have obtained the certified copy of said sale deeds from the office of Sub-Registrar Akola on 23/06/2020. The Photostat copies of both the sale deed dt. 06/07/1942 bearing Regd. Doc. No. 2868 and 2869 are annexed with this Report as ANNEXURE-I AND II, respectively. That out of the said total land Mr. Shrikrishna Nande converted 8 Gunthas of land into Non-Agriculture Residential use and the remaining land continued to be the agriculture land. That thereafter on dt. 20/10/1969 the said Shrikrishna N. Nande made oral family arrangement regarding 1 Acres 30 Gunthas of agriculture land between him and his family members i.e. himself, wife, two daughter and two sons. That in the said family arrangement, out of this 1 Acre 30 Gunthas of agriculture land, 30 Gunthas of land (15 gunthas each) was given to the share of his two daughters namely Kusum S. Nande (15 Guntha) & Sindhu S. Nande (15 Guntha) and 20 Gunthas land (10 Gunthas each) to his two sons namely Vinayak S.

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Nande (10 Gunthas) & Gunwant S. Nande (10 Guntha). Mr. Shrikrishna N. Nande retained 10 Gunthas land around his house and further 10 Gunthas land of South- West corner was retained by him to his share. Accordingly said Shrikrishna N. Nande applied for mutation of above shares separately in their respective names to Tahsildar, Akola. Accordingly, Shri. Khan Nayab Tahsildar, Akola, passed an order and thereby mutated the names of respective owners in the Record of Right register and prepared Gaon Namuna 7/12 in respect of the above said immovable property.

b) That the share of fallen to the share of Ku. Kusum Shrikrishna Nande i.e. 15 Gunthas of land is given F.S.no. 54/3-क. Accordingly her name is duly recorded in Record of Right of F.S.no. 54/3-क area admeasuring 15 Guntha and 7/12 extract is prepared, accordingly. Copy of Namuna F which shows that the said land is given F.S. no. 54/3क is annexed herewith as ANNEXURE-III.

c) Further persual of the said Namuna F shows that Ku. Kusum Shrikrishna Nande during her life time executed Will Deed in respect of her immovable properties including land of F.S. No.54/3-क area 15 Guntha of Mouje Umri Tq. & Distt., Akola. That after demise of Ku. Kusum Shrikrishna Nande said F.S. No.54/3-क area 15 Guntha of Mouje Umri Tq. & Distt., Akola was fallen to the share of her sister's son i.e. Dr. Nikhil Arvind Kibe. Thus, as per Will and vide

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ferfar entry no.529 dated 21/12/1980 name of Dr. Nikhil Arvind Kibe is recorded as owner of land admeasuring 15 Guntha of F.S.No.54/3-क of Mouje Umri Tq. & Distt., Akola. Copy of Namuna F is already annexed.

- d) Thereafter the said Dr. Nikhil Arvind Kibe had applied for conversion of above 15 Guntha agriculture land of F.S. no. 54/3-क of Mouje Umri Pra. Tq. & Distt. Akola into non-agriculture use to Collector, Akola. The Collector Akola, vide Rev. Case No. NAP-34/Umri/Akl/26/1996-97 order dated 04-10-1997 sanctioned the layout map and converted the said 15 Guntha i.e. 1252.50 sq.mtrs land into non-agriculture use.
- e) That the above non-agriculture land comes in the area of Nazul parameter therefore the said non-agriculture land is recorded in Nazul department i.e. in the office of Dy. Supt. of Land Record, as Nazul Plot No.1/8 of Nazul Sheet no.76-A having total area 1252.50 sq.mtrs. The said land was originally in the name of Dr. Nikhil Arvind Kibe as owner.
- f) Thereafter Dr. Nikhil Arvind Kibe has sold part of the said land admeasuring 297.42 sq.mtrs., out of the land of Nazul Plot No.1/8 of Nazul Sheet no.76-A to Sau. Usha Rajkumar Heda and Sau. Pooja Amit Heda by registered sale-deed bearing document Sr.No. 938, dated 04/02/2016. Accordingly as per Regd. sale deed fferfar entry was

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mutated and recorded in the name of Sau. Usha Rajkumar Heda and Sau. Pooja Amit Heda as owner of 297.42 sq.mtrs land of Nazul Plot No.1/8 of Nazul Sheet no.76-A of Mouje Umari Pra. Tq. Distt. Akola

- g) Thereafter Dr. Nikhil Arvind Kibe has sold the land area 446.68 sq.mtrs., out of the land of Nazul Plot No.1/8 of Nazul Sheet no.76-A to Rajkumar Balabakas Heda and Amit Rajkumar Heda by registered sale-deed. Accordingly as per Regd. sale deed ferfar entry was mutated and recorded in the name of Rajkumar Balabakas Heda and Amit Rajkumar Heda as owner of 446.68 sq.mtrs land of Nazul Plot No.1/8 of Nazul Sheet no.76-A of Mouje Umari Pra. Tq. Distt. Akola and the remaining land remains the name of Dr. Nikhil Kibe. The copy of Property Card of the said land is annexed herewith as ANNEXURE-IV.

3. I have made the inspection of the Revenue Record i.e. Nazul Record in respect of the above immovable property i.e. Nazul Plot No.1/8 of Nazul Sheet no.76-A having total area 508.35 sq.mtrs., and verified the title there from in the name of Dr. Nikhil Arvind Kibe. I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide E-Challan dated 04/08/2021 bearing GRN No. MH004528346202122E. The copy of said E-Challan is annexed herewith as ANNEXURE-V. Except the changes and transactions mentioned hereinabove in respect of the immovable property in question, I have found no

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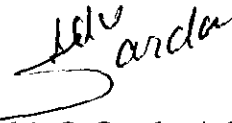
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other transactions and changes. Presently there are no encumbrance and charge found in the concerned revenue record of the immovable property in question. Hence, as per documents, Record of Revenue and Record of Sub-Registrar, Akola, the said immovable property i.e. Nazul Plot No.1/8 of Nazul Sheet no.76-A having total area 508.35 sq.mtrs., of Mouje Umri Tq. & Distt., Akola which described detail above of this report, is free from all encumbrances and title in the name of Dr. Nikhil Arvind Kibe is clear, marketable and saleable.

Hence, this title verification and search report issued.



Saurabh S. Sarada Adv.

Adv. S. S. Sarada
MAH/4435/2010



CHALLAN
MTR Form Number-6



GRN	MH004528346202122E	BARCODE			Date	04/08/2021-14:40:20		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Other Items					PAN No.(If Applicable)				
Office Name					AKD_JT DISTRICT REGISTRAR AKOLA				
Location					AKOLA				
Year					2021-2022 From 01/08/1991 To 02/08/2021				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					750.00				
Flat/Block No.					Saurabh S Sarda Adv				
Premises/Building									
Road/Street									
Area/Locality					Akola				
Town/City/District									
PIN					4 4 4 0 0 1				
Remarks (If Any)					MOuja Umri Tq and Dist Akola Nazul sheet no 76A Nazul Plot no. 1/8				
Amount In					Seven Hundred Fifty Rupees Only				
Words									
Total					750.00				
Payment Details					FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA									
Cheque-DD Details					Bank CIN				
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					00040572021080492862				
					IK0BFEOVC2				
Cheque/DD No.					Bank Date				
					RBI Date				
					04/08/2021-14:24:41				
					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. : 9423650505
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 करायच्या दस्त्यासाठी लागू नाही.