

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. 48 /2021

Date : 04/08/2021

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of 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 0 H. 10 R. land bearing F.S. No. 54/3- $\frac{5}{8}$, converted to Non-Agriculture Residential use vide Rev. Case No.NAP-34/Umri/Akl/20/1981-82 vide order dt.09/12/1987 passed by Hon'ble Sub Divisional Officer, 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.1/3 of Nazul Sheet No. 76-A of Akola, having area admeasuring 1000 sq.mtrs (10764 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 0 H. 10 R. land bearing F.S. No. 54/3- $\frac{5}{8}$, converted to Non-Agriculture Residential use vide Rev. Case No.NAP-34/Umri/Akl/20/1981-82 vide order dt.09/12/1987 passed by Hon'ble Sub Divisional Officer, 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.1/3 of Nazul Sheet No. 76-A of Akola, having area admeasuring 1000 sq.mtrs (10764 sq.ft.)
2. As per the documents & information supplied and made available to me i.e. Regd. Sale Deed, Regd. Gift Deeds, fersars, 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-Registrar, Akola & Revenue Record, I found the following chain

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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 coyp 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. Nande (10 Gunthas) & Gunwant S. Nande (10 Guntha). Mr. shrikrishna N. Nande retained 10 Gunthas land around his

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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 resepct of the above said immovable property.

- b) Thereafter said Shrikrishna N. Nande gifted 0 H. 6 R. of land out of his 0 H. 10 R. by Regd. Gift Deed vide document bearing Sr. No.1074 dated 20/03/1973 and remaining 0 H 4 R. land of F.S. no. 54/3 of Mouje Umri Tq. & Distt. Akola by Regd. Gift Deed vide document bearing Sr. No. 3740 dated 05/07/1976 to his daughter Sau. Usha Arvind Kibe. Accordingly, as per Regd. Gift Deeds ferfar entry was recorded and accepted, thereby the name of Sau. Usha Arvind Kibe was mutated as owner of 0 H. 10 R. land of Mouje Umri Tq. & Dist. Akola. The Copy of Gift Deed dt. 05/07/1976 bearing Regd. Doc. No. 3740 is annexed herewith as ANNEXURE-III.

- c) Thereafter said Sau. Usha Arvind Kibe applied for conversion of above 0 H. 10 R. of land of F.S. no. 54/3- $\frac{5}{8}$ of Mouje Umri Pra. Tq. & Distt. Akola into non-agriculture use with S.D.O., Akola. The Hon'ble S.D.O, Akola, in Rev. Case No. NAP-34/Umri/Akl/20/1981-82 vide its order dated 09/12/1981

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sanctioned the layout map and converted the said 0 H. 10 R. i.e. 1003.3 sq.mtrs (10800 sq.ft.). land into non-agriculture use.

- d) That the above said converted non-agriculture land comes within the parameter of Nazul area and hence, the said non-agriculture land was recorded in Nazul department i.e. in the office of Dy. Supt. of Land Record, as Nazul Plot No.1/3 of Nazul Sheet no.76-A having total area 1003.3 sq.mtrs., in the name of Sau. Usha Arvind Kibe as owner thereof.
- e) Thereafter the said Sau. Usha Arvind Kibe expired on 02/02/2010 leaving behind her 1) Dr. Arvind Ramchandra Kide, 2) Dr. Chandan Vijay Parkhe, 3) Dr. Nikhil Arvind Kibe as her only legal heirs. Accordingly the names of above heirs got mutated in the record of right of the said property as owner of said property admeasuring 1003.3 sq.mtrs of land of Nazul Plot 1/3, Nazul Sheet No.76-A, of Mouje Umri Tq. & Distt., Akola.
- f) Thereafter the said Dr. Arvind Ramchandra Kide and Dr. Chandan Vijay Parkhe have relinquished their shares in the Nazul Sheet No.76-A of Nazul Plot no.1/3 area admeasuring 1003.3 sq.mtrs of Mouje Umri Tq. & Distt. Akola in favour of Dr. Nikhil Arvind Kibe, by executing a registered Relinquishment Deed which registered in the office of Sub-Registrar, Akola bearing document Sr. No. 3921 dt. 04/07/2011. On the basis of said Relinquishment Deed name of Dr. Nikhil Arvind Kibe as exclusive owner thereof in respect of the said property

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described hereinabove is duly recorded in the concern revenue record vide ferfar entry no.9330 dated 23/02/2012. The copy of Property Card 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 immoveable property i.e. Nazul Plot No.1/3 of Nazul Sheet no.76-A having total area 1003.3 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. MH004528666202122E. The copy of said E-Challan is annexed herewith as ANNEXURE-V. Except the changes and transactions mentioned hereinabove in respect of the immoveable property in question, I have found no 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.1/3 of Nazul Sheet no.76-A having total area 1003.3 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. Sarda Adv.

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



CHALLAN
MTR Form Number-6



GRN MH004528666202122E		BARCODE		Date 04/08/2021-14:43:56		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name AKD_JT DISTRICT REGISTRAR AKOLA				Full Name		Saurabh S Sarda Adv	
Location AKOLA							
Year 2021-2022 From 01/08/1991 To 02/08/2021				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	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 Plot No. 76-A Nazul Plot No. 1/3			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021080493623 IK0BFEOZH2	
Cheque/DD No.				Bank Date	RBI Date	04/08/2021-14:24:44 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 चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.