

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. 49 /2021

Date : 04/08/2021

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of All that piece and parcel of land situated at Mouje Umri, Pra. Tq. & Distt. Akola R.S.D. R.D. Akola, within the limits of Municipal Corporation, Akola in the area popularly known as Tapadiya Nagar, Akola, admeasuring 0 H. 2 R land bearing F.S. No. 54/3, converted into non-agriculture residential use vide Rev. Case No.NAA-48/Umri/83/2012-13 vide order dt. 08/01/2013 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.1/1st of Nazul Sheet No. 76-A of Akola, having area 217.47 sq.mtrs.

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 IMMOVABLE 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 Municipal Corporation, Akola in the area popularly known as Tapadiya Nagar, Akola, admeasuring 0 H. 2 R land bearing F.S. No. 54/3, converted into non-agriculture residential use vide Rev. Case No.NAA-48/Umri/83/2012-13 vide order dt. 08/01/2013 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.1/1st of Nazul Sheet No. 76-A of Akola, having area 217.47 sq.mtrs.
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-Registrar, Akola & Revenue Record, I found the following chain of transactions in respect of the above described immoveable property -

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- 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 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

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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) Thereafter the said Shrikrishna N. Nande had gifted 0 H. 2 R. i.e. 217.47 sq.mtrs., land of F.S. no. 54/3 of Mouje Umri Tq. & Distt by Regd. Gift Deed vide Document Sr. No. 3085 dated 07/02/1983 to his daughter Sau. Usha Arvind Kibe. Accordingly, as per said Regd. Gift Deed ferfar entry was recorded and accepted, thereby the name of Sau. Usha Arvind Kibe mutated as owner of 0 H. 2 R. i.e. 217.47 sq.mtrs., land of F.S. no. 54/3 in concern 7/12 extract of Mouje Umri Tq. & Dist. Akola. The copy of Regd. Gift Deed dt. 07/02/1983 bearing Regd. Doc. No. 3085 is annexed herewith as **ANNEXURE-III.**

- c) Thereafter the said Sau. Usha Arvind Kibe applied with map before Akola Municipal Corporation, Akola for regularization of Non-agriculture use of her above 2 R. i.e. 217.47 sq.mtrs. land of F.S.No.54/3 of Mouje Umri, Tq. Distt. Akola, under Maharashtra Gunthewari Vikas Adhiniyam. Accordingly, Hon'ble Sub-Divisional Officer, Akola regularized the N.A. use of the said land vide Rev. case no.NAA-48/Umri /83/2012-13 order dt.08/01/2013. Accordingly, as per the order of S.D.O., Akola ferfar was recorded and accepted in name of Sau. Usha Arvind Kibe as owner of 217.47 sq.mtrs., land in the concern 7/12 extract of F.S.no.54/3 of Mouje Umri Tq. & Distt. Akola.

- d) That the above said converted non-agriculture land comes within the parameter of Nazul area and hence, the said non-agriculture

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land recorded in Nazul department i.e. in the office of Dy. Supt. of Land Record, as Nazul Plot No.1/1st of Nazul Sheet no.76-A having total area admeasuring 217.47 sq.mtrs., in the name of Sau. Usha Arvind Kibe as owner thereof.

e) Thereafter the said Sau. Usha Arvind Kibe expired on dt. 02/02/2010 leaving behind her heirs namely 1) Dr. Arvind Ramchandra Kide, 2) Dr. Chandan Vijay Parkhe, 3) Dr. Nikhil Arvind Kibe. Accordingly the names of above legal heirs is mutated and recorded as owner of 1003.3 sq.mtrs land of Nazul Sheet No.76-A of Nazul Plot 1/1st of Mouje Umri Tq. & Distt., Akola in the concern revenue record.

f) Thereafter Dr. Arvind Ramchandra Kide and Dr. Chandan Vijay Parkhe relinquished their respective shares in the Nazul Sheet No.76-A of Nazul Plot no.1/1st area 217.47 sq.mtrs of Mouje Umri Tq. & Distt. Akola in favour of Dr. Nikhil Arvind Kibe, by executing Relinquishment Deed which registered in the office of Sub-Registrar bearing document Sr. No. 3004 dated 03/08/2017. As per the Relinquishment Deed ferfar entry no. 14746 dated 16/04/2018 recorded and accepted in the name of Dr. Nikhil Arvind Kibe as owner of 217.47 sq.mtrs., land of Nazul Sheet No.76-A of Nazul Plot no.1/1st Part of Mouje Umri Tq. & Distt., Akola in the concern revenue record. Thus, on the basis of said Relinquishment Deed name of Dr. Nikhil Arvind Kibe as exclusive owner thereof in respect of the said property described hereinabove is duly recorded in the concern revenue

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record vide ferfar entry no.14746 dated 16/04/2018. 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.1/1st 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. MH004529013202122E. 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.1/1st of Nazul Sheet no.76-A having total area 217.47 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 MH004529013202122E	BARCODE 	Date 04/08/2021-14:47:54	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 Sheet No. 76A Nazul Plot No. 1/1	
		Part	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021080494217 IK0BFEPEP4
Cheque/DD No.		Bank Date	RBI Date 04/08/2021-14:24:48 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. : 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 कारणासाठी किंवा जोदणी न करता याच्या दस्ताखाती लागू नाही.