

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

FORMAT - A

(Circular No. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 31/16 situated at Mouje Umarkhed, Tq. & Dist. Akola out of F.S. No. 5, 14, 15 and 16 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. 17+18+19/2-62-63 (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of Mr. Sushilkumar Ratanlalji Khowal and following documents i.e. :-

- 1) Description of the property

All that piece and parcel of the land situated at mouza Umarkhed, Tq. & Dist. Akola, R.D. R.S.D. Akola situated within the limits of Akola Municipal Corporation bearing Field Survey no. 5, 14, 15 and 16 which is converted to N.A. use vide order dt. 31/01/1969 passed by Hon'ble SDO Akola in Rev. Case No. 17+18+19/2-62-63. Out of the passed layout, Layout Plot No. 196, which is now given Nazul Sheet No. 65, Nazul Plot No. 31/16, Occupant Class - E, total admeasuring 581.9 sq. mtrs. (6265 sq. fts.) which is surrounded from:

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East	-	Layout Plot No. 195
West	-	Layout Plot no. 197
North	-	Service Lane
South	-	Layout Road

- 2) Regd. Sale Deed bearing no. 3517/1976 dt. 18/06/1976
- 3) Regd. Deed of Mortgage bearing no. 5214/1999 dt. 04/11/1999
- 4) Regd. Deed of Reconveyance bearing no. 3324/2001 dt. 07/06/2001
- 5) Regd. Sale Deed bearing no. 3336/2001 dt. 07/06/2001
- 6) Regd. Sale Deed bearing no. 535/2017 dt. 29/03/2017
- 7) Regd. Sale Deed bearing no. 738/2021 dt. 02/02/2021
- 8) Property Card showing ownership of Mr. Sushil Khowal
- 9) Search report for 30 years from dt. 17/09/1992 till 17/09/2022

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 Mr. Sushilkumar Ratanlalji Khowal is clear, marketable and without any encumbrance.

Owner of the land -

(1) Mr. Sushilkumar Ratanlalji Khowal.

(2) Qualifying comments/remarks if any.

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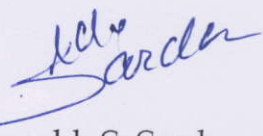
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(3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as ANNEXURE-I.

Encl. ANNEXURE-I

Date: 17/09/2022


Adv. Saurabh S. Sarda

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

(Stamp)

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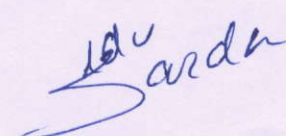
(Circular No.:- /2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/ 12 extract / P.R. Card as on date of application for registration.
- 2) Search report for 30 years from 17/09/2022 Taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
- 3) Any other relevant title.
- 4) Litigations, if any - NA

Date: 17/09/2022


Adv. Saurabh S. Sarda
(Stamp)

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

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Ref. No. Sept/47/2022

Date:- 17/09/2022

FLOW OF TITLE

Having been engaged by Mr. Sushilkumar Ratanlalji Khowal for preparing the title verification and search report in respect of the immovable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me -

DESCRIPTION OF PROPERTY -

All that piece and parcel of the agricultural land situated at Mouje Umarkhed, Tq. & Dist. Akola R.D. R.S.D. Akola situated within the limits of Akola Municipal Corporation bearing F.S. No. 5, 14, 15 and 16, which is converted to non-agricultural use vide order passed by Hon'ble S.D.O in Rev. Case No. 17+18+19/2 - 62-63 on dt. 31/01/1969 out of the passed layout, layout plot no. 196, which is now given Nazul Sheet No. 65, Nazul Plot No. 31/16, Occupant Class-E-, total admeasuring 581.9 sq. mtrs. (6265 sq. ft.) which is surrounded from -

East - Layout Plot No. 195

West - Layout Plot No. 197

North- Service Lane

South - Layout Road

(hereinafter referred to as 'Said Land')



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1. As per the documents & information supplied and made available to me i.e. Ferfars, Sale Deed, Property Card, sanctioned map, etc. and search taken 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, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also by obtaining appropriate certified copies of documents, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land –
2. Originally, the said land bearing layout plot no. 196 was owned & possessed by Mr. Shrivishnu Radhakisan Toshniwal as partner of Toshniwal & Company. That Mrs. Saraswati Prakash Sharma purchased the said land vide Regd. Sale Deed bearing no. 3517/1976 dt. 18/06/1976. Accordingly, the name of Mrs. Saraswati Prakash Sharma was duly mutated in the record of right. That the photostat copy of the sale deed dt. 18/06/1976 is annexed herewith as ANNEXURE-I.
3. Later Mrs. Saraswati Prakash Sharma mortgaged the said land with Akola Janta Commercial Co-op Bank Ltd., Akola, Br. Akot Road, Akola vide Deed of Mortgage bearing Regd. Doc. No. 5214/1999 on dt. 04/11/1999 for a loan of Rs. 11,00,000/-. Accordingly, the name of Akola Janta Commercial Co-op Bank Ltd., Akola was duly mutated in the record of right. That the

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photostat copy of the Deed of Mortgage dt. 04/11/1999 is annexed herewith as ANNEXURE-II.

4. Later Mrs. Saraswati Prakash Sharma repaid the said amount and after satisfaction of all the dues under the said Deed of Mortgage, the Akola Janta Commercial Co-op Bank Ltd., Akola executed a Deed of Reconveyance bearing Regd. Doc. No. 3324/2001 on dt. 07/06/2001. Accordingly, the name of Akola Janta Commercial Co-op Bank Ltd., Akola was deleted from the record of right of the said property. That the photostat copy of the Deed of Reconveyance dt. 07/06/2001 is annexed herewith as ANNEXURE-III.

5. Later Mr. Bipimchandra Bhagubhai Patel, Mr. Subodhchandra Bhagubhai Patel, Mr. Yoogeshkumar Bhagubhai Patel and Mr. Rohitkumar Bhagubhai Patel purchased the said land vide Regd. Sale Deed bearing no. 3336/2001 on dt. 07/06/2001. Accordingly, the names of Mr. Bipimchandra Bhagubhai Patel, Mr. Subodhchandra Bhagubhai Patel, Mr. Yoogeshkumar Bhagubhai Patel and Mr. Rohitkumar Bhagubhai Patel were duly mutated in the record of right. That the photostat copy of the sale deed dt. 07/06/2001 is annexed herewith as ANNEXURE-IV.

6. Later Mr. Prakash Dhannumal Alimchandani (HUF), Mr. Santosh Tekchand Baadhwani and Mrs. Poonam Mahesh

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Sukharmani purchased the said land vide Regd. Sale Deed bearing no. 535/2017 on dt. 29/03/2017. Accordingly, the names of Mr. Prakash Dhannumal Alimchandani (HUF), Mr. Santosh Tekchand Baadhwani and Mrs. Poonam Mahesh Sukharmani were duly mutated in the record of right. That the photostat copy of the sale deed dt. 29/03/2017 is annexed herewith as ANNEXURE-V.

7. Later Mr. Sushil Ratanlalji Khowal purchased the said land vide Regd. Sale Deed bearing no. 738/2021 on dt. 02/02/2021 from Mr. Prakash Dhannumal Alimchandani (HUF), Mr. Santosh Tekchand Baadhwani and Mrs. Poonam Mahesh Sukharmani. Accordingly, the name of Mr. Sushil Ratanlalji Khowal is duly mutated in the record of right. That the photostat copy of the sale deed dt. 02/02/2021 is annexed herewith as ANNEXURE-VI. That the Property Card showing the ownership and clear title of Mr. Sushil Ratanlal Khowal is annexed herewith as ANNEXURE-VII. I had also searched for certified copy of N.A. Order. However, the record was not available. Accordingly certificate from the Collector office, Akola is received as to missing record.

8. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees of Rs. 750/- Vide Challan No. MH007697675202223E, the original receipt is enclosed herewith

Saurabh Sarda

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as ANNEXURE-VIII. I have gone through the document placed before me and the record available for inspection and verification. In my opinion the title of Mr. Sushil Ratanlal Khawal is clear and marketable and without any encumbrance.

Hence this Title Verification and Search Report.



Adv. Saurabh S. Sarda

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