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TITLE VERIFICATION AND SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Having been engaged by Mr. Dilip Devichand Chaudhary R/o.Akola for preparing the Title Verification and Search Report, in respect of the property owned by him, I, R. R. Deshpande, Advocate, R/o Old City, Akola, do hereby submit my report as under.

1.- That Dilip Devichand Chaudhary, r/o. Akola, is the absolute owner of Layout Plot Nos.26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 and 35 (total 12 plots) out of sanctioned layout of Field Survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola and he is also the owner of layout plot nos.18 & 19 out of sanctioned layout of F.S.No.29/2 of Mouje Chandur, Tq. & Distt. Akola, along with the 22 Shops, 32 Flats and 11 Duplex/ Row Houses proposed to be constructed on above mentioned total 14 plots by name Nisarg Garden Wing-P (the details of shops, flats and duplex/row houses are given in detail here-in-after) situated within the limits of Gram Panchayat Chandur, Tq. & Distt. Akola. The property is more specifically described in the schedule mentioned hereunder.

2.- That Dilip Devichand Chaudhary has acquired the title over layout plot nos.26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 and 35 (total 12 plots) and also the other plots out of sanctioned layout of Field Survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola by virtue of Regd. Sale Deed dated 01-01-2015 executed at Sr.No.35 before Sub Registrar Akola-3.

So also Dilip Devichand Chaudhary has acquired the title over layout plot nos.18 & 19 and also other 02 plots out of sanctioned layout of field survey no.29/2 of Mouje Chandur, Tq. & Distt. Akola by virtue of Regd. Sale Deed dated 01-01-2015 executed at Sr.No.34 before Sub Registrar Akola-3.



3. Documents scrutinized

I) In respect of Field Survey No.29/2 of Mouje Chandur

- a) Original Regd. Sale Deed dated 01-01-2015 bearing no.34 executed before Sub Registrar Akola-3.
- b) Original Regd. Sale Deed dated 08-12-2011 bearing no.6122 executed before Sub Registrar Akola-1.
- c) N.A. order dated 01-03-2004 passed in Rev.Case No.NAP-34/Chandur/92/2002-2003 by Sub Divisional Officer, Akola.
- d) Certified Copies of extract of mutation register and certified copy of Gaon Namuna-7.

II) In respect of Field Survey No.30/1 of Mouje Chandur

- a) Original Regd. Sale Deed dated 01-01-2015 bearing no.35 executed before Sub Registrar Akola-3.
- b) Original Regd. Sale Deed dated 08-12-2011 bearing no.6125 executed before Sub Registrar Akola-1.
- c) N.A. order dated 15-10-2003 passed in Rev.Case No.NAP-34/Chandur/93/2001-2002 by Sub Divisional Officer. Akola.
- d) Certified Copies of extract of mutation register and certified copy of Gaon Namuna-7.

III) Order dated 03-11-2020 passed in Rev.case No.MRC-81/Mouje Chandur/construction permission/27/2020-21 by Sub Divisional Officer Akola.

4.- The Title history of the property described in the schedule for last 13 years shows the following chain of transactions.

TITLE HISTORY OF LAYOUT PLOTS OUT OF F.S.NO.29/2 OF MOUJE CHANDUR

- i) The land admeasuring 1.57 H.Rs. out of F.S.No.29/2 of Mouje Chandur Tq. & Distt Akola was jointly owned by Mr. Jayant Suryakant Padgilwar and Mr. Ajit Pravinlal Gujrathi before last 12 years, they had purchased the said land vide Regd.



sale deed dated 14-05-2002 executed before Sub Registrar Akola. The said transaction was duly mutated in revenue record.

ii) Thereafter Mr Jayant Suryakant Padgilwar and Mr. Ajit Pravinlal Gujrathi got converted the above mentioned 1.57 HRs. of agricultural land of F.S.No.29/2 into non agricultural residential purpose as per the order dated 01-03-2004 passed in Rev. Case No.NAP-34/Chandur/92/2003-04 by Sub Divisional Officer Akola and total 36 layout plots were laid down in the said land.

iii) Thereafter Shri Dilip Devichand Chaudhary (40% share), Shri Purushottam Lunkarnaji Malani (30% share) and Shri Ajay Tulshiramji Rathi (30% share) had purchased the total 36 plots bearing layout plot nos.1 to 36 out of the above mentioned sanctioned layout of F.S.No.29/2 of Mouje Chandur from Mr Jayant Suryakant Padgilwar and Mr. Ajit Pravinlal Gujrathi vide Regd. Sale deed dt.08/12/2011 at Sr.No.6122 executed before Sub Registrar, Akola-1.

iv) That Shri Dilip Devichand Chaudhary has purchased layout plot nos.18 admeasuring 221.86 sq.mtr., 19 admeasuring 216.00 sq.mtr., 21 admeasuring 150.00 sq.mtr. & 22 admeasuring 150.00 sq.mtr. out of the above referred total 61 plots of field survey no.29/2 of Mouje Chandur from Shri Dilip Devichand Chaudhary (40%), Shri Purushottam Lunkarnaji Malani (30%) and Shri Ajay Tulshiramji Rathi (30%), vide registered sale deed dt.01-01-2015 executed at serial no.34 before sub registrar Akola-3. The name of Mr. Dilip Devichand Chaudhary is duly mutated as owner of above mentioned layout plots in revenue record.

TITLE HISTORY OF LAYOUT PLOTS OUT OF F.S.NO.30/1 OF
MOUJE CHANDUR

i) That Pradeep Madhusudan Nand, Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand & Ajit Pravinlal Gujrathi were

the owner of agricultural land admeasuring 2.02 H.Rs. out of field survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola as they had jointly purchased said land vide two registered sale deeds dated 11/12/2001 and 06/12/2001. The above mentioned four joint owners have got converted the said 2.02 H.Rs. agricultural land into non agricultural residential purpose as per the order dated 15-10-2003 passed in Rev. Case No.NAP-34/Chandur/93/2001-02 by Sub Divisional Officer Akola and total 79 plots bearing nos.1 to 73 were laid down in the said land.

ii) Thereafter the above mentioned total 79 layout plots bearing nos.01 to 73 out of the above referred sanctioned layout of field survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola were jointly purchased by Shri Dilip Devichand Chaudhary (40% share), Shri Purushottam Lunkarnaji Malani (30% share) and Shri Ajay Tulshiramji Rathi (30% share) from Pradeep Madhusudan Nand, Sau Leena Sanjay Gujrathi, Sau Deepali Pradip Nand and Ajit Pravinlal Gujrathi vide Regd. Sale deed dt.08/12/2011 at Sr.No.6125 executed before Sub Registrar, Akola-1.

iii) That Shri Dilip Devichand Chaudhary has purchased layout plot nos.21 admeasuring 150.00 sq.mtr., 22 admeasuring 150.00 sq.mtr., 23 admeasuring 150.00 sq.mtr., 26 admeasuring 163.91 sq.mtr., 27 admeasuring 150.00 sq.mtr., 28 admeasuring 150.00 sq.mtr., 29 admeasuring 150.00 sq.mtr., 30-A admeasuring 142.50 sq.mtr., 30-B admeasuring 150.00 sq.mtr., 31-A admeasuring 131.29 sq.mtr., 31-B admeasuring 150.00 sq.mtr., 32 admeasuring 150.00 sq.mtr., 33 admeasuring 150.00 sq.mtr., 34 admeasuring 150.00 sq.mtr. & 35 admeasuring 158.03 sq.mtr. i.e. total 15 layout plots out of the above referred total 79 plots of field survey no.30/1 of Mouje Chandur from Shri Dilip Devichand Chaudhary, Shri Purushottam Lunkarnaji Malani and Shri Ajay Tulshiramji Rathi, vide registered sale deed dt.01-01-2015 executed at serial no.35 before sub registrar Akola-3.



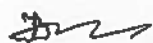
The name of Shri. Dilip Devichand Chaudhary is duly mutated as owner of above mentioned 12 layout plot in revenue record.

5. Shri. Dilip Devichand Chaudhary has mortgaged the above mentioned layout plot nos. 26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 & 35 with the Catholic Syrin Bank Limited, Br. Akola towards security of the loan mortgaged by him, vide Registered Mortgage-deed dt. 16.12.2016.

6. That out of the layout plots mentioned in clause (4) above, the application was filed before Sub Divisional Office Akola by Dilip Devichand Chaudhary for amalgamation of layout plot nos. 26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 & 35 (Total 12 plots) out of F.S.No.30/1 of Mouje Chandur and layout plot nos. 18 & 19 out of F.S.No.29/2 of Mouje Chandur and also for permission of construction of shops, flats and row houses over the said total 14 plots. The Sub Divisional Officer Akola has passed the order dated 03-11-2020 in Rev. Case No. MRC-81/Mouje Chandur/construction permission/27/2020-21 and thereby granted permission of amalgamation of above mentioned 14 layout plots and also granted permission of construction with sanctioned map.

As per the above mentioned order dt.03-11-2020, the total area of amalgamated plot nos. 26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 & 35 of F.S.No.30/1 and 18 & 19 of F.S.No.29/2, is 2226.05 sq.mtr. and is bearing amalgamated plot no.P.

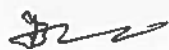
7. That as per the above mentioned order dt.03-11-2020, the S.D.O. Akola has also granted permission of construction of total 22 Shops on ground floor facing towards east and total 32 Flats on first, second, third & fourth floor and 11 row houses facing towards west i.e. shop nos.1 to 22 on ground floor starting from south to north and facing towards east, Flat Nos.101, 102, 103, 104, 105, 106, 107, 108 on first floor, 201, 202, 203, 204, 205, 206, 207, 208 on second floor, 301, 302, 303, 304, 305, 306, 307, 308 on third floor and 401, 402, 403, 404, 405, 406, 407,



408 on fourth floor. The row houses nos.1 to 11 are towards western side of above mentioned building consisting of shops, parking area and flats and the row houses are facing towards west. All the above mentioned shops, flats and row houses area proposed to be constructed on above mentioned amalgamated plot no.P i.e. above mentioned layout plot nos.31-A+31-B+32+33+34+35+19+26+27+28+29+30-A+30-B+18, total admeasuring 2226.05 sq.mtr. out of F.S.No.30/1 and F.S.No.29/2 of Mouje Chandur Tq. & Distt Akola

8. The carpet area as per RERA of proposed **shop** nos.1 to 22 is as under:-

- Shop No.01- 2.56 mtr. x 4.27 mtr., total 10.93 sq.mtr.
- Shop No.02- 2.93 mtr. x 4.27 mtr., total 12.51 sq.mtr.
- Shop No.03- 3.05 mtr. x 4.27 mtr., total 13.02 sq.mtr.
- Shop No.04- 2.44 mtr. x 4.27 mtr., total 10.41 sq.mtr.
- Shop No.05- 2.98 mtr. x 4.27 mtr., total 07.25 sq.mtr.
- Shop No.06- 2.29 mtr. x 4.27 mtr., total 09.77 sq.mtr.
- Shop No.07- 2.98 mtr. x 4.27 mtr., total 12.72 sq.mtr.
- Shop No.08- 2.44 mtr. x 4.27 mtr., total 10.41 sq.mtr.
- Shop No.09- 3.05 mtr. x 4.27 mtr., total 13.02 sq.mtr.
- Shop No.10- 2.93 mtr. x 4.27 mtr., total 12.51 sq.mtr.
- Shop No.11- 2.56 mtr. x 4.27 mtr., total 10.93 sq.mtr.
- Shop No.12- 2.56 mtr. x 4.27 mtr., total 10.93 sq.mtr.
- Shop No.13- 2.93 mtr. x 4.27 mtr., total 12.51 sq.mtr.
- Shop No.14- 3.05 mtr. x 4.27 mtr., total 13.02 sq.mtr.
- Shop No.15- 2.44 mtr. x 4.27 mtr., total 10.41 sq.mtr.
- Shop No.16- 2.98 mtr. x 4.27 mtr., total 12.72 sq.mtr.
- Shop No.17- 2.29 mtr. x 4.27 mtr., total 09.77 sq.mtr.
- Shop No.18- 2.98 mtr. x 4.27 mtr., total 12.72 sq.mtr.
- Shop No.19- 2.44 mtr. x 4.27 mtr., total 10.41 sq.mtr.
- Shop No.20- 3.05 mtr. x 4.27 mtr., total 13.02 sq.mtr.
- Shop No.21- 2.93 mtr. x 4.27 mtr., total 12.51 sq.mtr.
- Shop No.22- 2.56 mtr. x 4.27 mtr., total 10.93 sq.mtr.



9. The super built up area, built up area for FSI calculation and carpet area as per RERA of above mentioned total 32 **flats** as under:-

a) The super built up area of proposed flat nos.101, 201, 301, 401, 104, 204, 304, 404, 105, 205, 305, 405, 108, 208, 308, 408 is 62.46 sq.mtr. each

The super built up area of proposed flat nos.102, 202, 302, 402, 103, 203, 303, 403, 106, 206, 306, 406, 107, 207, 307, 407 is 63.50 sq.mtr. each.

b) The built up area for FSI calculations of proposed flat nos. 101, 201, 301, 401, 104, 204, 304, 404, 105, 205, 305, 405, 108, 208, 308, 408 is 43.27 sq.mtr. each.

The built up area of for FSI calculations of proposed flat nos.102, 202, 302, 402, 103, 203, 303, 403, 106, 206, 306, 406, 107, 207, 307, 407 is 49.50 sq.mtr. each.

c) The carpet area as per RERA of proposed flat nos. 101, 201, 301, 401, 104, 204, 304, 404, 105, 205, 305, 405, 108, 208, 308, 408 is 40.51 sq.mtr. each.

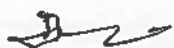
The carpet area as per RERA of proposed flat nos.102, 202, 302, 402, 103, 203, 303, 403, 106, 206, 306, 406, 107, 207, 307, 407 is 42.03 sq.mtr. each.

d) The above mentioned total 32 flat is having proportionate undivided share in the above mentioned amalgamated plot.

10. The plot area, built up area for FSI calculations and carpet area as per RERA of proposed **row house** nos. 1 to 11 is as under:

a) The plot area of row house nos.1, 6 & 7 is 130.13 sq.mtr. each and that of row house nos.2, 3, 4, 5, 8, 9 & 10 is 85.8 sq.mtr. each and that of row house no.11 is 137.26 sq.mtr.

b) The built up area for FSI Calculations of row house nos.1, 6, 7 & 11 is 107.36 sq.mtr. each and that of row house nos.2, 3, 4, 5, 8, 9 & 10 is 104.78 sq.mtr. each.



- c) The carpet area according to RERA of proposed row house nos.1, 6, 7 & 11 is 105.06 sq.mtr. each and that of row house nos.2, 3, 4, 5, 8, 9 & 10 is 103.72 sq.mtr. each.

As per the record available with the revenue department and on the basis of documents made available to me, the link of the transaction is properly established and further I have taken the search from the office of Sub-Registrar, Akola by paying necessary fee for last 13 years which reveals that there is nothing adverse entry affecting the title of Shri Dilip Devichand Chaudhari during search of last 13 years in respect of the scheduled property. The original search fee receipt is attached herewith.

11.- I have taken the Search of Record of Registrar's Office from the Inspection Book (I) and Index No.(II) for last 13 years by paying necessary Search Fee. The original receipt is annexed herewith.

12.- That on the basis of searches made by me and the documents placed before me, I certify that the property described in the schedule is owned by Dilip Devichand Chaudhary r/o Akola and the said property is free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title as on this date.

13.- That all the relevant documents of the Title such as Sale-Deed, Property Card i.e. Gaon Namuna-7, Order of amalgamation and permission of construction, N.A. order etc. placed before me are the original and certified copies respectively, and the said documents appeared to be genuine. I have verified and tallied the said documents from the record of Registrar's of documents and the appropriate authority.

14.- I am satisfied and confirmed that the property described in the schedule is heritable and transferable and the

transferors have a right to transfer it. All the necessary parties have been joined in the documents and the documents have desired effect. Fact and events material to the title have been satisfactorily proved.

15.- I have also confirmed from the Government and Public Land Acquisition Authorities that the property described in the schedule is not subject to the Acquisition or Requisition from this authority.

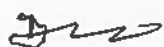
16.- I further certify that the Urban Land Ceiling Act is not extended to Akola District and the property described in the schedule do not required 'No Objection Certificate'.

17.- That no betterment charges are payable on the land in question except the land revenue which is paid up-to-date.

18.- In the result have to state that I have made necessary searches at the concerned Sub-Registrar's Office up to date and as a result of such searches I am satisfied that the property in question is free from all types of encumbrances and the title of Dilip Devichand Chaudhary r/o Akola, is clear and marketable.

SCHEDULE OF PROPERTY

The Layout Plot bearing nos. 26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 and 35 (total 12 plots) of Field Survey no.30/1 of Mouje Chandur, Tq. & Distt. Akola and layout plot nos.18 & 19 out of sanctioned layout of field survey no.29/2 of Mouje Chandur, Tq. & Distt. Akola, all situated within the limits of Gram Panchayat Chandur, Tq. & Distt. Akola, which are duly amalgamated as amalgamated plot nos.31-A+31-B+32+33+34+35+19+26+27+28+29+30-A+30-B+18 i.e. amalgamated new plot no.P having total area of 2226.05 sq.mtr. out of F.S.No.30/1 and F.S.No.29/2 of Mouje Chandur Tq. & Distt Akola, along with the construction of proposed total 22 shops on ground floor, total 32 flats on first, second, third & fourth floor and 11 row houses to be



constructed thereon under the name and style of the scheme namely "Nisarga Garden Wing-P"

Note:- 1) The plot area, built up area for FSI calculations and carpet area according to RERA of above mentioned each unit is already mentioned in the above portion of this Title Investigation Report.

2) The boundaries of above mentioned 14 layout plots i.e. amalgamated plot no. "P" is mentioned in the above referred sanctioned map of construction and the boundaries can also be verified from the sanctioned layout map. The boundaries of above mentioned total 22 shops, 32 flats and 11 row houses/duplex can be verified from the above mentioned permission of construction with sanctioned map.

3) The owner of property Mr Dilip Devichand Chaudhary has informed me that the Regd. Deed of Declaration under Maharashtra Apartment Ownership Act 1970 in respect of above mentioned proposed scheme namely "Nisarga Garden Wing-P" will be executed within few days.

4) Shri. Dilip Devichand Chaudhary has mortgaged the above mentioned layout plot nos. 26, 27, 28, 29, 30-A, 30-B, 31-A, 31-B, 32, 33, 34 & 35 with the Catholic Syrin Bank Limited, Br. Akola towards security of the loan mortgaged by him, vide Registered Mortgage-deed dt. 16.12.2016. The units which will be constructed in above mentioned Nisarg Garden Wing-P will require to be sold to purchasers after obtaining NOC from above mentioned Bank.

Yours truly,



(R.R. Deshpande, Adv.)

R. R. DESHPANDE

Advocate

Agarwes, Old City,

Akola - 444 002

(M) 9422161562

28th November, 2020



CHALLAN
MTR Form Number-6



GRN MH007581136202021E		BARCODE 01 1100 0 0 10000 1 0 100000 01 0300 00000 0 0 10000 000		Date 28/11/2020-17:33:16		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 AKG_JT AKOLA NO 2 SUB REGISTRAR				Full Name		Adv R R Deshpande	
Location AKOLA							
Year 2020-2021 From 28/11/2007 To 28/11/2020				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		Old City	
				Area/Locality		Akola	
				Town/City/District			
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				Remarks (If Any)			
				Mouje Chandur survey no 30/1 L plot no 26 to 35 Survey no 29/2 L plot no			
				18 and 19			
Total			325.00	Amount In		Three Hundred Twenty Five Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
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Cheque/DD No.				Bank Date	RBI Date	28/11/2020-17:24:33	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 :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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