SAURABH S. SARDA *Adv.*

Mob. 94236-50505/90116-50505 E-mail : *adv.sssarda@gmail.com*
S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career Point, Necklace Road, Akola

Ref. No. 100 /2024 Date:- 18/04/2024

TO WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION & SEARCH REPORT

Respected Sir/Madam,

Having been engaged by M/s Shree Swami Developers, a Regd. Partnership firm through its Partners - Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde Both R/o Akola tq. & Dist. Akola for preparing the title verification and search report in respect of the immoveable 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 land situated at Mouza Akola, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation bearing City Survey No. (Nagar Bhumapan No.) 6, Nazul Sheet No. 53, Plot No. 6, Occp. Class – 1-A, total admeasuring 33775.59 sq. mtrs. (363557.43 sq. fts.), Out of this land admeasuring 780.39 sq. mtrs. (8,400 sq. fts.) which open to sky land is surrounded from –

East - Service Lane and thereafter Jain Chamber
West - Ashok Vatika to Railway Station Road
North - Govt. Road
South - Land of Mr. Shah (Hotel Rising Sun)

(Hereinafter referred to as 'Said Land/Said plot')

Adv Sarda

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1. As per the documents & information supplied and made available to me i.e. Sale Deed, Property Card, Ferfar, etc. I have taken the search on the office website of Central Registry of Securitisation Asset Reconstruction and Security Interest of India CERSAI. However, it is found that the concerned bank i.e. Nishant Multi State Co-operative Bank Ltd. has not updated the details of the said property being mortgaged with it by M/s Swami Developers. The Copy of Searched Records is annexed herewith as ANNEXURE-I.

2. The said search was taken via online portal of Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI) by paying necessary fees of Rs. 11.80/- Vide UPI Transaction ID No. 410829159408 on dt. 17/04/2024, the copy of receipt is enclosed herewith as **ANNEXURE-II**.

Hence this CERSAI Search Report.

Adv. Saurabh S. Sarda

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

Matching Records found. Your Transaction Id is 200304081854

Asset Based Search

Search Criteria Entered

Asset Category	Immovable
Immovable Category	Commercial
Survey Number / Municipal Number	53
Plot Number	6
Unit No.	
Floor No.	
Building (/ Tower) Name / Number	
Name of the Project / Zone	
Street Name / Number	
Pocket	
Locality/ Sector	Akola
City / Town / Village	Akola
District	AKOLA
State	Maharashtra
Pin Code	444001

Similar Asset(s) Found !

Select	Asset ID	Asset Category	Type Of Asset	Asset Sub Type	Description of the Asset	Survey Number / Municipal Number	Plot Number	House/ Flat Number / Unit No.	Floor No.	A
○	200006824412	Immovable	Residential	Structure without Land	Immovable Asset	6/7/1	34 PART	FLAT NO 401	4TH	95 Sq Fe
○	200035307621	Immovable	Residential	Structure without Land	Immovable Asset	13/6	35 36 37(A)	DUPLEX NO D BM-4		54 Sq Me
○	200062907084	Immovable	Residential	Structure with Land	Residential Plot	1/1	6	6		13 Sq Me
○	200072131480	Immovable	Residential	Structure with Land	Flat	27/6	6	9	2	33 Sq Me
○	200050736158	Immovable	Commercial	Structure with Land	Commercial Unit	35/1	8	6	0	20 Sq Me
○	200034441357	Immovable	Residential	Structure without Land	Immovable Asset	13/6	35 36 37 A	DUPLEX NO C BM-3		54 Sq Me

Select	Asset ID	Asset Category	Type Of Asset	Asset Sub Type	Description of the Asset	Survey Number / Municipal Number	Plot Number	House/ Flat Number / Unit No.	Floor No.	A
○	200027464106	Immovable	Residential	Structure without Land	Immovable Asset	6 AND 7 A	26 PART	F 6	1ST	37 Sq Me
○	200006330666	Immovable	Residential	Structure without Land	Immovable Asset	10 11	50	6	1	97 Sq Fe
○	200066326784	Immovable	Residential	Structure without Land	Flat	18/6		203	2	
○	200076928314	Immovable	Residential	Structure with Land	Residential Row House	Layout Plot No 5 Nazul plat No 7 1 Mahsul Colony Nazul Sheet No 53 66 Vibhag No 4 14 Ratanlal Plot Mouje Akola At Near ITI College Akola Tah And Dist Akola 444001 AKOLA Akola		Layout Plot No 5 Naz	-NA-	16 Sq Fe
○	200068088065	Immovable	Commercial	Structure with Land	Civil Line Road Infront Of RLTCollege Kasbe Akola Tq Dist Akola	Plot no 124 Sheet no 53	Plot no 124 Sheet no	Plot no 124 Sheet no		
○	200008430263	Immovable	Commercial	Structure with Land	Immovable Asset	26 D	6/1	172		24 Sq Fe
○	200023647293	Immovable	Commercial	Structure with Land	Immovable Asset	69	4 AND 5	UG 6	GROUND FLOOR	10 Sq Fe
○	200010860718	Immovable	Residential	Land without Structure	Immovable Asset	6	23			22 Sq Fe
○	200017160086	Immovable	Residential	Structure without Land	Immovable Asset	22/2	6	6		10 Sq Me
○	200022163260	Immovable	Residential	Structure without Land	Immovable Asset	22/2 22/3	6	S 4	2	44 Sq Fe
○	200028476004	Immovable	Residential	Structure without Land	Immovable Asset	6/1 D	58	3	FIRST	78 Sq Me
○	200014757072	Immovable	Residential	Structure without Land	Immovable Asset	37	6 7 8	102	1	13 Sq Fe
○	200075661397	Immovable	Residential	Structure with Land	House	FIELD SURVEY NO33/1 NAZUL SHEET NO 81	L.4/6 NZ P NO 9/10/5			18 Sq Me
○	200064159033	Immovable	Residential	Structure without Land	Flat	FIELD SURVEY NO 57/6	PLOT NO 5 AND 6	FALT NO D1		
○	100002109323	Immovable	Residential	Structure without Land	Immovable Asset	4/1	6	0		11 Sq Fe
○	200076588648	Immovable	Residential	Structure with Land	House	Field survey no 22/1	Sheet no 70	Plot No7/6	1	14 Sq Fe
○	200071070087	Immovable	Residential	Structure with Land	ROW HOUSE	6	5	5	1	80 Sq Fe
○	200071206856	Immovable	Other	Structure with Land	OPEN PLOT	29/4	4 5 6 7 8		-NA-	83 Sq Fe

Select	Asset ID	Asset Category	Type Of Asset	Asset Sub Type	Description of the Asset	Survey Number / Municipal Number	Plot Number	House/ Flat Number / Unit No.	Floor No.	A
○	200071484309	Immovable	Residential	Structure with Land	House	FS NO 5/1/2	PLOT NO 11/6	FLAT NO 301		48 Sq Me
○	200079787958	Immovable	Residential	Structure with Land	House	33/1	LAYOUT PLOT NO 6-A	PROPERTY NO 3014	0	12 Sq Me
○	200074305014	Immovable	Residential	Structure with Land	RM	13/6	13/16	13	1	85 Sq Fe
○	200065957122	Immovable	Commercial	Structure with Land	Commercial Unit	SURVEY NO 117/42/1 MUNICIPAL PROPERTY NO 3601	PLOT NO 5 6 7	GODOWN NO 01 02		59 Sq Me
○	200020833514	Immovable	Residential	Land without Structure	Immovable Asset	6 PART	7			18 Sq Fe
○	200024333780	Immovable	Commercial	Land without Structure	Immovable Asset	9/5	6			12 Sq Fe
○	200075693814	Immovable	Residential	Structure with Land	Residential Plot	6/2	1			98 Sq Fe
○	200050036089	Immovable	Residential	Structure with Land	Residential Plot	6/7	12	12		16 Sq Me
○	200010940645	Immovable	Residential	Land without Structure	Immovable Asset	6	74			37 Sq Fe
○	200003929068	Immovable	Residential	Land without Structure	Immovable Asset	6	49			69 Sq Me
○	200057930952	Immovable	Residential	Structure with Land	Flat	6/7/7/4	36	FLAT NO 401	4	73 Sq Me
○	200009079666	Immovable	Residential	Structure without Land	Immovable Asset	NAZUL SHEET NO 53	PLOT NO 3/1	FLAT NO 402	4TH FLOOR	15 Sq Fe
○	200071203812	Immovable	Residential	Structure without Land	Flat	FS NO 18/6	PLOT NO 3	FLAT NO 302		90 Sq Me
○	200056822799	Immovable	Residential	Structure without Land	Flat	6 7/1 P NO13C	13C	R4	2	15 Sq Fe
○	200014640950	Immovable	Residential	Structure with Land	Immovable Asset		50SR NO 6 AND 7	50SR NO 6 AND 7		75 Sq Fe
○	200072299478	Immovable	Residential	Structure with Land	House	FS NO 61	10 11 12/6	ROW HOUSE NO 6		72 Sq Me
○	200008285634	Immovable	Residential	Land without Structure	Immovable Asset	22/3	4/15	LAY OUT PLOT NO 6 PLOT NO 4/15		61 Sq Fe
○	200062889008	Immovable	Residential	Structure with Land	Flat	53	12	2	1	26 Sq Fe

Select	Asset ID	Asset Category	Type Of Asset	Asset Sub Type	Description of the Asset	Survey Number / Municipal Number	Plot Number	House/ Flat Number / Unit No.	Floor No.	A
○	200075497665	Immovable	Residential	Structure with Land	HOUSE	Duplex No.5 First Floor Gauri Duplex B,Plot No.65 Geeta Nagar Wihtin limit of Municipal corporation,Mouje Akoli Bk,Field Survey no.6/1D,Akola.Tq.Dist.Akola				32 Sq Fe
○	200078575969	Immovable	Residential	Structure with Land	House	F S NO 603 6	PLOT NO 50	NA	-NA-	
○	200051322901	Immovable	Commercial	Structure with Land	Commercial Unit	14/2 SHEET NO 6	2/6	SHOP NO B-4		15 Sq Me
○	200072130552	Immovable	Residential	Structure with Land	Flat	18/6	3	301	3	85 Sq Me
○	200056094519	Immovable	Residential	Land without Structure	Residential Plot	6 7	13	13		23 Sq Me
○	200080474642	Immovable	Commercial	Structure with Land	SHOPNO 6 BHIKAMCHAND TAPDIYA COMPLEX	27C	6/1	F6	1	18 Sq Me
○	200050964278	Immovable	Residential	Structure with Land	RESI CUM OFFICE		P NO 6 18 A 11 3 SHE	ET NO 40 C P AT MANN		17 Sq Fe
○	100002114737	Immovable	Residential	Structure without Land	Immovable Asset	35/2	6-B	0		16 Sq Me

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Show Details

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