# PRAVIN S. CHITLANGE
**ADVOCATE**

Offi. 15,2nd floor, Rajeshwar Complex, Gandhi Chowk, Akola.
Cell No. 9423428759,E-mail- pravinchitlange@rediffmail.com


Date: 25.07.2017

## TO WHOM SO EVER IT MAY CONCERN

## TITLE VERIFICATION IN RESPECT OF NAZUL PLOT NO. 4/5 SHEET NO. 64 OF MOUZE UMARI BELONGING TO BANGAD BUILDERS PVT LTD, AKOLA.

**Dear Sir,**

With reference to above cited subject, I am submitting herewith title verification report as under:-

## DESCRIPTION OF THE PLOT

Nazul Plot No. 4/5 (Layout plot No.8), out of Sheet No. 64, (Survey No.55/1) of Mouze Umari, with in the limit of Akola Municipal Corporation Akola. The said plot is sanctioned by S.D.O. Akola vide Revenue Case No. 13/2/1959-60 dated 30.09.1964. On the said plot house is constructed. Said plot admeasuring and bounded as under :

East - West - 65 Ft.
North - South - 80 Ft.
Total plot admeasuring 5200 Sq.Ft. (483.27 Sq.Mt.)

To the East : 30 Ft. Layout Road,
To the West : Layout Plot No.7,
To the North : 15 Ft. Service line,
To the South : 30 Ft. Layout Road,

**BRIEF HISTORY OF EVALUATION OF TITLE:**

**2]** As per documents produced before me it is clear that initially Dr. Suresh Vasant Tare has purchased the above referred plot from Mr.

Ramchandra Madhavrao Bhagawat by registered sale deed, which is registered with Sub registrar, Akola at Sr. No. 3863 dt. 04.07.1967. Thus he is become the owner of said plot and his name is mutated in Namuna-D.

**3]** Thereafter Bangad Builders Pvt. Ltd. Through its director Mr. Anand Harish Bangad has purchased the above referred plot from Dr. Suresh Vasant Tare by registered sale deed, which is registered with Sub-registrar, Akola at Sr.No. 1323 on 27.03.2014. Thus Bangad Builders Pvt. Ltd. Through Mr. Anand Harish Bangad has become the owner of above referred plot and its name is mutated in Namaun D.

4] Bangad Builders Pvt. Ltd. Through its director Mr. Anand Harish Bangad wants to develop the said plot and wants to construct commercial complex on the said plot and hence he has got the map sanctioned from Akola Municipal Corporation Akola vide Case No. 14/561/16-17 dt. 24.04.2017.

**5]** I have taken search in the office of Sub Registrar Akola for 15 years i.e. from 2003 to 2017 by paying necessary charges I could not find any encumbrance over the said plot. Thus from my investigation I am of the opinion that Bangad Builders Pvt. Ltd. Through Mr. Anand Harish Bangad has a marketable and good title over the above referred plot. All the documents supplied to me are zerox copies and hence verify the same from originals. This report is issued only for your perusal it be not use for any other purpose including judicial purpose. I am enclosing herewith original receipt of search.

Yours truly,

ADVOCATE PRAVIN S. CHITLANGE #AKOLA

**Pravin S.Chitlange**
Advocate

**Encl** : Original Receipt No. 4087 Dt.24.07.2017

[redacted] इतर पावती

Monday,24 July 2017 4:36 PM

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4087 दिनांक: 24/07/2017

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: अकन-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड प्रविण चितलागे
वर्णन मौजे अकोला येथील नझुल शिट नं 64 नझुल प्लॉट नं 4/5 सन 2003 ते 2017 अर्ज क्रं 500

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| शोध व निरीक्षणे | रु. 375.00 |
| एकुण: | रु. 375.00 |

Sub Registrar Akola1

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-