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इतर पावती

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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3838 दिनांक: 11/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अकग-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड. सागर पी. महाजन

वर्णन मौजे मलकापुर येथील गट नं 18/3 प्लॉट नं. 10 ची मिळकत सन 2005 ते 2017 चा शोध

1819 शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

शशिकांत पुलाते
सह दुय्यम निबंधक वर्ग-२
क्र. २, अकोला

Sub Registrar Akola

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

शशिकांत पुलाते
सह दुय्यम निबंधक वर्ग-२
क्र. २, अकोला

7/11/2017

Sagar P. Mahajan
Advocate

Address : Shop No, S-3 Maa Amba Apartment, Opp. Birla Ram mandir Jatharpeth akola

Date : 11.07.2017

TITLE VERIFICATION AND SEARCH REPORT

Subject :- Title verification and Search report pertaining to the property belonging to Shri Ravikant Balkrushana Thakre, R/o. Tapdiya Nagar, Akola, Tq. Dist. Akola bearing layout plot no. 10 out gat no. 18/1 (as per govt. record 18/9/10), admeasuring 466.44 sq.mtr. i.e. 5019 sq.ft. of Mouje Malkapur Tq. Dist. Akola. With construction of Apartment thereon.

Sir

1. Shri Ravikant Balkrushana Thakre, R/o. Tapdiya Nagar, Akola, Tq. Dist. Akola. Was approached to me for title verification and search report along with the xerox copies of the document pertaining to the above referred property and requested for verification of his title in respect of the same plot on perusal of the document it seems that originally layout plot no. 10 out of gatno.18/1 (as per talathi record 18/9/10) Mouje Malkapur Tq. Dist. Akola was owned and possessed by Shri Wadudeo Ganesh Paranjape R/o. Akola Tq. Dist. Akola since long i.e. from 17.07.1975.

It reveals from the revenue record that plot no. 10 is already converted into N.A. purpose i.e. residential purpose vide order of Hon'ble S.D.O. Akola in revenue case no.6/2/69-70 of village Malkapur decided on 8.12.69 and revised revenue case no.NAP-34/Malkapur/20/76-77

decided on 27.06.1977.

2. Thereafter Shri Wadudeo Ganesh Paranjape R/o. Akola Tq. Dist. Akola sold layout plot no. 10 admeasuring 466.44 sq.mtr. to Shri Padmakr Hanumantrao Deshpande r/o. Bhagwat Plot, Akola Tq. Dist. Akola on dtd.03.01.80 vide registered document no.45/80 for the valuable consideration of Rs. 8000/- before Sub Registrar Office Akola Tq. Dist. Akola.

3. Thereafter in the year 11.01.2007 said Shri Padmakar Hanumantrao Deshpande expired leaving behind Smt. Sunanda Padmakar Deshpande, Pravin Padmakar Deshpande, Sachin Padmakar Deshpande, Samir Padmakar Deshpande, and Sau. Shreya Vivek Sangwai and legal heir to the said effect is issued by Hon'ble 3rd CJJD Akola on dtd. 15.1.2013 in M.J.C. no.680/2012 and in pursuance to it name of said legal heirs are mutated in revenue record.

4. Thereafter Pravin Padmakar Deshpande, Sachin Padmakar Deshpande, Samir Padmakar Deshpande, Sau. Shreya Vivek Sangwai relinquished their share out of the said property in favor of Smt. Sunanda Padmakar Deshpande, on dtd. 30.01.2013 vide regd. document no.411 /2013 before Sub Registrar Office Akola Tq. Dist. Akola.

5. Thereafter Smt. Sunanda Padmakar Deshpande sold plot no. 10 admeasuring 466.44 sq.mtr. to Shri Ravikant Balkrushna Thakre on dtd.2.7.2013 vide regd. document no. 3328/2013 before Sub Registrar Office Akola

Tq. Dist. Akola for the valuable consideration of Rs.26,41,000/-.

6. Therafter Shri Ravikant Balkrushna Thakre R/o. Tapdiya Nagar, Akola, Tq. Dist. Akola applied before municipal corporation Akola for granting necessary permission for the construction over the plot and Akola municipal corporation granted the necessary permission in case no. 14/580/16-17 on dtd. 18/1/2017 sanction the map and issued the commencement certificate for the construction after taking the permission from Akola municipal corporation Shri Ravikant Balkrushna Thakre builders and developers started the construction over the plot under the mane and style as Shri. Vitthal Rukmini Apartment No. 9 and constructed residential apartment over the plot on the ground floor consist of one flat bearing no. G-1 and parking area upper floor shall consist of 4 flats on each floor first floor consist of 4 flats bearing no. 101, 102, 103, 104 second floor consist of 4 flats bearing no. 201, 202, 203, 204, Third floor consist of 4 flats bearing no. 301, 302, 303, 304 and also registered the deed of declaration of building on dtd. 31/1/2017 vide registered document no. 305/2017 before sub register office Akola Tq. Dist. Akola

7. Thereafter Shri Ravikant Balkrushna Thakre obtained a loan from The Malkapur Urban co op bank ltd. Malkapur Branch Akola loan is still going on

8. That Shri Ravikant Balkrushna Thakre became the absolute owner of the property as such the entire link in the flow of title has been properly established.

9. I have perused tax receipt, 7/12 extract, all sale deeds, Relinquish Deed, Ferfar, N.A. map, N.A. order, Revised N.A. map, Revised N.A. order, Certificate of Talathi, deed of declaration, commencement certificate, record of mutation, which is also mutate time to time as per transaction. That Shri Ravikant Balkrushna Thakre have sworned an affidavit before Executive Magistrate Akola wherein he has stated that he is in the possession of the property and he has not created any encumbrance over the property. Except Malkapur Urban

10 I have also personally taken the inspection of index II Reigstrar for the year 2005 to 2017 for last 13 years pertaining to the property described below on 11.07.2017 and receipt showing the payment of inspection fee at Sub Registrar Office, Akola bearing no . 3838 is annexed herewith . I may mention here that in the office of Sub Reigstrar Akola registers are not maintained properly and some of the pages are missing and some of the pages are in torn condition, some of the pages are not vigible and also the problem of software On perusal above referred documents, I found that Shri Ravikant Balkrushna Thakre became the absolute owner of the property described below. His title in respect of the property is valid clear and marketable Except above mention i.e. the property mortgaged with Malkapur Urban bank

DESCRIPTION OF PROPERTY

Mouje Malkapur Tq. Dist. Akola bearing layout plot no. 10 out gat no. 18/1(as per govt. record 18/9/10), admeasuring 466.44 sq.mtr. i.e. 5019sq.ft. with construction of apartment thereon the said property is bounded by -

To the East	Layout road
To the West	Service lane
To the North	Layout plot no . 9
To the South	Compound of S.T.Colony.

dt 11/07/2017

Place : Akola

Date : 11.07.2017

Sagar P. Mahajan

Advocate Akola