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TITLE VERIFICATION AND SEARCH REPORT.
(TO WHOMSOEVER IT MAY CONCERN)

Sir,

This title and verification/search report has been issued by me at the instance of Mr. Sharad Purshottam Agrawal, who is the Partner of M/s. Shyam Oil Product, Akola in respect of the immovable plot property as mentioned below i.e.

The said property is situated at Mouje Khadki Bk. Tq. and Dist. Akola within the Municipal Corporation Limits of Akola, bearing field Sv. No. 23/1, admeasuring 11 R (1092 sq.mtrs). Adjacent to the said land, the land bearing field Sv.No. 23/1 of Mouje Khadki Bk. admeasuring 4 R, by amalgamating both the lands total lands become 15 R, out of the same 10 R land (10890 sq. ft.) which is bounded as under :

To the East -Mangrulpir road,
To the West -Bhartia layout
To the North-Land of Satish Gawali
To the South-Land of Shyam Industries

It is submitted that in respect of the above stated land/property Mr. Sharad Purshottam Agrawal supplied me the following documents i.e.

1] Partnership Deed of M/s. Shyam Oil Product Akola Dt. 1/4/1996
2] Retirement Deed of M/s. Shyam Oil Product Akola Dt. 28/5/1998
3] Partnership Deed of M/s. Shyam Oil Product, Akola Dt. 28/5/1998
4] Partnership Deed of M/s. Shyam Oil Product, Akola Dt. 27/12/2016
5] Partnership Deed of M/s. Shree Shyam Industries, Akola Dt. 12/11/1990
6] Retirement Deed of M/s. Shyam Industries, Akola Dt. 28/5/1998
7] Partnership Deed of M/s. Shyam Industries, Akola Dt. 28/5/1998.
8] Registered Sale Deed Dt. 5/12/1990 of 11 R land of Shree Shyam Industries, Akola.
9] Registered Sale Deed bearing its Regis. Sr. No. 2486 Dt. 10/5/1996 of 4 R land of Shyam Oil Products, Khadki Bk. Akola.

10] Agreement Dt. 21/3/1998 in between Anil Narayandas Agrawal and others and Sharad Purshottam Agrawal and others

11] Letter Dt. 12/4/2005 issued by Tahsildar Akola to Mandal Adhikari for taking the mutation in respect of 10 R land on the name of Shyam Oil Industries and 6 R land on the name of Shyam Oil Products out of 16 R land.

12] Ferfar

13] Copy of Record of Right register

14] 7x12 extracts

15] Order passed by the S.D.O. Akola in Rev. Appeal No. RTS-59/Khadki Bk/19/2014-15 Dt. 24/3/2015 and thereby converted the 16 R land for non agriculture purpose i.e. for installation of Oil Mill.

16] Order passed by S.D.O. Akola in Rev. Case No. NAP-34/Khadki Bk. /65/1990-91 Dt. 7/2/1991

17] Order passed by S.D.O. Akola in Rev. Case No. NAP-34/Khadki Bk./12/1995-96 Dt. 29/2/1996 and thereby converted the 4 R land into non agriculture purpose i.e. for Industrial purpose.

18] Order passed by S.D.O. Akola in R.M.K.NAP-34/Khadki Bk/28/2015-16 Dt. 18/8/2016, by the said order S.D.O.Akola converted the said land into residential purpose from Industrial purpose etc.

19] Layout Map Dt. 18/8/2016

20] Certificate of Registration of Firm Shyam Oil Products Dt. 24/3/2017

21] Municipal Corporation tax receipt

22] Receipt regarding Workers Welfare Fund A/c. Dt. 13/4/2017

23] Challan Dt. 15/4/2017

24] Akola Municipal Corporation receipt regarding payment of Development charges etc. Dt. 27/2/2017

25] Sanctioned Map of Residential-Cum-Commercial Apartment named " Shyam Villa "

It is submitted that I have verified the above stated documents and also taken the search in respect of the above stated plot property and I found that M/s. Shyam Oil Product, A partnership firm is made at Akola on dated 1/4/1996 which is having the following partners :

1] Shri. Anil Narayandas Agrawal

2] Shri. Sharad Purshottam Agrawal

3] Shri. Nitin Narayandas Agrawal

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4] Sau. Sharda Sushil Agrawal
5] Sau. Pratibha Sharad Agrawal
6] Sau. Manju Anil Agrawal

It is submitted that in respect of the M/s. Shyam Oil Product I have verified the document of partnership dated 1/4/1996, later on the said partners have executed the retirement deed dated 28th day of May, 1998,. I have also verified the said document and found that out of the above stated partners 1 to 6, the partners named [1] Shri. Anil Narayandas Agrawal, [2]Shri. Nitin Narayandas Agrawal and [3]Sau. Manju Anil Agrawal, have taken the retirement by the said retirement deed of M/s. Shyam Oil Product dated 28/5/1998. Later on the New Partnership Deed of M/s. Shyam Oil Product executed by the following partners on dated 28/5/1998 i.e.

[1] Sau. Sharda Sushil Agrawal,
[2] Sau. Pratibha Sharad Agrawal
[3] Shri. Sushil Purshottam Agrawal
[4] Shri. Sharad Purshottam Agrawal

It is submitted that later on the above stated four partners have added the new partner named Sau. Neha Mayur Agrawal w/o Mayur Sharad Agrawal and accordingly executed the New Partnership Deed of M/s. Shyam Oil Product, Akola dated 27/12/2016 as per the said partnership deed of M/s. Shyam Oil Product, Akola the following persons are the partners of M/s. Shyam Oil Product, Akola i.e.

[1] Sau. Sharda Sushil Agrawal,
[2] Sau. Pratibha Sharad Agrawal
[3] Shri. Sushil Purshottam Agrawal
[4] Shri. Sharad Purshottam Agrawal
[5] Sau. Neha Mayur Agrawal

It is submitted that the said partnership firm was the registered firm before the competent authority and after addition of new partner and for the sake of change of nature of business etc the said partners have applied before the competent authority on dated 4/1/2017. And the said partners of the firm agreed between themselves to do the business of land development, buildership etc on the same name of firm as well as by taking the land of the said firm.

It is submitted that I have also verified documents of title of the above stated 10 R land and I found that originally the said plot property was belonging to Shri. Gangadhar Mohanji Gawali who has executed the sale deed bearing its Regis. Sr. No. 2486 dated 10/5/1996, in respect of Non agriculture 4 R land in favour of Shyam Oil Product Khadki Bk. Akola through its partner Shri. Sharad Purshottam Agrawal, and the Shri. Gangadhar Mohanji Gawali also executed the another sale deed dated 5/12/1990 in respect of 11 R land of field Sv.No. 23/1 of Mouje Khadki Bk. in favour of Shri. Shyam Industries, Akola through Shri. Sharad Purshottam Agrawal, therefore by virtue of both the sale deeds one is on the name of Shyam Oil Product Khadki Bk. Akola and the another one is on the name of Shyam Industries, Akola. It is clear that both the sale deeds have been taken through the common partner named Shri.Sharad Purshottam Agrawal, therefore by virtue of the said sale deed the Shyam Industries, Akola and Shyam Oil Product, Khadki Bk. Akola became the absolute owner of 15 R land out of field Sv. No. 23/1 of Mouje Khadki Bk.

It is submitted that I have verified the agreement and map attached herewith dated 13/3/1998 which was executed between party No.1 i.e.

i] Anil Narayandas Agrawal,
ii] Nitin Narayandas Agrawal,
iii] Sau. Manju Anil Agrawal
iv] Mahendra s/o Sitaram Agrawal

And Party No.2 i.e.

i] Sharad Purshottam Agrawal
ii] Purshottam s/o Ramniwasji Agrawal
iii] Sushil s/o Purshottam Agrawal
iv] Sau. Pratibha w/o Sharad Agrawal
v] Sau. Sharda Sushil Agrawal,

It is submitted that by the said agreement dated 13/3/1998 both the parties divided the firm land between them and accordingly by the said agreement as per the map Shri. Sharad Purshottam Agrawal and others the partners of Shyam Oil Product, Khadki Bk. Akola have got the 6 R land, the said land was non agriculture for the purpose of industrial use. It is submitted that in respect of 6 R land, the mutation entry transferred on the name of M/s. Shyam Oil Product, Khadki Bk. Akola by virtue of the letter/order issued by the Tahsildar to the Mandal Adhikari dated 12/4/2005, I have verified the said letter.

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It is submitted that already M/s. Shyam Oil Product is having 4 R land by virtue of the Registered Sale Deed bearing its Regis. Sr. No. 2486 dated 10/5/1996, both the lands are adjacent to each other, therefore by amalgamating both the lands, the total land of M/s. Shyam Oil Product becomes 10 R land. It is submitted that later on the said Shyam Oil Product, Khadki Bk. Akola applied before the Sub Divisional Officer, Akola for conversion of the said land of 10 R from Industrial purpose to residential purpose, the said matter before the Sub Divisional Officer, came to be registered as Rev. Case No. NAP-34/Khadki Bk/28/2015-16 and in the said matter S.D.O. passed the order on dated 18/8/2016 and thereby converted the said 10 R of Industrial land into the residential purpose land.

It is submitted that thereafter M/s. Shyam Oil Product through partners Shri. Sharad Purshottam Agrawal has applied for sanction of the map of apartment named as " Shyam Villa " consisting of 16 flats and 6 shops on the ground floor before Municipal Corporation, Akola and accordingly got sanctioned the plan from Municipal Corporation, Akola vide its Case No. 14/640/2016-2017 dated 18/4/2017, I have verified the copy of Work Commencement Certificate issued by the Municipal Corporation, Akola.

It is submitted that in respect of above stated land of 10 R land. I have verified the above stated documents as well as taken the search vide Receipt No.2215 Dated 20/4/2017 before the Sub Registrar's Office at Akola, in my verification of documents of title, I have not found any mortgage entry over the 7x12 extract as well as not found any kind of encumbrance over the said property, not only this Mr. Sharad Purshottam Agrawal, also given me the oral undertaking on behalf of M/s. Shyam Oil Product, Akola that he has not created any kind of encumbrance nor the said property is having any kind of dispute over it and the same is having the clear marketable title, therefore, in the light of the same facts I came in conclusion that the said property is free from all encumbrances and M/s. Shyam Oil Product, Akola is having a clear marketable title over it.

Hence I have issued this Title Verification/Search report under my seal and signature on this 6th day of May, 2017.

Akola.
Dt. 5/5/2017

(M. A. Adil) Adv.

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