

Kiran B. Khot
Advocate



Office: 'Varanasi Complex'

Rajeshwar- State Bank Colony,
Sahakar Nagar, Gorakshan Road,
Akola- 444004, Mob. No. 9422788140
E-mail : kiranbkhota@rediffmail.com

Residence : 148-Indraprastha, Keshav Nagar, Round Road, Akola - 444004 (M.S.), Phone-07242489244

Date 16.12.2016

Annexure – B: Report of Investigation of Title

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India Dr. P. D. K. V. Branch, Akola		
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter Dt.		
	c)Name of the Borrower.	Shri Vitthal Purushottam Sarap		
2.	a)Name of the unit / concern / company / person offering the property / (ies) as security.	Shri Vitthal Purushottam Sarap		
	b)Constitution of the unit/concern/ person/body/ authority offering the property for creation of charge.	Person		
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower.		
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Mouje Malkapur Tq. & Dist. Akola		
	(a) Survey No.	F. S. No. 26/2, Layout Plot No. 46A, 47A, 46B, 47B		
	(b) Door/House no. (in case of house property)	Open plot.		
	(c) Extent/ area including plinth/ built up area in case of house property.	All portions of plots together measuring 517.68 sq. ftm.		
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Bounded by : To the East – Plot No. 48 To the West – Plot No. 46-B To the North – Service Lane To the South – Lavout Road		
4.	a)Particulars of the documents scrutinized- serially and chronologically.			
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note :Onlyoriginals or certified extracts from the registering/land/ revenue/ other authorities be examined.			
Sl. No.	Date	Name/ Nature Of the document	Originl/ certified copy/ certifie extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Adv.
01	24/11/2016	Purchase Deed	Original	Not applicable (Original Verified)
02	30/07/2016	Property Card	Copy	Not Applicable
03	30/07/2016	Property Card	Copy	Not Applicable
04	30/07/2016	Property Card	Copy	Not Applicable
05	30/07/2016	Property Card	Copy	Not Applicable
06	27/03/1981	N. A. Order	Copy	Not Applicable
07	05/06/2016	Mutation	Copy	Not Applicable

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Keshav Nagar, Dr. Hedgewar Marg, AKOLA
Regd. No. 2705 Dt. 30/09/2002

5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies & relevant fee receipts along with TIR)	Yes.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. Index II is verified. Property card is verified.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.	The online / computerized information matches with the documents produced before me.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not applicable, the stamp duty is paid by bank challan.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Akola.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes. Sub-Registrar, Akola No. 1, 2, 3
	c) Whether search has been made at all the offices named at (b) above?	Yes.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore & above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	Flow of title duly established. There is no interest of minor in the property in question.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full ownership rights.
10.	If leasehold, whether:	Not applicable
	a) lease Deed is duly stamped and registered	
	b) lessee is permitted to mortgage the Leasehold right,	
	c) duration of the Lease/unexpired period of lease,	
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	
	f) Right to get renewal of leasehold rights & nature thereof.	
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether, grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable

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12.	If occupancy right, whether; a) Such right is heritable and transferable, b) Mortgage can be created.	Not applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether; a) The Gift/Settlement Deed is duly stamped and b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee; d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions; e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question; f) Whether the Donee is in possession of the gifted property; g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage; h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
16.	Whether the title documents include any testamentary documents/wills? (a) In case of wills, whether the will is registered will or unregistered will? (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? (c) Whether the property is mutated on the basis of will? (d) Whether the original will is available? (e) Whether the original death certificate of the testator is available? (f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration	Not applicable

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17.	(a) Whether the property is subject to any wakf rights?	Not applicable
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage.	Not applicable
	(b) In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Yes. The land is duly converted for N.A. i.e. residential purposes.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.),	No.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	(b) Whether any search/enquiry is made with the Land Acquisition Office & outcome of such search/enquiry.	
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not ascertained from the documents placed before me.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking.	
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	As per flow of title the property was belonging to partnership firm, which is course was dissolved and the partners in the individual capacity sold out the property and received consideration to the tune of their shares in the partnership.

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	(b) Property belonging to partners, whether thrown hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c) Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm.	Not applicable
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/ execution of documents Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	Not applicable
26.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27.	(a) Whether any POA is involved in the chain of title?	Not applicable
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA.	
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	
	ii. Whether the POA is a registered one?	
	iii. Whether the POA is a special or general one?	
	iv. Whether the POA contains a specific authority for execution of title document in question?	
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question (Please clarify whether same has been ascertained from the office of sub-registrar also?)	
	(g) Please comment on the genuineness of POA?	
	(h) The unequivocal opinion on the enforceability and validity of the POA?	
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of attorney and the extent of the powers given therein and whether same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Not applicable.
30.	Encumbrances, Attachments and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable.

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31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not applicable.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	The party concerned be directed to produce up to date taxes paid receipt.
33.	(a) Urban land ceiling clearance, whether required & if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Revenue record is yet to be mutated in the name of applicant.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	No, it being recent transaction, name of applicant is yet to be reflected in the revenue and municipal records.
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether property has clear access as per documents?	Yes, however as per purchase deed four plots have been purchased for which subdivision and amalgamation application is said to have submitted, after due order to that effect the said four parts of the plot can be together demarcated in the revenue and municipal records.
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Party concerned be directed to produce the necessary documents on bank record.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No other documents are available to ascertain boundaries.
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the adv.)	Valuation Report is not available to ascertain description of property.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	The property can be mortgaged. Proper Stamp duty is paid on Regd. documents.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage & additional precautions, if any to be taken in such cases	Not applicable

44.	Additional aspects relevant for investigation of title as per local laws.	In due course of time order for sub-division & amalgamation is to be obtained on record.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	After creation of EM, notice is to be given to Sub-registrar.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Vitthal Purushottam Sarap

Mob No. 09890139111

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FLOW OF TITLE.

So far as the flow of title of property is concerned, it appears from the revenue record that-

a) Since prior to consider period the plot in question i.e. layout plot No. 46-A measuring 163.10 sq. mts. i.e. 1755 sq. fts. (Rev. Case No. NAP-34/Malkapur/36/1980-81, Dt. 27/03/1981) & layout plot No. 46B measuring 17.41 sq. mts. i.e. 187 sq. fts (Rev. Case No. NAP-34/Malkapur/63/1980-81, Dt. 16/07/1981) of field survey No. 26/2 of mouje Malkapur, Tq. & Dist. Akola was owned and possessed by Sau. Alka Kumar Kale, she acquired title by virtue of couple of purchase deed bearing Regd. No. 5016, Dt. 29/04/1981 & No. 5417, Dt. 27/05/1982. Sau. Alka Kumar Kale sold out the portions plots in question to Shri Sunil Maniklal Innani vide Regd. Sale deed bearing No. 1869, Dt. 11/04/2011 for consideration of Rs. 5,59,300/-, entry of the transaction is duly mutated in the revenue record. *(Sale deed Alka - Sunil)*

b) Since prior to consider period the plot in question i.e. layout plot No. 47-A measuring 324.40 sq. mts. i.e. 3492.5 sq. fts. (Rev. Case No. NAP-34/Malkapur/36/1980-81, Dt. 27/03/1981) & layout plot No. 47B measuring 12.44 sq. mts. i.e. 137.5 sq. fts (Rev. Case No. NAP-34/Malkapur/63/1980-81, Dt. 16/07/1981) of field survey No. 26/2 of mouje Malkapur, Tq. & Dist. Akola was owned and possessed by Shri Vasant Nayabrao Deshmukh & Sau. Pushpatai Vasantrao Deshmukh, they acquired title by virtue of couple of purchase deed bearing Regd. No. 4428, Dt. 29/04/1981 & No. 5418, Dt. 27/05/1982. Shri Vasant Nayabrao Deshmukh & Sau. Pushpatai Vasantrao Deshmukh sold out the portions plots in question to Shri Sunil Maniklal Innani vide Regd. Sale deed bearing No. 870, Dt. 21/02/2011 for consideration of Rs. 10,46,000/-, entry of the transaction is duly mutated in the revenue record. *(Sale deed)*

c) Thus Shri Sunil Maniklal Innani became absolute owner of said layout plots No. 46-A measuring 163.10 sq. mts. i.e. 1755 sq. fts., 46-B measuring 17.41 sq. mts. i.e. 187 sq. fts., 47-A measuring measuring 324.40 sq. mts. i.e. 3492.5 sq. fts., and 47-B measuring 12.44 sq. mts. i.e. 137.5 sq. fts. total area admeasuring 517.68 sq. mts. i.e. 5572.50 sq. fts., he sold out the property to M/s. Shrinathji Enterprises, said to be a partnership firm through its partners Shri Jaywantraj Deoraj Kothari, Shri Pradip Pundlikrao Deshmukh, Shri Rahul Seshrao Dongre, Shri Saurabh Babulal Paliwal and Shri Jitendrakumar Naldkishor Purohit vide Regd. Sale deed bearing No. 6098, Dt. 28/12/2012, for consideration of Rs. 20,80,000/-, entry of the transaction is duly mutated in the revenue record.


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d) Shri Jaywantraj Deoraj Kothari has got 35 % Share in the property, Shri Pradip Pundlikrao Deshmukh has got 35 % Share in the property, Shri Rahul Seshrao Dongre has got 10 % Share in the property, Shri Saurabh Babulal Paliwal has got 10 % Share in the property and Shri Jitendrakumar Naldkishor Purohit has got 10 % Share in the property as per the Deed of Partnership Dt. 21/11/2012 which is an un-registered i.e. notarised document.

e) M/s. Shrinathji Enterprises, a partnership firm through its partners Shri Jaywantraj Deoraj Kothari (35 % Share), Shri Pradip Pundlikrao Deshmukh (35 % Share), Shri Rahul Seshrao Dongre (10 % Share), Shri Saurabh Babulal Paliwal (10 % Share) and Shri Jitendrakumar Naldkishor Purohit (10 % Share) decided to dissolve said partnership and decided to sale out the property in question to Shri Jaywantraj Deoraj Kothari & Shri Babulal Kanhiyalal Paliwal for which said Shri Pradip Pundlikrao Deshmukh who had 35 % share in the property had sold out his share to Shri Babulal Kanhiyalal Paliwal, and Shri Rahul Seshrao Dongre, Shri Saurabh Babulal Paliwal and Shri Jitendrakumar Naldkishor Purohit sold out their respective 10 % Share in the property to Shri Jaywantraj Deoraj Kothari thus Shri Kothari has got his initial 35 % share in the property + he purchase the 30 % share in the property thus he became owner of the property to the extent of 65 %, the sale deed is registered at Sr. No. 3592, Dt. 01/08/2016 before the sub-registrar, Akola-1, entry of the transaction is duly mutated in the revenue record.

f) Shri Jaywantraj Deoraj Kothari for his 65 % Share in the property and Shri Babulal Kanhiyalal Paliwal for his 35 % Share in the property executed sale deed in favor of Shri Vitthal Purushottam Sarap vide Regd. Sale deed bearing No. 3573, Dt. 24/11/2016 for consideration of Rs. 43,50,000/-, it being the recent transaction mutation entries are not available in favor of the present owner.

g) Shri Vitthal Purushottam Sarap applied before the municipal authority for grant of perission for sub-division and amalgamation of the plots in question and accordingly the proposal in under consideration vide case No. L-2/86/16x17. It is also informed to me that proposal for grant of permission for construction is also under consideration of the municipal authorities vide case No. 14/506/16x17.

i) Thus the entire link in the flow of title of the property is duly established and all the legal formalities have been duly complied with.

Akola

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CERTIFICATE OF TITLE – ANNEXURE-D.

I have examined the original title deed intended to be deposited relating to the scheduled property and offered as security by way of equitable mortgage and that the documents of title referred to in the opinion are valid evidence of Right, title and interest and that if the said equitable mortgage is created, it will satisfy the requirements of creation of equitable mortgage and I further certify that :

- 2) I have examined the documents in detail taking into account all the guidelines in the checklist vide Annexure-B and other relevant factors.
- 3) I confirm having made a search in the land/ revenue records. I also confirm having verified and checked the records of the relevant Government offices, Sub- Registrar offices, Revenue Records, Municipal/ Panchyat office, Land acquisition office. I do not find anything adverse, which would prevent the Title Holder from creating a valid mortgage. I am liable/ responsible if any loss is caused to the bank due to negligence on my part or by my agent in making search.
- 4) Following scrutiny of land record / Revenue records and relative Title Deeds certified copies of such title deeds obtained from the concerned registrar office, I hereby certify the genuineness of the Title Deeds. Suspicious/Doubts if any, has been clarified by making necessary inquiries.
- 5) There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from Year 2004 to 2016 pertaining to the immovable Property covered by above said Title Deeds.
- 6) Not applicable.
- 7) There is no interest of minor in the property.
- 8) The mortgage if created will be available to Bank for the liability of intending Borrower Shri Vitthal Purushottam Sarap.

9) I certify that Shri Vitthal Purushottam Sarap has an absolute, clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10) In case of creation of mortgage by deposit of title deed we certify that the deposit of the following title deed/ documents would create a valid and enforceable mortgage.

- a. Purchase Deed Dt. 24/11/2016, Latest property card, taxes paid receipt, and party concern be directed to produce copies of all scrutinized documents as per paragraph No. 4 on record.
- b. Affidavit may be obtained from the borrower declaring that he has full, absolute and unhindered right, title interest to and over the scheduled property and nobody else has any right, title or interest in the scheduled property. The other contents of the affidavit should be obtained as per the format of the bank.

11) There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY

i) Mouze Malkapur , Tq. & Dist. Akola, field survey No. 26/2, layout plot No. 46-A & 47-A (Rev. Case No. NAP-34/Malkapur/36/1980-81, Dt. 27/03/1981) **Plot No. 46-A** is measuring 163.10 sq. mts. i.e. 1755 sq. fts. Which is bounded by To the East – Layout plot No. 47-A, To the West – Remaining portion of plot No. 46-A, to the North – 8 fts. Service lane, To the South – Layout Plot No. 46-B.

Plot No. 47-A is measuring 324.40 sq. mts. i.e. 3492 sq. fts. Which is bounded by To the East – Layout plot No. 48, To the West – Layout plot No. 46-A, To the North – 8 fts. wide Service lane, To the South – Layout Plot No. 47-B.

ii) Mouze Malkapur , Tq. & Dist. Akola, field survey No. 26/2, layout plot No. 46-B & 47-B (Rev. Case No. NAP-34/Malkapur/63/1980-81, Dt. 16/07/1981) **Plot No. 46-B** is measuring 17.41sq. mts. i.e. 187.5 sq. fts. Which is bounded by To the East – Layout plot No. 47-B, To the West – Remaining portion of plot No. 47-B, To the North – Layout Plot No. 46-A, To the South – Layout Road.

Plot No. 47-B is measuring 12.77 sq. mts. i.e. 137.50 sq. fts. Which is bounded by To the East – Layout plot No. 48, To the West – Layout plot No. 46-B, To the North – Layout Plot No. 47-A, To the South – Layout Road.

All the four portions of the plots together admeasuring 517.68 sq. mts. i.e. 5572.50 sq. fts.

All together bounded by –

To the East – Plot No. 48

To the West – Plot No. 46-B Portion of Shri Lande

To the North – Service Lane

To the South – Layout Road

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Regd. No. 2705 Dt. 30/03/2002



CHALLAN
MTR Form Number-6

GRN	MH006745296201617E	BARCODE			Date	15/12/2016-11:54:18		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee				TAX ID (If Any)				
	Other Items				PAN No. (if Applicable)				
Office Name	AKG_JT AKOLA NO 2 SUB REGISTRAR				Full Name		Adv Kiran B Khot		
Location	AKOLA				Flat/Block No.		Varanasi Complex		
Year	2016-2017 Specific From 15/12/2004 To 15/12/2016				Premises/Building				
Account Head Details		Amount in Rs.		Road/Street		Sahakar Nagar Gorakshan Road			
0030072201 SEARCH FEE		325.00		Area/Locality		Akola			
				Town/City/District					
				PIN		4 4 4 0 0 4			
				Remarks (If Any)					
				Mouje Malkapur F S No 26-2 Layout P					
				lots No 46B-47B together measuring					
				30-18 Sq mts					
				Amount in		Three Hundred Twenty Five Rupees Only			
Total		325.00		Words					
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA				Bank CIN		REF No.		90040572016121566626 IK00ATAVH6	
Cheque/DD Details				Date		15/12/2016-11:55:23			
Cheque/DD No				Bank-Branch		STATE BANK OF INDIA			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Mobile No. : 9422788140



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MTR Form Number-6

GRN	MH006744401201017E	BARCODE			Date	15/12/2016-11:44:40		Form ID		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee			TAX ID (If Any)						
	Other Items			PAN No. (If Applicable)						
Office Name	AKG_JT AKOLA NO 2 SUB REGISTRAR			Full Name	Adv Kiran B Khot					
Location	AKOLA			Flat/Block No.	Varanasi Complex					
Year	2016-2017 Specific From 15/12/2004 To 15/12/2016			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	Sahakar Nagar Gorakshan Road					
0030072201 SEARCH FEE		325.00		Area/Locality	Akola					
				Town/City/District						
				PIN	4	4	4	0	0	4
				Remarks (If Any)						
				Mouje Malkapur F S No 26-2 Layout p						
				lots No 46A-47A together measuring						
				468-5 sq mts						
				Amount In	Three Hundred Twenty Five Rupees Only					
Total			325.00	Words						
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		REF No.	00040572016121565402		IK00ATANT3			
Cheque/DD No.		Date		15/12/2016-11:47:00						
Name of Bank		Bank-Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

Mobile No. : 9422788140