**Raju M. Kasar.**
Advocate.

**Office:** Mate Complex, Mothi Umri, Akola-444005.
**Resi.:-** Vitthal Nagar, Mothi Umri, Akola-444005.
M-9850390252. Mail: kasarraju118@gmail.com

Ref: Date: 10/09/2021.

**To Whom It May Concern,**

**Subject:** Title verification and search report in respect of property standing in the name of Shri. Sunil Shriram Hatekar.

**Sir/Madam,**

As per request and demand from Shri. Sunil Shriram Hatekar, I hereby submitting Title Verification And Search Report of the property standing in the name of Shri. Sunil Shriram Hatekar as under,

**A) List of Documents Submitted for Inspection:**

1. Original Copy of Sale Deed Doc. Sr. No. 687/2010 Dtd. 16.02.2010.

2. Original Copy of Sale Deed Doc. Sr. No. 5144/2010 Dtd. 23.12.2010.

3. Photo/Xerox Copy of Sale Deed Doc. Sr. No. 3626/1967 Dtd. 19.06.1967.

4. Photo/Xerox Copy Of Relinquishment Deed Doc. Sr. No. 2778/2005 Dtd. 02.09.2005.

5. Photo Copy/Xerox Copy of 7/12 Extract.

6. Certified Copy of N.A Order Dtd. 01.08.2012 along with Lay-Out Map.

7. Certified Copy of mutation entry Dtd. 01.07.2011, 04.02.2011, 28.10.2014, 23.05.2011.

8. Photo/ Xerox Copy of Lease Deed executed between Sunil Shriram Hatekar and Maharashtra State Electricity Distribution Company Ltd., vide registered deed Doc. Sr. No. 3559/2020, Dtd. 08.12.2020.

9. Photo/Xerox Copy of No Due Certificate issued by Catholic Syrian Bank Ltd., Branch Akola, dated 01.11.2018.

**B) TITLE VERIFICATION AND SEARCH REPORT.**

1. Description of the property:-

Description of Plot No. 1: A property situated within the local limits of Municipal Corporation, Akola (earlier within the local limits of Grampanchayat Umri) in the area popularly known as Mouje Umri, Pragane Akola, Tq. and Dist. Akola, having F. S. No. 79/1, which is converted into residential use as per order of SDO, Akola vide Rev.Case No. NAP-34/Umri Pr. Akola/43/2010-2011 of Dtd. 01/08/2012, said **Residential** plot no. 01 admeasuring 105837 Sq.Fts. = 9832.58 Sq.Mtrs., bounded as under,
Towards East: Remaining portion of Olambe's Field,

Towards West: Field of Sadique,
Towards North: Field of Patond,
Towards South: Layout Road.

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2. Name of present Owner and Possessor:- Shri. Sunil Shriram Hatekar.

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3. Nature of Tenure/Class:- Occupant Class-I

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4. Whether N.A./Agricultural:- Non- Agricultural.

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5. Whether there is any type of restriction under any law:- No.

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6. Whether there is any right, interest of third party or minor, widow, lunatic in the said property:- Sunil Shriram Hatekar lease out 75 Sq.Mtrs of land out of total land of plot no.1 to MSEDC Ltd., for construction of D.T.C for the purposes of supply of electricity.

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7. Whether there is any charge, encumbrances over the said property:- **NO**.

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8. Whether the said property belongs to H.U.F:- No.

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9. Devolution of title: - Initially the property in question is an agricultural land admeasuring 2 Acres which was owned and possessed by Phatmabi and 2 Acres owned and possessed by Mohd. Tahsim Mohd. Yasin.

Thereafter Phatmabi had been sold out his share to Khudmajabi W/o. Mohd. Yasin on Dtd. 04.05.1939. And accordingly Khudmajabi W/o. Mohd. Yasin became owner and possessor of 2 Acres Land. That name of Khudmajabi W/o. Mohd. Yasin had been mutated accordingly in record of rights.

Thereafter Khudmajabi W/o. Mohd. Yasin had been sold out his share to Motiram Bhagaji Patond in the year 1955. And accordingly Motiram Bhagaji Patond became owner and possessor of 2 Acres Land. That name of Motiram Bhagaji Patond had been mutated accordingly in record of rights.

Thereafter Mohd. Tahsim Mohd. Yasin had been sold out his share to Motiram Bhagaji Patond vide registered Doc. Sr. No. 3626/1967 Dtd. 19.06.1967. And accordingly Motiram Bhagaji Patond became owner and possessor of 2 Acres Land. That name of Motiram Bhagaji Patond had been mutated accordingly in record of rights.

Thereafter Motiram Bhagaji Patond demised on 14.05.1984. After his death, property owned by him inherited and succeded by his legal heirs i.e Kashiram Motiram Patond, Shriram Motiram Patond, and married daughters Leelabai Sakharam Diwnale, Annapurnabai Namdev Yadav and Yamunabai Shriram Bodade. That name of all those persons had been mutated as per mutation entry no. 698 Dt. 29.07.1986.

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**Raju M. Kasar.**
Advocate.

**Office:** Mate Complex, Mothi Umri, Akola-444005.
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Thereafter Leelabai Sakharam Diwnale, Annapurnabai Namdev Yadav and Yamunabai Shriram Bodade had executed registered relinquishment deed dated 02.09.2005 at serial no. 2778/2005, in favour of Kashiram Motiram Patond and Shriram Motiram Patond. That name of Kashiram Motiram Patond and Shriram Motiram Patond had been mutated accordingly.

Thereafter Kashiram Motiram Patond and Shriram Motiram Patond had sold out 00H 81R land situated on sourthern side of East-West division to Sunil Shriram Hatekar vide registered Doc. Sr. No. 687/2010 Dtd. 16.02.2010. And accordingly Sunil Shriram Hatekar became owner and possessor of 00H 81R land situated on sourthern side of East-West division. That name of Sunil Shriram Hatekar had been mutated as per mutation entry no. 8692 Dt. 08.03.2010.

Thereafter Kashiram Motiram Patond and Shriram Motiram Patond had sold out 00H 82R land situated on northern side of East-West division to Sunil Shriram Hatekar vide registered Doc. Sr. No. 5144/2010 Dtd. 23.12.2010. That Tulsiram Kashiram Patond, Gajanan Kashiram Patond, Sanjay Kashiram patond, Ratnaparabha Kashiram Patond after marriage Ratnaprabha Bhagwan Sabe, Durgabai Kashiram Patond after marriage Durgabai Uttamrao Konde, Varsha Shriram Patond after marriage Varsha Prabhudas Nage, Santosh Shriram Patond, Nilesh Shriram Patond, Madhuri Shriram Patond and Sunita Shriram Patond after marriage Sunita Pramod Nage had given consent for the above sale deed. And accordingly Sunil Shriram Hatekar became owner and possessor of 00H 82R land situated on northern side of East-West division. That name of Sunil Shriram Hatekar had been mutated as per mutation entry no. 9177 Dt. 27.12.2010.

Thereafter Sunil Shriram Hatekar applied before Hon'Ble S.D.O for getting permission for conversion of agricultural land having gut no. 79/1 into non-agricultural land purpose vide Rev. Case No. NAP-34/Umri Pr. Akola/43/2010-2011 passed on 01.08.2012. Thereby layout plot no. 1 to 4 had been laid down for residential purpose in said layout and plot no. 5 reserved for Public Amenity, is presently owned and possessed by Sunil Shriram Hatekar.

That layout plot no. 1 to 4 has been mortgaged with Catholic Syrian Bank Ltd., Branch Akola for an amount of Rs. 3,00,00,000/-. That Sunil Shriram Hatekar has repaid the said loan of the said bank and obtained No Due Certificate accordingly on dated 01.11.2018.

That Sunil Shriram Hatekar lease out 75 Sq.Mtrs of land out of total land of plot no.1 to MSEDC Ltd., for construction of D.T.C for the purposes of supply of electricity vide registered lease deed Doc. Sr. No. 3559/2020 Dated 08.12.2020.

That the devolution of title for the last 30 years is well eastablished as per supra after verifying the records which is placed before me.

10. Legal Opinion:- That, I personally carried out the search at Sub-Registrar Office, Akola on computer where records has been stored, for 30 years and inspected the entries of Index-II maintained in the computer by the office. That I also perused all the documents mentioned in para no. A of this report, which were brought and placed before me by Sunil Shriram Hatekar.

That I also visited to the office of Revenue Authority and inspected the documents and Ferfhar.

However the charge, encrumbances or third party right or interest created by unregistered document in respect of the property in question cannot be ascertained or discovered from the Public and Govt. records. Hence it is always advisable by way of abundant precaution, an undertaking-cum-declaration on affidavit is to be taken from the owner of property stating that he has not created charge, encrumbances, third party right or interest of what so ever nature over the property in question.

Further it is also advisable to get clear Property Taxes of Govt. Department and Local Body Authority from the owner of the property.

I hereby certify that the title of Sunil Shriram Hatekar regarding the property specifically mentioned in para no. B1 of this report i.e plot no. 1 i.e plot no. 79/1/1 is perfect, valid and marketable. All the documents brought and placed before me are seen, verified and returned for the same.

Akola
Date: 10/09/2021

Adv. R M. Kasar, Akola

R. M. Kasar
Advocate
Regd. No. MAH/3465/06
AKOLA. Mob. 9850390252

Enclosures:-

1. Search receipt GRN No. MH006064385202122E dtd. 09.09.2021 for the period of thirty years.

# CHALLAN

## MTR Form Number-6

| GRN | MH006064385202122E | BARCODE | | Date | 09/09/2021-14:47:18 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | AKG_JT AKOLA NO 2 SUB REGISTRAR | Full Name | ADV R M KASAR |
| Location | AKOLA | | |
| Year | 2021-2022 One Time | Flat/Block No. | 00 |
| | | Premises/Building | |
| | | Road/Street | AKOLA |
| | | Area/Locality | AKOLA |
| | | Town/City/District | |
| | | PIN | 4 4 4 0 0 1 |
| | | Remarks (If Any) | MOUJE UMARI PRA GAT NO 79/1 YEAR 1991 TO 2021 SEARCH FEE<br>NAME S HATEKAR |
| | | Amount In Words | Seven Hundred Fifty Rupees Only |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 750.00 |
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| | |
| | |
| Total | 750.00 |

| Payment Details | CENTRAL BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 02810672021090942032 | 631213929 |
| Cheque/DD No. | | Bank Date | RBI Date | 09/09/2021-14:46:20 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | CENTRAL BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9850390252

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.



Print Date 09-09-2021 02:48:47