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इतर पावती

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नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4086 दिनांक: 28/07/2017

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: अकग-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड आर आर देशपांडे
वर्णन मौजे उमरखेड शेत स.नं.8 प्लॉट नं.10-पार्ट सन 2005 ते 2017 चा शोध

शोध व निरीक्षणे	रु. 325.00
एकूण:	रु. 325.00

Sub Registrar Akola

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

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

7/28/2017

-:Shree:-

R.R.Deshpande
Advocate

Agarwes Old City,
Akola – 444002 (M.S.)
(0724) 2435363
Mob. 9422161562

TITLE VERIFICATION AND SEARCH REPORT

TO WHOM IT MAY CONCERN

Having been engaged by Shri Dilip Devichand Chaudhary, Builder & Developer, Akola and Sau Sushilabai Prabhakar Badhe r/o. Shastri Nagar Akola for preparing the Title Verification and Search Report, in respect of the property owned by Sau Sushilabai Prabhakar Badhe, I, R. R. Deshpande, Advocate, R/o. Old City, Akola, do hereby submit my report as under.

1.- That Sau. Sushilabai Prabhakar Badhe r/o. Akola, is the absolute owner of the plot admeasuring 2300 sq.ft. of western side of north-south division of layout plot no.10 out of the sanctioned layout of Field Survey no.8 of Mouje Umarkhed, Tq. & Dist. Akola, situated in the area of Shastri Nagar, Akola within the limits of Akola Municipal Corporation. The property is more specifically described in the schedule mentioned hereunder.

2. Sau Sushilabai Prabhakar Badhe has entered into agreement to develop the above mentioned plot owned by her with Mr. Dilip Chaudhary Builders & Developers, Akola through Proprietor Dilip Devichand Chaudhray, as per the Regd. Agreement of Development dated 20-10-2015 executed at Sr.No.2609 before Sub Registrar Akola-3. The details of said development agreement are mentioned here-in-under in the Flow of Title.

3. That Sau Sushilabai Prabhakar Badhe has acquired the title over the property described in the schedule hereunder, as per Regd. Sale Deed dated 29-04-1971 executed at Sr.No.2088 before Sub Registrar Akola in her favour and in favour of Sau Padmavatibai Balkrushna Makruwar and by virtue of partition amongst Sau Sushilabai Prabhakar Badhe and Sau Padmavatibai Balkrushna Makruwar effected on 10-12-1986.

4.- The Title history of the property described in the schedule for last 13 years shows the following chain of transactions.

A] The documents placed before me shows that the agriculture land admeasuring 3 acers out of field survey no.8, of Mouje Umarkhed, Tq. & Dist. Akola was converted into non-agriculture purpose as per the order dtd. 12-04-1965 passed in Rev. Case no.8/2/1963-64 by Sub-Divisional Officer Akola. Accordingly, the layout plots were laid down in the said land. The layout plot no.10 admeasuring 4600 sq.ft. out of the above mentioned sanctioned layout was owned by Shri Bhiku Vishnupant Junare, R/o. Akola before more than last 30 years.

B] Thereafter Sau Sushilabai Prabhakar Badhe and Sau Padmavatibai Balkrushna Makruwar both r/o. Akola jointly purchased the above mentioned layout plot no.10 from Mr. Bhiku Vishnupant Junare vide Regd. Sale Deed dated 29-04-1971 executed at Sr.No.2088 before Sub Registrar Akola. The names of Sau Sushilabai Prabhakar Badhe and Sau Padmavatibai B. Makruwar was duly recorded as joint owners of said layout plot no.10 in revenue record.

C] Thereafter Sau Sushilabai Prabhakar Badhe and Sau Padmavatibai Balkrushna Makruwar effected partition amongst themselves in respect of above mentioned layout plot no.10 on 10/12/1986 and in that partition, the western side portion admeasuring 2300 sq.ft. of north-south division of said layout plot no.10 came on the share of Sau Sushilabai Prabhakar Badhe and the remaining eastern side portion admeasuring 2300 sq.ft. of north south division of said layout plot no.10 came on the share of Sau Padmavatibai B. Makruwar. That Sau Sushilabai Prabhakar Badhe and Sau Padmavatibai B. Makruwar have executed the agreement in respect of above mentioned partition

on 10-12-1986. The mutation as per the said partition has been duly effected in revenue record and the name of Sau Sushilabai Prabhakar Badhe was duly recorded as the absolute owner of the above mentioned western side 2300 sq.ft. portion of north-south division of the layout plot no.10 in revenue record. The title of Sau Sushilabai Prabhakar Badhe in respect of above mentioned western side portion of 2300 sq.ft. has not been challenged since the year 1986 till this date by any person. As such I state that the title of Sau Sushilabai Prabhakar Badhe over the said plot is absolute and clear.

D] Thereafter, Sau Sushilabai Prabhakar Badhe has obtained permission of construction of Residential-cum-Apartment over the above mentioned 2300 sq.ft. owned by her from Akola Municipal Corporation as per Construction License No.BPA/00251/2015-16 dated 27-08-2015 issued in case no.14/284/2015-16. The said permission of construction is for total 182.1 sq.mtr. built up area for residential purpose consisting of first, second & third floor consisting of two flats on each floor and for total 31.65 sq.mtr. built up area for commercial purpose on ground floor consisting of total 08 shops.

E] Thereafter, Sau Sushilabai Prabhakar Badhe has executed Regd. Deed of Development of above mentioned 2300 sq.ft. plot with Dilip Chaudhary Builders & Developers, Akola through its Proprietor Mr. Dilip Devichand Chaudhary on 20/10/2015 at Sr.No.2609 before Sub Registrar Akola-3. The husband of Sau Sushilabai Prabhakar Badhe viz. Mr. Prabhakar Muktaram Badhe and her two sons Dilip Prabhakar Badhe and Pradip Prabhakar Badhe have given consent to the above mentioned development agreement. As per the said Development Agreement, Dilip Devichand Chaudhary has to construct the above mentioned apartment as per the above referred permission of construction dated 27-8-2015.

F] So also Sau Sushilabai Prabhakar Badhe has executed Regd. Irrevocable Power of Attorney in favour of Dilip Chaudhary Builders & Developers, Akola through its Proprietor Mr. Dilip Devichand Chaudhary on 20/10/2015 at Sr.No.2610 before Sub Registrar Akola-3. The husband of Sau Sushilabai Prabhakar Badhe viz. Mr. Prabhakar Muktaram Badhe and her two sons Dilip Prabhakar Badhe and Pradip Prabhakar Badhe have given consent to the above mentioned Irrevocable Power of Attorney. As per the said POA, Mr Dilip Devichand Chaudhary is authorized to sale the shops and flats in the above mentioned apartment to any person, to enter into agreement to sale, to accept the amount of consideration and to perform all other acts in respect of said apartment on behalf of Sau Sushilabai Prabhakar Badhe.

G] That as per the above mentioned Regd. Development Agreement and Regd. POA, Mr. Dilip Devichand Chaudhary is constructing the apartment under the name and style as "Nisarg Corner-2" and the construction is in progress.

As per the record available with the revenue department and on the basis of documents made available to me, the link of the transaction is properly established and further I have taken the search from the office of Sub-Registrar, Akola by paying necessary fee for last 13 years which reveals that there is nothing adverse entry affecting the title of Sau Sushilabai Prabhakar Badhe during search of last 13 years in respect of the scheduled property and in respect of the authority of Mr. Dilip Devichand Chaudhary to construct the apartment and to sale the units therein. The original search fee receipt is attached herewith.

4.- I have taken the Search of Record of Registrar's Office from the Inspection Book (I) and Index No.(II) for last 13 years by

paying necessary Search Fees. The original receipt is annexed herewith.

5.- That on the basis of searches made by me and the documents placed before me, I certify that the property described in the schedule is owned by Sau Sushilabai Prabhakar Badhe and the said property is free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title as on this date.

6.- That all the relevant documents of the Title such as Sale-Deed, Agreement of Development, POA, N.A. Order, Property Card, Extract of mutation register and permission of construction etc. placed before me are the original/certified copies, and the said documents appeared to be genuine. I have verified and tallied the said documents from the record of Registrar's of documents and the appropriate authority.

7.- I am satisfied and confirmed that the property described in the schedule is heritable and transferable and the transferors have a right to transfer it. All the necessary parties have been joined in the documents and the documents have desired effect. Fact and events material to the title have been satisfactorily proved.

8.- I have also confirmed from the Government and Public Land Acquisition Authorities that the property described in the schedule is not subject to the Acquisition or Requisition from this authority.

9.- I further certify that the Urban Land Ceiling Act is not extended to Akola District and the property described is the schedule do not required 'No Objection Certificate".

10.- That no betterment charges are payable on the land in question except the land revenue which is paid up-to-date.

11.- In the result have to state that I have made necessary searches at the concerned Sub-Registrar's Office up to date and as a result of such searches I am satisfied that the property in question is free from all types of encumbrances and the title of Sau Sushilabai Prabhakar Badhe is clear and marketable. So also I certify that Dilip Chaudhary Builders & Developers Akola through its Proprietor Dilip D. Chaudhary has right to sale the units of the apartment "Nisarg Corner-2" by executing register sale deeds after accepting the amount of consideration.

SCHEDULE OF LAND/ PLOT

The Plot admeasuring 2300 sq.ft. of western side of north south division of Layout plot no.10 out of the sanctioned layout of Field Survey no.8 of mouje Umarkhed, Tq. & Dist. Akola, situated in the area of Shastri Nagar, Akola within the limits of Akola Municipal Corporation. The property is bounded as under:

By East : Eastern side portion of layout plot no.10
By West : Road
By North : layout plot no.09
By South : Road

SCHEDULE OF APARTMENT

The Commercial cum Residential Apartment by name "Nisarg Corner-2" the construction of which is in progress on the above described plot consisting of Ground + Three storied. The Ground Floor consist of total 08 shops bearing nos.1 to 8 and parking area. The first, second & third floors consist of two flats on each floor.

Note:-The boundaries of above mentioned shops and flats can be verified from the sanctioned map of construction and on spot. The

sale deeds of the shops and flats in the above mentioned apartment are required to be executed as per the area of construction of each unit along with proportionate undivided share in the plot.

Yours truly,

29th July, 2017

(R.R. Deshpande, Adv.)
Akola

R. R. Deshpande
Advocate
Agarwas, Old City,
AKOLA - 444 002