//SHREE//

M.G. PIMPARKHEDE,
Advocate

Sadaphooli,
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Dated 17/10/2019

TITLE VERIFICATION AND SEARCH REPORT.

1] DESCRIPTION OF THE DOCUMENTS SCRUTINISED-

Sr No	Nature of the Documents	Date	Weather original or Xerox
01	Record of right	22/05/2018	Certified copy
02	N. A. Order	30/10/1972	Certified copy
03	Sale deed	20/12/2013	Original
04	Sale deed	29/11/2011	Original
05	Record of right	----	Certified copy
06	Order	15/03/2012	Certified copy

2] DESCRIPTION OF THE PROPERTY

A] The terrace right measuring 80 sq ft over the shop standing on the plot and remaining open plot measuring 4425 sq ft bearing Plot No 17/2 Sheet No 9 layout plot No 1 survey No 7 of Sukapur Akola Tq and Dst Akola having boundaries as under

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East-	Shops of Dr Shrivastav and open space
West	Shop of Tale and then road
North	Road
South	Service lane

3] **FLOW OF THE TITLE OF THE PROPERTY-**

A] The documents placed before me show that the property described above was part and parcel of agricultural land bearing field survey No 7 and the same was belonging to Shrivastav family and the members of the said family Shri H G Shrivastav and two others have applied for conversion of the said agricultural land for non-agricultural use and the said matter was registered as R. C. No 23/2/1969-70 of Sukapur which came to be allowed on the 30th of October 1972 on the file of the S. D. O. Akola and the layout was passed. After passing of the layout, the plots out of the layout were partitioned by the members of the family amongst themselves and in the said partition the property described above was allotted to the share of Shri Shivprasad G Shrivastav. The entry of the said partition is recorded in the record of rights of the property. After the death of the Shri Shivprasad Shrivastav, the property was inherited by his legal representatives namely the sons Shri Dharmendra Shivprasad Shivastav Shri Dilip Shivprasad Shrivastav, and the married daughters Sau Madhuri Yogesh Shrivastav, Sau Anita

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Nandkishore Shrivastav Sau Kalyani Banwarilal Shrivastav Sau Sangeeta Shivaji Sarnaik.

B] That after acquiring ownership over the property, the son Darmendra and the daughters have relinquished their share in the property in favour of the other brother Shri Dilip Shivprasad Shrivastav by executing a registered deed of relinquishment on dated the 4th of October 2001 [Sr No 3208]. The mutation entry in respect of the said transaction is recorded at Sr No 1513 in the record of rights of the property.

C] That, Shri Dilip Shivprasad Shrivastav died on 10th of January 2004 leaving behind him the legal representatives Smt Pooja Shrivastav and Shri Kshitij Shrivastav. The names of these legal representatives are appearing in the record of rights as the owners and possessors of the property.

D] Smt Pooja Shrivastav and Shri Kshitij Shrivastav decided to transfer the property but at the relevant time Kshitij was minor and hence his mother applied for permission to sale the property of the minor before the District Judge Akola and the said matter was registered as MJC No 184/2011 which came to be allowed on the file of Ad-Hoc District Judge, Akola on dated the 15th of March 2012.

E] Smt Pooja Shrivastav and Shri Kshitij Shrivastav have transferred the property described above to Shri Dinesh Gupta, Shri Vilas Shelke, Shri Mohan Bhirad, and Shri Gopal Sharma by executing a

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registered sale deed in their favour on 29th of November 2011 [Sr No 5755]. The transaction is reflecting in government record and the names of these purchasers are appearing in the record of right as the owners and possessors of the property.

F] Shri Dinesh Gupta, Shri Vilas Shelke, Shri Mohan Bhirad, and Shri Gopal Sharma have transferred the property to Shri Kishore Mukundlal Agrawal by executing a registered sale deed in his favour on the 20th of December 2013 [Sr No 5711]. The sale deed shows that the purchaser was put in possession of the property on the day of the execution of the document by his vendors after receipt of the entire amount of consideration. The transaction is reflecting in government record and the name of Shri Kishore Mukundlal Agrawal is appearing in the record of rights as the owner and possessors of the property. The government record is not showing any entry of any encumbrance over the property.

G] I have carried out the search of Index II Registers at the office of Sub Registrar Akola for the year from 1990 to 2019. In addition to that, the search was also carried out by me on the web site of Department of registration. In the search I found all the transactions referred to in the flow of title above. I had to mention here that in the said search I could not find any entry of any encumbrance over the property in question

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H] In view of the documents placed before me and the search carried out by me I certify that Shri Kishore Mukundlal Agrawal has clear and marketable title to the property described above and the property is free from all types of encumbrances and doubts

Dated 17/10/2019

M.G. Pimparkhede, Adv