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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4088 दिनांक: 28/07/2017

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अकय-0-2017

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड आर आर देशपांडे

वर्णन मोजे मलकापुर शेत स.नं.23/1 प्लॉट नं.12+13-बी शिट नं.69 प्लॉट नं.4/53,4/54 सन 2005 ते 2017 चा

शोध

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

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

Sub Registrar Akola

शशिकांत पुजारी

सह दुय्यम निबंधक वर्ग-२

क्र. २, अकोला

7/28/2017

TITLE VERIFICATION AND SEARCH REPORT

TO WHOM IT MAY CONCERN

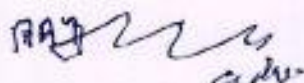
Having been engaged by Shri Dilip Devichand Chaudhary r/o. Akola for preparing the Title Verification and Search Report, in respect of the property owned by him, I, R. R. Deshpande, Advocate, R/o. Old City, Akola, do hereby submit my report as under.

1.- That Shri Dilip Devichand Chaudhary r/o. Akola, is the absolute owner of the plot admeasuring 1115.25 sq.mtr, 12000 sq.ft. bearing Layout plot no.12 & 13 out of Field Survey no.23/1 of mouje Malkapur, Tq. & Dist. Akola, [consolidation and sub-division plot no.12 + 13(A) and 12 + 13(B). The said plots are bearing layout plot no.4/53 and 4/54, sheet no.69 of Akola. The property is situated in the area of Gorakshan Road, Akola within the limits of Akola Municipal Corporation, along with the commercial cum residential apartment "Nisarg Heritage" constructed on the said plots. The property is more specifically described in the schedule mentioned hereunder.

2.- That Shri Dilip Devichand Chaudhary has acquired the title over the property described in the schedule hereunder, as per Regd. Sale Deed dated 12-11-2011 executed at Sr.No.5919 before Sub Registrar Akola and as per Regd. Sale Deed dated 15/03/2012 executed at Sr.No.1523 before Sub Registrar Akola-2.

3.- 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 of field survey no.23/1, of mouje Malkapur, Tq. & Dist. Akola was converted into non-agriculture residential


adv.

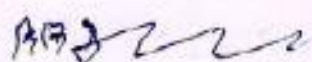
purpose as per the orders dtd. 26.08.1963 and 11.10.1965 passed in Rev.Case no.8/2/1959-60 by Sub-Divisional Officer Akola. Accordingly, the layout plots were laid down in the said land.

B] The layout plot no.12 out of the above referred sanctioned layout of field survey no.23/1 of mouje Malkapur bearing Nazul Plot No.4/54 sheet no.69 of Akola, was owned by Shri Rajendrakumar Ratilal Shah, r/o Akola before more than last 13 years, as he had purchased the said plot vide two registered sale-deeds bearing no.7320 & 7327 dtd.24.10.1983.

C] The layout plot nos.13 out of the above referred sanctioned layout of field survey no.23/1 of mouje Malkapur bearing Nazul Plot No.4/53 sheet no.69 of Akola, was owned by Shri Jawaharlal Ratilal Shah, r/o Akola before more than last 13 years, as he had purchased the said plot vide two registered sale-deeds bearing no.7321 & 7326 dtd.24.10.1983.

D] Thereafter, Sau Latabai Sushilkumar Khowal r/o Akola purchased the above referred layout plot no.12 from Shri Rajendrakumar Ratilal Shah vide registered sale-deed dtd. 27.4.2004 at Sr.No.1670 executed before Sub-Registrar Akola. So also, Sau Latabi Shushilkumar Khowal r/o Akola purchased the above referred layout plot no.13 from Shri Jawarlal Ratilal Shah vide registered sale-deed dtd. 27.4.2004 at Sr.No.1669 executed before Sub-Registrar Akola. As such, Sau Latabai Sushilkumar Khowal became the owner of the above referred layout plot nos. 12 & 13.

E] Thereafter, Sau Latabai Sushilkumar Khowal obtained no-objection certificate for consolidation and sub-division of the above referred layout plot nos. 12 & 13 from Akola Municipal Corporation, vide no-objection certificate dtd.17.8.2009 issued in Case No.AL-2/48/2009-10 and accordingly as per the approved



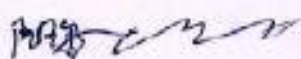
map of said sub-division two plots have been created bearing plot nos.12 + 13(A) admeasuring 676.12 sq.mtr., and 12 + 13(B) admeasuring 439.13 sq.mtr.

F] Thereafter, Shri Kuljeet Chandrakant Deshmukh, r/o Gourakshan Road, Akola purchased the plot no.12 + 13(B) referred in Clause (d) above from Sau Latabai Sushilkumar Khawal vide registered sale-deed executed at Sr.No.2926 on 28.8.2009 before Sub-Registrar Akola.

G] Thereafter, M/s Pancharatna Developers Akola through its partners Shri S.J. Ahuja, Shri S.H. Jiwatramani, Shri R.L. Jasuja, Sau S.S. Kothari and Sau K.S.Thawrani purchased the above referred plot No.12 + 13(B) from Shri Kuljeet Chandrakant Deshmukh vide registered Sale-deed dtd.26.8.2010 executed at Sr.No.3480/2010 before Sub Registrar Akola.

H] Thereafter, Shri Dilip Devichand Chaudhari purchased the above referred plot no.12 + 13(B) from M/s Pancharatna Developers Akola, through its above named five partners, vide registered sale-deed dtd.12.11.2011 executed at Sr.No. 5919/2011 before Sub Registrar Akola for the consideration of Rs.30,00,000/-. The said plot admeasuring 4725 sq.ft. is inclusive of the portion of 2025 sq.ft. of layout plot no.12 and the portion of 2700 sq.ft. of layout plot no.13 of the above referred layout. As such Shri Dilip Devichand Chaudhari has become the owner of above referred plot Nos. 12 + 13(B). The name of Shri Dilip Devichand Chaudhari is duly recorded as the owner and possessor of the said open plot in Revenue Record.

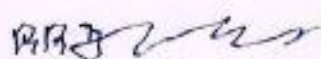
I] That Shri Dilip Vishnupant Pande, Shri Ravindra Vishnupant Pande, Shri Govind Vishnupant Pande and Shri Rajendra Vishnupant Pande all r/o Akola jointly purchased the plot no.12 + 13(A) referred above from Sau Latabai Sushil Khawal vide registered sale-deed dtd. 18.08.2009 at Sr.No.2925.



Thereafter, Shri Dilip Devichand Chaudhari has purchased the said plot no.12 + 13(A) admeasuring 7275 sq.ft. 676.12 sq.mtr. from Shri Dilip Vishnupant Pande, Shri Ravindra Vishnupant Pande, Shri Govind Vishnupant Pande and Shri Rajendra Vishnupant Pande vide registered sale-deed dtd. 15.03.2012 executed at Sr.No.1523 before Sub-Registrar Akola-2. The said plot admeasuring 7275 sq.ft. is inclusive of the portion of 3975 sq.ft. of layout plot no.12 and the portion of 3300 sq.ft. of layout plot no.13 of the above referred layout.

J] As such Shri Dilip Devichand Chaudhari has become the owner of entire layout plot no.12 & 13, total admeasuring 12000 sq.ft. The name of Shri Dilip Devichand Chaudhari is duly recorded as the owner of said plot in Revenue Record. Thereafter, Shri Dilip Devichand Chaudhari has obtained the permission of construction of residential apartment over the said plot from Akola Municipal Corporation as per the commencement certificate dtd.23.10.2012 issued in case no.14/473/2012-13. Thereafter, Shri Dilip Devichand Chaudhari has executed registered deed of declaration dtd.29.01.2013 bearing document no.403/2013 and floated the scheme of residential apartment namely "Nisarg Heritage". Shri Dilip Devichand Chaudhari has obtained project loan for the above mentioned apartment from the Akola Janta Commercial Co-operative Bank Ltd. Gorakshan Road Branch, Akola and has mortgaged the plot and the construction thereon with the said Bank vide registered mortgage deed dtd. executed before Sub-Registrar, Akola.

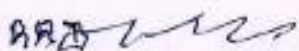
K] The Residential-cum-Commercial Apartment Nisarg Heritage constructed by Mr. Dilip Devichand Chaudhary consisting of Ground Floor Built up area 247.80 sq.mtr., First Floor built up area 265.33 sq.mtr., Second Floor built up area 265.33 sq.mtr., Third Floor built up area 265.33 sq.mtr. and Fourth Floor built up area 71.34 sq.mtr., total built up area is 1115.10 sq.mtr. and Parking area is 756 sq.mtr. That out of the



said apartment, Mr. Dilip Devichand Chaudhary has sold all the 10 shops on ground floor bearing nos.S-1 to S-10 15 to different persons. So also Dilip Devichand Chaudhary has sold three flats on first floor bearing nos.102, 103 & 104 and the remaining four flats on first floor bearing no.101 is presently owned by him. So also Dilip Devichand Chaudhary has sold two flats on Second Floor bearing nos.201 & 202 and the remaining two flats on second floor bearing nos.203 & 204 are presently owned by him. So also Dilip Devichand Chaudhary has sold two flats on thrid floor bearing nos.302 & 303 and the remaining two flats on third floor bearing nos.301 & 304 are presently owned by him. The only one flat on fourth floor bearing no.403 is presently owned by Dilip Devichand Chaudhary and the remaining portion of fourth floor is reserved for future construction. The Akola Janta Commercial Co.Op Bank Ltd., Gorakshan Road Branch, Akola has released the above mentioned shops and flats sold by Dilip Devichand Chaudhary to different persons from it's mortgage on deposit of certain amount for each unit.

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 Shri Dilip Devichand Chaudhari during search of last 13 years in respect of the scheduled property except the mortgage of the said property with the Akola Janta Commercial Co-op. Bank Ltd. Gorakshan Road Branch, Akola. 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.

AAZ 

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 Shri Dilip Devichand Chaudhary and the said property is free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title as on this date, except the mortgage of property with The Akola Janta Commercial Co.Op. Bank Ltd., Gorakshan Road Branch, Akola.

6.- That all the relevant documents of the Title such as Sale-Deeds, DOD, N.A. Order, Order of consolidation and sub division of plots, Property Card and permission of construction etc. placed before me are the 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.

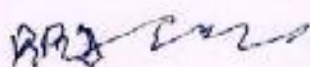
7.- I am satisfied and confirmed that the property described in the schedule is heritable and transferable and the transferors have a right to transfer it. All the necessary parties have been joined in the documents and the documents have desired effect. Fact and events material to the title have been 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 in 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 Shri Dilip Devichand Chaudhary is clear and marketable, except the mortgage of property with The Akola Janta Commercial Co.Op. Bank Ltd., Gorakshan Road Branch, Akola.

SCHEDULE OF LAND/ PLOT

The Plot admeasuring 1115.25 sq.mtr, 12000 sq.ft. bearing Layout plot no.12 & 13 out of Field Survey no.23/1 of mouje Malkapur, Tq. & Dist. Akola, [consolidation and sub-division plot no.12 + 13(A) and 12 + 13(B). The said plots are bearing layout plot no.4/53 and 4/54, sheet no.69 of Akola. The property is situated in the area of Gorakshan Road, Akola within the limits of Akola Municipal Corporation. The property is bounded as under:

By East : Gorakshan Road
By West : Service lane
By North : layout plot no.11
By South : layout plot no.14

SCHEDULE OF CONSTRUCTED APARTMENT

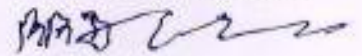
The Commercial cum Residential Apartment by name "Nisarg Heritage" constructed on the above described plot consisting of Ground + Four storied. The Ground Floor consist of total 10 shops bearing nos.S-1 to S-10, the first floor consist of four flats bearing nos.101 to 104, the second floor consist of four flats bearing nos.201 to 204, the third floor consist of four flats bearing nos.301 to 304 and fourth floor consist of one flat bearing no.403 and remaining portion reserved for future construction.

Note:-The boundaries of above mentioned shops and flats can be verified from the sanctioned map of construction and on spot. Mr. Dilip Devichand Chaudhary has sold the shops and flats out of above mentioned apartment as mentioned in para no.3, Clause-K chain of title above to different persons. The property described in the schedule above is mortgaged with the Akola Janta Commercial Co-op. Bank Ltd. Gaurakshan Road Branch Akola. Hence, the



registered sale-deeds of the above mentioned remaining flats presently owned by Dilip Devichand Chaudhary along with proportionate undivided share in the plot are required to be executed subject to the release of the particular flats from mortgage by the *Akola Janta Commercial Co-op. Bank Ltd. Gaurakshan Road Branch Akola*. So also it is mentioned here that the two original registered sale-deeds of the owner/vendor Shri Dilip Devichand Chaudhari, referred in the TIR are deposited with the *Akola Janta Commercial Co-op. Bank Ltd. Gaurakshan Road Branch Akola*.

Yours truly,



29th July, 2017

(R.R. Deshpande, Adv.)

Akola

R. R. Deshpande

Advocate

Agarwale, Old City,

AKOLA - 444 002