

S.A.Deshpande.

B.Sc.LL.B.

ADVOCATE

AND

NOTARY

OFFICE:

Opp. Civil Court

Rly Stn Road. Akola

Ph: 0724-2432161.

Resi:43, "ATREYA" Keshav Nagar AKOLA, Ph:0724-2458762, MOBIL:9823091377

TITLE VERIFICATION AND SEARCH REPORT

Dt: 1.12.2015

TO WHOM SOEVER IT MAY CONCERN

I) NAME & ADDRESS OF TITLE HOLDER & BORROWER:

1. Mr. Anilkumar P Choudhari,
R/o, Shakambari Vihar, Bhagwat Wadi, Akola, Tq & Dist Akola.
2. Mr. Saurabh K Agrawal,
R/o, Toshniwal layout, Akola, Tq & Dist Akola.

II) DESCRIPTION OF THE PROPERTY :

"Situated at Mauje - Umarkhed, Tq & Dist. Akola, within the limits of AMC Akola, and within the jurisdiction of Sub Registrar Akola, bearing field Sr no 10 & 11, Nazul sheet no 68-80, Nazul plot no 6/1, 7/1, 12, 13, 14/ 14, Plot no 14, admeasuring 631.97 sq mt, with construction of building by name 'LUXURIA', comprising 12 flats & 3 shops, which is bounded as under :-

- Towards East - Layout plot no 13,
Towards West - 60 ft Road,
Towards North - Hospital and plot of Dr Avinash Patil,
Towards South - 30 ft Road.

(*Note - Actual boundaries should be ascertained by spot visit.)

DOCUMENTS SCRUTINIZED :

Sr No	Nature of Document	Dated / Registered	Parties to the document	Document No.	Original/ Copy
1	Sale deed	19.5.2012	Executed by Shri Hiralal U Bharati, in favour of Mr. Anilkumar P Choudhari+1,	Regd at sr no 2600,	Xerox
2	Consent deed	2.7.2012	Executed by Ashish And Nilesh Hiralal Bharati, in favour of Mr. Anilkumar P Choudhari+1,	Regd at sr no 3402,	Xerox
3	Sale deed	22.3.1977	Executed by Shashikant U Khetan, in favour of Shri Hiralal U Bharati,	Regd at sr no 1550,	Xerox
4	Sale deed	22.9.1977	Executed by Shashikant U Khetan, in favour of Shri Uttam D Bharati,	Regd at sr no 4424,	Xerox
5	Sale deed	28.4.1977	Executed by Shashikant U Khetan, in favour of Shri Hiralal U Bharati,	Regd at sr no 2472,	Xerox
6	Partnership deed	24.11.2012	Executed between Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal,		Xerox
7	DOD	14.10.2013	Executed by M/s Basera buildcon through partners Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal,	Regd at sr no 4562,	Xerox
8	Commence ment certificate, Sanction Map	4.9.2013			Xerox
9	Property card	10.5.2013			Xerox
10	Tax receipt	24.2.2015			Xerox
11	NA order, layout map	30.9.1971	Passed by SDO Akola,		Xerox

It is suggested that all document shall be get verified with the originals of the documents.

IV) TRACING OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:

1. That, on the basis of documents supplied to me, it seems that originally the land from sr no 10 & 11, was owned by Shri Toshniwal, who got permission to use land for NA purposes, by order of SDO Akola dt 30.9.1971.
2. Thereafter, as per mutations, and documents, Shashikant Khetan, sold 5206 sq ft of plot no 14, to Hiralal Bharti on 22.3.1977, at sr no 1550, and also sold 3000 sq ft of plot, on 28.4.1977, at sr no 2472.
3. Thereafter, Shashikant Khetan, again sold 5470 sq ft of plot, to Uttam bharti on 22.9.1977, at sr no 4424. The property card shows that Hiralal Bharti got 5470 sq ft of plot, from Uttam Bharti, by will and become owner of 13676 sq ft of plot no 14.

Shishir A. Deshpande
B.Sc., LL.B Advocate

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4. Thereafter, Hiralal sold 4500 sq ft of plot to Avinash Patil, and remaining plot admeasuring 6800 sq ft to Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal, by sale deed dt 19.5.2012, at sr no 2600, which was consented by Ashish & Nilesh Bharti, by deed dt 2.7.2012, at sr no 3402.

5. Thereafter, Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal executed partnership deed on 12.11.2012, as M/s Basera Buildcon.

6. Thereafter, M/s Basera buildcon through partners Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal, executed DOD, on 14.10.2013, at sr no 4562, and constructed 12 flats and 3 shops, in building by name "LUXURIA".

7. The entry to the above effect has been duly mutated at Property card.

Hence, I am of the opinion that the M/s Basera buildcon through partners Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal, is the recorded owner of described property, and having clear and marketable title.

That as per the amendment to the section 17 of Registration Act 1908, the document of deposit of title deed is required to be registered with the Sub Registrar of Assurances. Hence, such deposit of title deeds is advised to be registered.

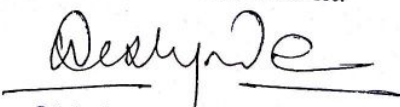
V) SEARCH REPORT COVERING THE PERIOD OF 30 YEAR PRIOR TO SCRUTINY OF TITLE -

That I have taken search of Index No. II Register, in the Sub Registrar Office, Akola. The period of last 30 year from the 1986 to 2015. I have to cause the search with Sub Registrar office, vide Search receipt No. 10945, dated 27.11.2015. That as the Index No. II registered for the year 2015 is yet to be prepared search for the said period could not be taken and hence affidavit regarding the ownership shall be taken from the borrower before disbursing any loan. I have also cause search of the computerized Index with the Sub Registrar, Akola. I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Municipal Corporation.

VI) DECLARATION REGARDING EQUITABLE MORTGAGE TO BE CREATED ON THE BASIS OF THE DOCUMENTS AS LISTED IN PARA (IV).

That on the basis search taken by me and after scrutinizing documents as mentioned in para IV above, produced before me, I am of the opinion and accordingly I certify that M/s Basera buildcon through partners Mr. Anilkumar P Choudhari and Mr Saurabh K Agrawal, is the recorded as an owner and holder of said property described in para No. III and has got clear and marketable title free from all encumbrance except if any mentioned above in para IV in respect of the said Property. Hence, I am the opinion that the aforesaid property can be accepted as a security for advancing the loan to the applicant by creating equitable mortgage or any other type of mortgage of the of the said property, which bank deem fit.

Thanking you.
Date : 1.12.2015


Shishir A. Deshpande
B.Sc., LL.B. Advocate

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Res. : 43, "Atreya" Keshav Nagar, Akola
☎ : (O) 432161, (R) 458762



Friday, 27 November 2015 1:06 PM

इतर पावती

Original/Duplicate

नोंदणी/क्र.: 39म

Regn.: 39M

पावती क्र.: 10945 दिनांक: 27/11/2015

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अकन-0-2015

दस्तावेजाचा प्रकार :

मादर करणान्याचे नाव: अँड एस ए देशपांडे

वर्णन मौजे उमरखेड येथील प्लॉट नं 14 नझुल शिट नं 68,80,6/1,7/1,12,13,14,14 नझुल प्लॉट नं 14 सन 1986 ते 2015 अर्ज क्रं 2803

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Akola1

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-