

Rohit S. Kaloti Advocate

Balaji plots, Amravati, 0721-2574015, Mobile : 9405884040,8888581177 Email : adv.rskaloti@gmail.com

TITLE VERIFICATION AND SEARCH REPORT

Ref. : Legal/Axis/Nov- 14/2014

To
Axis Bank,
Gulshan Tower,
AMRAVATI.

I) NAME & ADDRESS OF TITLE HOLDER :

Daga Infratech Pvt.Ltd.,
Through its Managing Director
Aditya Rajesh Daga
R/o. Sidhharth Bhawan, Morshi Road, Amravati.

II) DESCRIPTION OF THE PROPERTY :

"Situated at Mauje – Camp Amravati, Pragane – Badnera, Tq. & Dist. Amravati, within the limits of Amravati Municipal corporation and within the jurisdiction of Sub Registrar Amravati, land bearing Nazul plot no. 8/1 out of Nazul sheet no. 37, admeasuring 9000 sq.ft. (97199 sq.ft.) out of which portion admeasuring 1584 sq.mtrs. and portion admeasuring 3762 sq.mtrs., adjacent to each other, upon which "Daga Supphire" is constructed, which is bounded as under :-

Towards East - Joshi Colony and land of Shri Akhare
Towards West - Land of Shri. Pusdekar and Sanskrutik Bhawan
Towards North - Stadium premises
Towards South - Irvin to court camp road"

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

III) DOCUMENTS SCRUTINIZED :

Sr No	Nature of Documents	Dated / Registered	Parties to the document	Document No.	Original/ Copy
1	Sale deed	22.11.2010	Executed by Amol A. Joshi and others in favour of M/s. Plasti Surge Industries through its Director Rajesh L. Daga	Regd. At Sr. no. 5709	Copy
2	Sale deed	03.11.2012	Executed by Amol A. Joshi and others in favour of Daga Infratech Prvt Ltd., through its Director Aditya Rajesh Daga	Regd. At Sr. no. 5547	Copy
3	Development agreement	09.06.2014	Executed between M/s. Plasti Surge Industries Pvt Ltd and of Daga Infratech Prvt Ltd.	Regd. at Sr. no. 1992	Copy
4	Building permit and commencement	03.10.2013	Passed by ADTP Amravati in favour of M/s. Plasti Surge Industries Pvt Ltd and of Daga	Order no. 33	Copy

for Ado. Rohit S. Kaloti
Balaji Plots, AMRAVATI
0721-2574015, 9405884040

	certificate		Infratech Prvt Ltd. through its Director Aditya Rajesh Daga		
5	Sanction map for construction	03.10.2013	Passed by ADTP Amravati in favour of M/s. Plasti Surge Industries Pvt Ltd and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga	Order no. 33	Copy
6	Deed of Declaration	04.10.2014	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga	Regd. at Sr. No. 3318	Copy
7	Memorandum and AOA	---	Plasti surge Industries Pvt Ltd.,	---	Copy
8	Memorandum and AOA	---	Daga Infratech Prvt Ltd.,	---	Copy
9	P.R. card	12.07.2013	Issued by TILR Amravati in favour of M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga	---	Copy

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

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

1. That, as per the documents supplied to me it seems that, originally the portion of plot no. 8/1, total admeasuring 9030 sq.mtrs., out of which portion admeasuring 3762 sq.mtrs. out of sheet no. 37, of mauje Peth Amravati, was owned by Anand Vishwarsrao Joshi. That the Anand V. Joshi expired on 13.02.2004, after his death his legal heirs namely (i) Amol Anand Joshi (ii) Ashok Anand Joshi, (iii) Smt. Tarabai Anand Joshi became the owner of the said plot and they mutated their name in Nazul record vide mutation entry no. 6165, dated 07.04.2005.

2. Thereafter, said (i) Amol Anand Joshi (ii) Ashok Anand Joshi, (iii) Smt. Tarabai Anand Joshi, sold the said portion of plot no. 8/1 admeasuring 3762 sq.mtrs. out of sheet no. 37, of mauje Peth Amravati, to M/s. Plasti Surge Industries Pvt. Ltd., through its Managing Director Rajesh Laxminarayan Daga, vide regd. sale deed dated 22.11.2010, regd. at Sr. no. 5709.

3. Similarly, the portion of plot no. 8/1, total admeasuring 9030 sq.mtrs out of which portion admeasuring 1584 sq.mtrs. out of sheet no. 37, of mauje Peth Amravati, was owned by Anand Vishwarsrao Joshi. That the Anand V. Joshi expired on 13.02.2004, after his

[Signature]
Adv. Rohit S. Kaloti
 Balaji Plots, AMRAVATI
 ☎ 2574015, 9405884040

death his legal heirs namely (i) Amol Anand Joshi (ii) Ashok Anand Joshi, (iii) Smt. Tarabai Anand Joshi became the owner of the said plot and they mutated their name in Nazul record vide mutation entry no. 6165, dated 07.04.2005.

4. Thereafter, said (i) Amol Anand Joshi (ii) Ashok Anand Joshi, (iii) Smt. Tarabai Anand Joshi, sold the said portion of plot no. 8/1, admeasuring 1584 sq.mtrs. out of sheet no. 37, of mauje Peth Amravati, to Daga Infratech Pvt. Ltd., through its Director Aditya Rajesh Daga, vide regd. sale deed dated 03.11.2012, regd. at Sr. no. 5547.

5. Thereafter, said Plasti Surge Industries Pvt. Ltd., through its Managing Director Rajesh Laxminarayan Daga and Daga Infratech Pvt. Ltd., through its Director Aditya Rajesh Daga, executed agreement of development and building construction on 09.06.2014, which is registered at Sr. no. 1992. In view of this agreement said Plasti Surge Industries Pvt. Ltd., and Daga Infratech Pvt. Ltd., through its Director Aditya Rajesh Daga, applied to the ADTP Amravati, for the permission for the building construction, which was granted vide order no. 33, dated 03.10.2013, and the map for the building construction was also sanctioned and construction was carried out as per sanction map and apartment under the name and style "Daga Sapphire".

6. Thereafter, said Plasti Surge Industries Pvt. Ltd., through its Managing Director Rajesh Laxminarayan Daga and Daga Infratech Pvt. Ltd., through its Director Aditya Rajesh Daga, executed the deed of declaration on 04.10.2014, regd. at Sr. No. 3318, and submitted the said "Daga Sapphire", which is constructed on the portion of plot no. 8/1, admeasuring 1584 sq.mtrs. and portion admeasuring 3762 sq.mtrs, total admeasuring 5346 sq.mtrs., out of sheet no. 37, of mauje Peth Amravati,, to the provisions of Maharashtra Apartment Ownership Act, 1970.

7. Hence, the Plasti Surge Industries Pvt. Ltd., through its Managing Director Rajesh Laxminarayan Daga and Daga Infratech Pvt. Ltd., through its Director Aditya Rajesh Daga are the owner of portion of plot no. 8/1 admeasuring 1584 sq.mtrs. and portion admeasuring 3762 sq.mtrs., total admeasuring 5346 sq.mtrs., out of sheet no. 37, of mauje Peth Amravati, Dist. Amravati, upon which "Daga Sapphire" is constructed, is having clear and marketable title regarding the same.

That, before making the last disbursement to the borrower, bank has to ensure

Private
For Adv. Rohit S. Kaloti
Balaji Plots, AMRAVATI
☎ 2574015, 9405884040

that all the original copies of the sale deed, possession letter, and affidavit are deposited with the bank. Similarly 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 14 YEARS PRIOR TO SCRUTINY OF TITLE -**

That I have taken search of Index No. II Register, in the Sub Registrar Office, Amravati the period of last 14 years from the 2001 to 2014. I have to cause the search with Sub Registrar office vides Search receipt No. 8803, dated 27.11.2014 That as the Index No. II registered for the year 2014 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, Amravati. 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 of City of Amravati.

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

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 Plasti Surge Industries Pvt. Ltd., through its Managing Director Rajesh Laxminarayan Daga and Daga Infratech Pvt. Ltd., through its Director Aditya Rajesh Daga, of Amravati, are the recorded owner and holder of said property described in para No. III and has got clear and marketable title free from all encumbrances except if any mentioned above in para VI in respect of the said Property. Hence, I am of 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.

VII) **DOCUMENTS TO BE VERIFIED/COLLECTED BY AXIS BANK FOR CREATION OF EQUITABLE MORTGAGE OF THE IN THE SAID PROPERTY:**

Signature
 For Adv. Rohit S. Kaloti
 Balaji Plots, AMRAVATI
 ☎ 2674015 9405884040

A) DOCUMENTS REQUIRED TO BE COLLECTED PRIOR TO DISBURSEMENT

Sr .N	Nature of Documents	Dated / Registered	Parties to the document	Document No.	original/ Copy
1.	Death certificate	----	Issued by AMC Amravati in the name of deceased Anand Vishwanath Joshi	---	Certified Copy
2	Legal heir certificate	---	Legal heirs certificate of deceased Anand Vishwanath Joshi	---	Certified copy
3	Sale deed + RR	22.11.2010	Executed by Amol A. Joshi and others in favour of M/s. Plasti Surge Industries through its Director Rajesh L. Daga	Regd. At Sr. no. 5709	True/ osv copy
4	Sale deed + RR	03.11.2012	Executed by Amol A. Joshi and others in favour of Daga Infratech Pvt Ltd., through its Director Aditya Rajesh Daga	Regd. At Sr. no. 5547	True/ osv copy
5	Development agreement + RR	09.06.2014	Executed between M/s. Plasti Surge Industries Pvt Ltd and of Daga Infratech Pvt Ltd.	Regd. at Sr. no. 1992	True/ osv copy
6	Building permit and commencement certificate	03.10.2013	Passed by ADTP Amravati in favour of M/s. Plasti Surge Industries Pvt Ltd and of Daga Infratech Pvt Ltd. through its Director Aditya Rajesh Daga	Order no. 33	True/ osv copy
7	Sanction map for construction	03.10.2013	Passed by ADTP Amravati in favour of M/s. Plasti Surge Industries Pvt Ltd and of Daga Infratech Pvt Ltd. through its Director Aditya Rajesh Daga	Order no. 33	True/ osv copy
8	Deed of Declaration + RR	04.10.2014	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Pvt Ltd. through its Director Aditya Rajesh Daga	Regd. at Sr. No. 3318	True/ osv copy
9	P.R. card	12.07.2013	Issued by TILR Amravati in favour of M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Pvt Ltd. through its Director Aditya Rajesh Daga	---	Certified Copy
10	Demand Letter	----	Executed by Deoganga Builders & developers through its partners in favour of purchaser	-----	Original
11	Allotment Letter	-----	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Pvt Ltd. through its Director Aditya Rajesh Daga in favour of purchaser	-----	Original
12	Builder NOC for Mortgage	-----	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of	-----	Original

Signature
for Adv. Rohit S. Kaloti
 Balaji Plots, AMRAVATI
 ☎ 2574015, 9405884040

(6)

			Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga in favour of purchaser		
13	Agreement of sale	-----	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga in favour of purchaser	---	Original
14	OCR.	----	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga in favour of purchaser	-----	Original
15	Affidavit regarding ownership	---	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga in favour of Axis Bank	-----	Original

(* I have verified the original copies of the above mentioned documents.)

B) DOCUMENTS REQUIRED TO BE COLLECTED AT THE TIME OF HANDING OVER OF CHEQUE / D.D. :

-----Nil-----

C) DOCUMENTS REQUIRED TO BE COLLECTED POST DISBURSAL

Sr No	Nature of Documents	Dated / Registered	Parties to the document	Document No.	original/ Copy
1	Sale Deed + RR	-----	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga in favour of purchaser	---	Original
2	Village extract 6/2	Latest	Issued by Talathi Camp Amravati in favour of purchaser	---	Certified Copy
3	Possession letter	-----	Executed by M/s. Plasti Surge Industries Pvt Ltd. through its director Rajesh L.Daga and of Daga Infratech Prvt Ltd. through its Director Aditya Rajesh Daga in favour of purchaser	-----	Original
4	Affidavit regarding ownership	-----	Executed by Purchaser in favour of Axis Bank	---	Original

Thanking you.

Date : 30.11.2014

for Adv. Rohit S. Kaloti
Adv. Rohit S. Kaloti
 Balaji Plots, AMRAVATI
 ☎ 2574015, 9405884040