

Rohit S. Kaloti Advocate

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

Date: 05.06.2017

To,

WHOMSOEVER IT MAY CONCERNED

SUBJECT : **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, I submit my report as under:-

1. **NAME OF THE OWNER :-**

M/s. S. Navin Builders through its partners

- 1) Vishwanath Bajinath Kesharwani,
- 2) Sadiquebhai Abdul Hussain Gorawala,
- 3) Navinkumar Parasmal Jain (Chordiya),

2. **DETAILS OF THE PROPERTY:-**

"The property situated at Mauje - Shegaon, Pragane - Nandgaon peth, Tq.& Dist. Amravati within the jurisdiction of Sub Registrar Amravati, bearing field Survey No. 32/3 (nazul plot no. 656, sheet no. 32), layout plot No. 26, admeasuring 448.36 Sq. mtrs., and plot no. 27 admeasuring 541.29 sq.mtrs., total admeasuring 989.50 sq.mtrs., upon which "Venus Heights" complex is constructed, and which is collectively bound as under:-

Towards East	:-	Portion of 3mts wide service lane and Shegaon Amravati Road.
Towards West	:-	Portion of plot no. 25
Towards North	:-	3mtrs wide service lane and portion of plot no. 28, 29
Towards South	:-	Amravati Walgaon Road."

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

Monday, 05 June 2017 5:19 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3984 दिनांक: 05/06/2017

गावाचे नाव: शेगांव

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अंड रोहीत श कलोवी

वर्ग न अर्ज क्र 2535, मौजा शेगांव सन 32/3, प्लॉट नं 656, सन 2004 ते 2017 एकूण 14 वर्षे

सोध व निरीक्षणे

रु. 350.00

एकूण:

रु. 350.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 350/-

सह दुय्यम निदेशक कार्यालय
अमरावती शहर-९

3. **NATURE OF THE PROPERTY :-**

The Property mentioned above is "Free Hold Property".

4. **LIST OF DOCUMENTS VERIFIED (ALL COPIES)**

Sr. No	Date	Name of Document & Description	Whether Ori/ Copy
1.	14.06.2011	Sale deed executed by Ramdas Biharilal Murai + 1, in favour of M/s. S. Navin Builders through its partners, regd. at Sr. No. 3305	Original
2.	11.04.2017	P R card issued by TILR Amravati in favour of M/s. S. Navin Builders through its partners	Certified copy
3.	21.12.2016	Building permit and commencement certificate issued by ADTP Amravati, in favour of M/s. S. Navin Builders through its partners, order no. 1673	Original
4.	11.04.2017	Deed of Declaration executed by M/s. S. Navin Builders through its partners, regd. at Sr. No. 917	Original

5. **FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS :**

A) That on the basis of documents provided to me it seems that, originally the plot no. 26 admeasuring 448.36 sq.mtrs., and 27 admeasuring 541.29 sq.mtrs., total admeasuring 989.50 sq.mtrs., out of F.S. no. 32/3, of mauje Shegaon, was owned by Parwatibai Biharilal Murai, Dharamdas Biharilal Murai, Nandkishor Biharilal Murai, and they applied to the ADTP, Amravati, for the technical sanction of said land and the ADTP Amravati passed the layout map on 08.01.1982. That the Parwatibai B. Murai expired on 09.10.1998, and after her death Dharamdas Biharilal Murai, Nandkishor Biharilal Murai, became the owner of the said layout.

B) Thereafter, Dharamdas Biharilal Murai, Nandkishor Biharilal Murai, applied for revise the layout map of field survey no. 32/3, and the ADTP Amravati allowed the application and revised the map on 24.10.2000, vide order no. 171. Thereafter, out of said layout plot no. 26 and 27, total admeasuring 989.50 sq.mtrs., was purchased by M/s. S. Navin Builders through its partners Navinkumar P.Jain (Chordiya), Sadiquebhai Abdul Hussain Gorawala, Vishwanath Baijnath Kesharwani vide regd. Sale deed dated 14.06.2011, regd. At Sr. no. 3305 and they mutated their name in record of rights.

C) Thereafter, said M/s. S. Navin Builders through its partners Navinkumar P.Jain (Chordiya), Sadiquebhai Abdul Hussain Gorawala, Vishwanath Baijnath Kesharwani applied to the ADTP Amravati for the construction on the said plot no. 26 and 27, and the ADTP Amravati allowed the application and grant permission vide building permit no. 1673 dated 21.12.2016, and map for construction was also sanctioned and construction of "Venus Heights" was carried out.

D) Thereafter the said M/s. S. Navin Builders through its partners Navinkumar P.Jain (Chordiya), Sadiquebhai Abdul Hussain Gorawala, Vishwanath Baijnath executed the Deed of Declaration in respect of "Venus Heights" constructed on layout plot no. 26 & 27 total admeasuring 989.50 sq.mtrs. (nazul plot no. 656, sheet no. 32) out of F.S. no. 32/3, of mauje Shegaon, on 11.04.2017, regd. At Sr. no. 917, and submitted the said property under the provision of Maharashtra Apartment Ownership Act, 1970.

As such M/s. S. Navin Builders through its partners Navinkumar P.Jain (Chordiya), Sadiquebhai Abdul Hussain Gorawala, Vishwanath Baijnath, are the recorded owner of "Venus Heights" constructed on layout plot no. 26 & 27 total admeasuring 989.50 sq.mtrs. (nazul plot no. 656, sheet no. 32) out of F.S. no. 32/3, of mauje Shegaon, is having clear and marketable title regarding the same.

6. **MINOR'S INTEREST / HUF PROPERTY**
Not applicable

7. **APPLICABILITY OF LOCAL LAWS -**

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.

8. **SEARCHES IN THE OFFICE OF SUB-REGISTRAR OF ASSURANCE:**

Date	Receipt no.	Period	Sub Reg. Office
05.06.2017	3984	14 years	Amravati

9. **ENQUIRES MADE IN THE OFFICE OF MANDAL / REVENUE OFFICER :**

The name M/s. S. Navin Builders through its partners Navinkumar P.Jain (Chordiya), Sadiquebhai Abdul Hussain Gorawala, Vishwanath Baijnath , is mutated in the revenue records.

10. **SERACHES IN THE OFFICE REGISTRAR OF COMPANIES.**

Not applicable

11. **LIS PENDENS :**

As per the documents submitted to me there is no dispute in respect of the said immovable property.

12. **Encumbrance Certificate and legal opinion.**

That I have taken search of Index No. II Register, in the Sub Registrar Office, Amravati the period of last 14 years from the 2004 to 2017. I have to cause the search with Sub Registrar office Amravati vides Search No. 3984 dated 05.06.2017. That as the Index No. II registered for the year 2017 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 owner.

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. S. Navin Builders through its partners Navinkumar P.Jain (Chordiya), Sadiquebhai Abdul Hussain Gorawala, Vishwanath Baijnath , is the recorded owner of the said property described in para No. (3) above and has got clear and marketable title free from all encumbrances.

Note:

As desired, the documents as received are returned herewith.

In case any further information and/or clarification is desired, please do revert to us.

Thanking you,


Advocate Rohit S. Kaloti