

Date : 31/07/2017

TITLE VERIFICATION AND SEARCH REPORT

I, **S.R. Sarda, Advocate** having been engaged by **Arun Construction Company, a Partnership Firm by its Partner – Shri. Arun Tank**, Sukhkarta Apartment, behind I.M.A. Hall, Camp, Amravati, do hereby submit the Title Verification and Search Report in respect of the property described in the Schedule hereto and presently owned by the said partnership firm, as under:-

1] That the property described in the Schedule and hereinafter referred to as the said property is at present owned and possessed by the said partnership firm **Arun Construction Company, a Partnership Firm by its Partner – Shri. Arun Tank**, Sukhkarta Apartment, behind I.M.A. Hall, Camp, Amravati. The said partnership firm became the owner of the said property by virtue of the following transactions.

A) The property described in the schedule is a plot, bearing layout Plot No. 22 from out of original field survey no. 4/1 of Mouje Rajapeth, which was later on renumbered as Nazul Plot No. 1/87 out of Nazul Sheet No. 46-B from Amravati after the nazul survey.

B) The said plot presently bearing Nazul Plot No. 1/87 out of Sheet No. 46-B of Amravati was originally owned by Kisansinha Narayansinha Rathod. Vide sale deed dated 18.10.1946, registered in the office of the Sub-Registrar Amravati Town on 2nd November 1946, late Damaru Gorelal Teli (Sahu) purchased the said plot described in the schedule hereto from said Kisansinha Narayansinha Rathod. The said plot was duly mutated in the name of deceased Damaru Gorelal Teli (Sahu) in the Revenue Record as an owner thereof.

S.R. Sarda

SATISH R. SARDA
ADVOCATE

Shrikrishna Peth,
AMRAVATI

C) That after the death of said Damaru Gorelal Teli (Sahu) on 04.07.1982, the said plot described in the schedule hereto was inherited by his four sons namely Anandilal Damarulal Sahu, Chaturbhuj Damarulal Sahu, Girdharilal Damarulal Sahu, and Bhagwandas Damarulal Sahu. On the basis of the legal heir certificate issued by the competent authority, recognizing them as the only legal heirs of late Damaru Gorele Teli (Sahu), their names were duly mutated in the revenue record i.e. the P.R.Card of the said plot.

D) That out of the four sons of the late Damaru Gorelal Teli (Sahu), his eldest son Bhagwandas died on or about 24.01.2011 leaving behind him, his widow Rajkumari, sons Ankit and Pankaj and daughter Akanksha as his only legal heirs and therefore upon the death of said Bhagwandas, his share in the said plot was inherited by his said legal heirs. Their names were duly mutated in the P.R. Card as the owners of the share of deceased Bhagwandas Sahu in the said plot.

E) That, by sale deed dated 10.05.2016 registered in the office of Sub-Registrar Amravati City No. 1, on 11.05.2016 at Document No. 2175/2016, the said Anandilal Damarulal Sahu and six others sold the said property described in the schedule hereto to the said partnership firm Arun Construction Company, a Partnership Firm by its Partner – Shri. Arun Tank, Sukhkarta Apartment, behind I.M.A. Hall, Camp, Amravati and by virtue of the said sale deed, the said partnership firm thus became the exclusive owner of the said land described in schedule. The property has been duly mutated in the Property Register Card maintained by the Nazul Office in the name of said partnership firm Arun Construction Company, a Partnership Firm by its Partner – Shri. Arun Tank.

2] I have caused the Index II Registers maintained by the office of the Sub Registrar, Amravati City to be inspected to verify the transactions relating to the said property described in the schedule by paying the requisite fees vide Receipt No. 5549 dated 31.07.2017. I have not come across any other transaction in


SARDAR
ADVOCATE
Shrikishna Peth,
AMRAVATI

respect of the above mentioned property. The link in chain is therefore duly established.

3] The partner of the said partnership firm namely Arun Narsinha Tank, R/o. Sukhkarta Apartment, behind IMA Hall, Mangilal Plot, Camp Amravati, has sworn an affidavit dated 29.07.2017 to the effect that since the date of purchase of the said property, the said partnership firm and his partners have not mortgaged or agreed to transfer the said property to any bank or financial institution or any other person and the said partnership firm has the exclusive and unencumbered title over the said property.

4] That, by obtaining sanction to the building plan vide Building Permit No. 1255 dated 17.10.2016 from the Amravati Municipal Corporation, the said partnership firm Arun Construction Company, a Partnership Firm by its Partner – Shri. Arun Tank, Sukhkarta Apartment, behind I.M.A. Hall, Camp, Amravati has commenced the construction of the multi storied building to be named as “KAUSHIK HEIGHTS”.

5] I also confirmed from the concerned authority that the said property described in the schedule hereto is not subject to any acquisition or requisition by any authority.

6] That I have verified the copies of document of title i.e. sale deed dated 18.10.1946 registered on 02.11.1946, P.R. Card, legal heir certificate, sale deed dated 10.05.2016 registered on 11.05.2016 at Sr. No. 2175/2016, building construction and commencement letter, sanction building map, affidavit dated 29.07.2017, etc. in respect of the said property. The same appears to be genuine and beyond any doubt.

7] That on the basis of the search taken and the inspection made by me, I opine that the said Arun Construction Company, a Partnership Firm by its Partner – Shri. Arun Tank, Sukhkarta Apartment, behind I.M.A. Hall, Camp, Amravati is the exclusive owner of the property described in the schedule hereto and they have a clear valid and marketable title over the said


SATISH R. SARDA
ADVOCATE
Shrikrishna Peth,
AMRAVATI

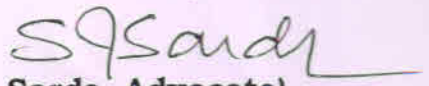
property and in the event of it's transfer by it, the transferee shall get an equally clear valid and marketable title over the said property. Hence accordingly I have issued this report.

SCHEDULE

The piece and parcel of land bearing Nazul Plot No. 1/87, Sheet No. 46-B, of Mouje Rajapeth, Pragane Badnera, Tq. & Dist. Amravati situated in the Sabnis Plot locality of Amravati, situated within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City and having the boundaries as under :

Towards East	:	Road
Towards West	:	Service Lane
Towards North	:	Plot No. 1/86
Towards South	:	Road

Your's Faithfully,


(S.R. Sarda, Advocate)

SATISH R. SARDA
ADVOCATE
Shrikrishna Peth,
AMRAVATI