YOGESH P. BAFANA
Advocate

Resi.:-Namuna Lane No.2,
Amravati.
Mob. 9422542642.

TITLE VERIFICATION AND SEARCH REPORT

I, Yogesh P. Bafana, advocate, Amravati having engaged by Ambar Builders And Developers, a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sundarlal Kela, both resident of Camp, Amravati, Tq. and Dist. Amravati, do hereby submit title verification and search report as under,

[1] That, Ambar Builders And Developers, a partnership firm, by its partner, Amravati, Tq. and Dist. Amravati is the absolute owner of layout plot no. 43 and 44 and after consolidation bearing plot no. 43+44 total admeasuring 971.13 Sq. Mtrs., of field survey no. 187/2 of Mouje – Rahatgaon, fully described in the SCHEDULE herein last.

[2] That the present owner Ambar Builders And Developers, Amravati, Tq. and Dist. Amravati, became the owner of the property described in SCHEDULE hereto by virtue of the following transactions,

(i) I have stated that Govind Associates Amravati through its pertner Sandhya Subhash Talda R/o. Amaravati was the owner land admeasuring 2 H. 73 R. out of F. S. No. 187/2 of Mouje – Rahatgaon since the time relevant to this search report.

In due course of time said Govind Associates Amravati through its pertner Sandhya Subhash Talda R/o. Amaravati had converted the said land admeasuring 2 H. 73 R. out of F. S. No. 187/2 of Mouje - Rahatgaon in to non-agricultural used vide order dated 31.12.2004 passed by Collector Amravati in R.C.No.N.A.P.-34/Rahatgaon - 72/2003-2004.

(ii) By sale deed,

(a) dated 15.07.2009 registered with Sub-Registrar, Amaravati City - 1 registered on even date at Sr. No. 2666/2009, Govind Associates Amravati through its pertner Sandhya Subhash Talda R/o. Amaravati sold the property described in SCHEDULE to Sau. Kanchan Gulab Dhamecha.

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(b) dated 12.12.2011 registered with Sub-Registrar, Amaravati City - 3 registered on 13.12.2011 at Sr. No. 5937/2011 Sau. Kanchan Gulab Dhamecha sold the property described in SCHEDULE to Sau. Dipa Nihalchand Pinjani.

(c) dated 04.07.2012 registered with Sub-Registrar, Amaravati City - 2 registered on even date at Sr. No. 2325/2012 the present owner Ambar Builders And Developers,a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sundarlal Kela, both resident of Camp, Amravati, Tq. and Dist. Amravati purchased property described in SCHEDULE from Sau. Dipa Nihalchand Pinjani.

(iii) By sale deed,

(a) dated 15.07.2009 registered with Sub-Registrar, Amaravati City - 1 registered on even date at Sr. No. 2668/2009, Govind Associates Amravati through its pertner Sandhya Subhash Talda R/o. Amaravati sold the property described in SCHEDULE to Gulab Motumal Dhamecha.

(b) dated 12.12.2011 registered with Sub-Registrar, Amaravati City - 3 registered on 13.12.2011 at Sr. No. 5936/2011 Gulab Motumal Dhamecha sold the property described in SCHEDULE to Bhagwandas Trilokchand Dhamecha.

(c) dated 04.07.2012 registered with Sub-Registrar, Amaravati City - 2 registered on even date at Sr. No. 2323/2012 the present owner Ambar Builders And Developers,a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sundarlal Kela, both resident of Camp, Amravati, Tq. and Dist. Amravati purchased property described in SCHEDULE from Bhagwandas Trilokchand Dhamecha.

(iv) In due course of time the present owner Ambar Builders And Developers,a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sundarlal Kela, both resident of Camp, Amravati got the order of consolidation of plot no. 43 and 44 and consolidated the above said two plots into one plot vide order dated 29.11.2014 passed by Collector, Amravati in R.C no. N.A.P. – 34/ Rahatgaon – 50/ 2014-15. After passing of above stated order plot no. 43 and 44 became one plot and form a plot no. 43+44.

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Advocate

That the entries of above transactions are reflects in revenue record. In this way the present owner Ambar Builders And Developers, a partnership firm, through its partner Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela, both resident of Camp, Amravati, Tq. and Dist. Amravati has became the owner of the property described in the schedule herein.

(v) I have stated that, the Municipal Corporation, Amravati had issued T.D.R rights equivalent to 390 sq. mtrs. (4198 sq.ft.) from out of the T.D.R certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/36/11, dated 24.06.2011 and certificate no. 36, for a total area of 6000 sq.mtrs. in Zone-B of Amravati Tq. & Dist. Amravati in lieu of 6000 sq.mtrs. of land from out field survey no. 194 of Mouje – Rahatgaon, Pragane – Nandgaon Peth, Tq. & Dist. Amravati to Swapnil Ashokkumar Soni (HUF), the said T.D.R rights described above are acquired by the present owner Ambar Builders And Developers,a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sundarlal Kela, both resident of Camp, Amravati, from it's previous owner Swapnil Ashokkumar Soni (HUF) vide sale deed dated 08.01.2015 registered at Sr. No. 1173/2015.

(vi) I have stated that, the present owner Ambar Builders And Developers,a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sundarlal Kela, both resident of Camp, Amravati, got sanction of building plan from Amravati Municipal Corporation Amravati vide Building Permit No. 0082 dated 22.04.2015 and renewed vide Renewal Order No. 0004 dated 01.04.2016, by utilizing the TDR described in above para and above named present owner has commenced the construction of a building to be named "AMBER HEIGHTS" on the said plots described in schedule.

(vii) That the present owner has submitted the said land described in schedule and building constructed thereon as per the provisions of section 2 of Maharashtra Apartment and Ownership Act, 1970, vide deed of declaration dated 20.02.2017 registered on even date with Sub-Registrar, Amravati city – 1at serial no. 445/2017.

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[3] That I have taken inspection of Index-II register maintained by the office of the Sub-Registrar, Amravati City for a period from 2005 to 2017 to verify the transactions in respect of the above mentioned property by paying necessary fees of Rs. 650/- vide receipt no. 5442 dated 28.07.2017. I have not come across any other transaction except above referred in respect of property described in schedule hereto.

[4] I have also verified the copies of relevant documents like above referred sale deeds and village form no. 2, which place before me and upon perusal of the same, it appears that the same are genuine and beyond suspicious.

[5] I have also verified from the concerned authorities that the said property is not subject to any acquisition or requisition by any authority.

[6] On the basis of the inspection and search made by me I do hereby opinion that the title of said Ambar Builders And Developers, a partnership firm, through its partners, Amravati, Tq. and Dist. Amravati over the said property described in the schedule is clear and marketable and in the event of its transfer by them, the transferee shall get an equally clear, valid and marketable title. Hence, this report.

SCHEDULE

All peace and parcel of land of layout plot no. 43 and 44 after consolidation plot bearing no. 43+44 admeasuring 971.13 Sq. Mtrs. out of F. S. no. 187/2 of Mouje – Rahatgaon, Pragane – Nandgaon Peth, Tq. & Dist. Amravati and within the limits of Amravati Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati city and having consolidated boundaries as under,

Towards East	:-	Open land with garden
Towards West	: -	Road,
Towards North	:-	Road,
Towards South	:-	Layout Plot no. 45.

Date : 28.07.2017.

(Y. P. BAFANA)
Advocate.

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