

K.B. Bhadage,

Advocate
B.Com., LL.B.

Off. : First Floor, Shivaji Commercial
Complex, Ravi Nagar Square,
Shilangan Road, Amravati.

Resi.: Near Head Post Office,
Amravati.

Mobile : 9970447655

e-mail: bhadagekailash@gmail.com

TITLE VERIFICATION & SEARCH REPORT

To,

To whom so ever it may concerned.

R/Sir,

As **Raghav Builders and Developers, Amravati** through it's partners **Mr. Raghvendra Sudhir Gadge** R/o. Amravati has approached me and requested me to submit my title verification and search report of immovable property owned by him and supplied me the following documents for scrutiny.

Sr.No.	Particular of documents	Date of Document	Remarks
1	Regd. Sale deed	22/03/2012 Sr. No. 1558	Original Copy
2	Regd. Sale deed	10/07/2012 Sr. No. 3642	Original Copy
3	Regd. Sale deed	13/08/2004 Sr. No. 1843	Xerox Copy
4	Regd. Sale deed	11/10/2000 Sr. No. 2374	Xerox Copy
5	Regd. Sale deed	14/10/1984 Sr. No. 4334	Xerox Copy
6	Regd. Sale deed	02/04/1983 Sr. No. 1926	Xerox Copy
7	Revenue Record i.e. Gaon Namuna 6/2	24/02/2016	Certified Copy
8	Construction sanction Map & order	23/03/2016	Original Copy
9	Regd. Sale Deed of TDR	07/07/2015 Sr. No. 1522	Original Copy
10	Regd. Sale Deed of TDR	14/03/2016 Sr. No. 560	Original Copy
11	NA Order	20/10/1981	Xerox Copy
12	Plot amalgamation order	29/09/2015	Certified Copy

DESCRIPTION OF PROPERTY

The Plot situated at Mouje – Akoli, Pragane – Badnera, Tq. Dist. Amravati within the limits of Sub-Registrar Amravati City, and Municipal Corporation Amravati, bearing layout Plot No.54 and 53 Total admeasuring 5640 sq.ft. (524.04 sq.mtr.). The said plots duly converted into NA as per order passed in RC No. NAP34/Akoli-59/1980-81 and the plots are bounded by :-

Towards East	-	Service lane
Towards West	-	Layout road,
Towards North	-	Road,
Towards South	-	Plot No.52

Hereinafter, the aforesaid property which is the subject matter of this report be referred as “said property”.



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I have been asked to offer my opinion/ search and title verification report in respect of the said property. On the scrutiny of documents, I submit my report as under.

Title history of Plot No. 53 out of Survey No.18

Originally Survey No.18, admeasuring 6 Acer 03 Guntha of Mauje - Akoli, Pragane - Badnera, Tq. & Dist. Amravati was owned by Rajkumar and Company through it's partners Radheshyam Chiranjilal Agrawal and others who obtained non agricultural conversion permission on 20.10.1981 as per order passed in RC No.NA34/Akoli-59/1980-81. Thereafter, Rajkumar and Company sold Plot No.53 admeasuring 2400 sq.ft. by Regd. Sale Deed dt.14.10.1984 at Sr. No.4334 to Sau. Suvarna Sunilkumar Kaltonde. Thereafter, Sau. Suvarna Sunilkumar Kaltonde sold Plot No.53 to Uddhavrao Marotrao Mankar by Regd. Sale Deed dt.11.10.2000 at Sr. No.2374. Thereafter, Uddhavrao Marotrao Mankar sold Plot No.53 by Regd. Sale Deed dtd. 13.08.2004 at Sr. No.1843 to Vinayak Sheshraoji Gulhane. Thereafter, Vinayak Sheshraoji Gulhane sold Plot No.53 by Regd. Sale Deed dtd.22.03.2012 at Sr. No.1558 to the present owner i.e. Raghav Builders and Developers through it's partners Raghvendra Sudhir Gadge.

Title history of Plot No. 54 out of Survey No.18

Originally Survey No.18, admeasuring 6 Acer 03 Guntha of Mauje - Akoli, Pragane - Badnera, Tq. & Dist. Amravati was owned by Rajkumar and Company through it's partners Radheshyam Chiranjilal Agrawal and others who obtained non agricultural conversion permission on 20.10.1981 as per order passed in RC No.NA34/Akoli-59/1980-81. Thereafter, Rajkumar and Company sold Plot No.54 admeasuring 3240 sq.ft. by Regd. Sale Deed dt.02.04.1983 at Sr. No.1926 to Sau. Sarswatibai Radhakisanji Sharma (Upadhyay). Thereafter, Sau. Sarswatibai Radhakisanji Sharma (Upadhyay) sold Plot No.54 by Regd. Sale Deed dtd.10.07.2012 at Sr. No. 3642 to the present owner i.e. Raghav Builders and Developers through it's partners Raghvendra Sudhir Gadge.

As per two Sale Deed dtd.22.03.2012 and 10.07.2012 the present owner i.e. Raghav Builders and Developers through it's partners Raghvendra Sudhir Gadge became the owner of Plot No.53 and 54. As per sale Deed mutation duly effected in revenue record in the name of present owner. The said property is in peaceful possession of the



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Towards East	-	Service lane
Towards West	-	Layout road,
Towards North	-	Road,



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present owner. I have verified all the above transaction and documents with Sub-registrar office Amravati and found that all documents are duly registered, these all are genuine not duplicate or fake.

Thereafter, the present owner applied for amalgamation of Plot No.53 and 54 and vide order dtd.24.09.2015 the permission granted. Thereafter, the present owner purchased T.D.R. rights from Soni, Maloo and Talda Developers through it's partners Pravin Balkrushnaji Maloo and Ashokkumar Ratanlalji Soni by Regd. Sale Deed dtd.07.07.2015 Sr. No.1522 and as per this Sale Deed 1300 sq.ft. (120.77 sq.mtr.) rights of development has been purchased. Similarly the present owner again purchased T.D.R. rights from Soni, Maloo and Talda Developers through it's partners Pravin Balkrushnaji Maloo and Ashokkumar Ratanlalji Soni by Regd. Sale Deed dtd.14.03.2016 Sr. No.560 and as per this Sale Deed 473.61 sq.ft. (44.00 sq.mtr.) rights of development has been purchased.

Thereafter, the present owner obtained construction permission from Amravati Municipal Corporation on 23.03.2016 vide permit No.2104 for construction of apartment known as Raghav Florence. The construction of apartment is in progress.

Mutation duly effected as per Sale Deed dtd.22.03.2012 and 10.07.2012 in Gaon Namuna 6/2 in the name of present owner.

Thus in my opinion at present the present owner is the owner of above described property. In my opinion, the title of the property is clear and marketable. The title Deeds are duly registered in the office of Sub-Registrar Amravati. The title history duly established and there is no interest of any minor.

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Towards South - Plot No.52

Over this Plots an apartment known as "Raghav Florence" is under construction consisting eight flats and one Shop described here in below.

Ground floor having 1 Shop, staircase, Lift and Common Parking area.

1st floor consist Two separate Residential Apartments bearing No. 101 & 102.

2nd floor consist Two separate Residential Apartments bearing No. 201 & 202.

3rd floor consist Two separate Residential Apartments bearing No. 301 & 302.

4th floor consist Two separate Residential Apartments bearing No. 401 & 402.

CHART SHOWING PROPORTIONATE SHARE HOLDINGS IN LAND

Floor	Flat No.	Carpet Area	Undivided Share
Ground Floor	Shop	(401.45sq. ft.) 37.31 sq. mtr	6.23%
1 st floor	101	(719.20 sq. ft.) 66.85 sq. mtr	11.43%
	102	(719.30 sq. ft.) 66.85 sq. mtr	11.43%
2 nd Floor	201	(719.20 sq. ft.) 66.85 sq. mtr	11.43%
	202	(719.30 sq. ft.) 66.85 sq. mtr	11.43%
3 rd Floor	301	(719.20 sq. ft.) 66.85 sq. mtr	11.43%
	302	(719.30sq. ft.) 66.85 sq. mtr	11.43%
4 th Floor	401	(719.20 sq. ft.) 66.85 sq. mtr	11.43%
	402	(719.30 sq. ft.) 66.85 sq. mtr	11.43%

Suitable area includes common lobby, staircase, common passage and parking

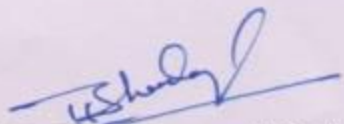
SEARCH OF INDEX REGISTER

2) In order to ascertain as to whether any charge, encumbrances, gift, mortgage, lien or any third party interest created in respect of the said property and to ascertain its marketable title, I have got inspected the Index Register maintained with the office of Sub Registrar Amravati since the year 1988 to 2017 by paying the necessary charges of Rs. 750/-. The original search fee receipt dt. 21/07/2017 bearing receipt No. 5263 is enclosed herewith this report.

On the basis of inspection of Index Registers, for the aforesaid period, I hereby certify that the said property is free from all sorts of encumbrances, charge, liabilities, liens, lis-pendens. And no attachment of any kind whatsoever and the said property is clear. It is also hereby certify that the above said property is not affected by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of C.M.D.A. and C.I.T. and it is fit for mortgage.

Date : 24-07-2017

Place : Amravati


(K.B. Bhadage, Adv.)

