Pravin S. Patil

Advocate

56, Congress Nagar, Amravati. Mob : 9822460623

Date : 29.03.2017

SEARCH REPORT

To,

The Manager

Jijau Commercial Credit Co-op. Bank,

Khatri Complex, Amravati.

Subject :- **Search of title deed, verification and investigation report, pertaining to the immovable property in relation to Plot No.5 & 6, field survey No.6/1, 7/1A having Mouje-Saturna, Pragane Badnera. Tq. Dist. Amravati owned and possessed by Sanchit Builders and Infrostructure Developers through its partners 1) Shri. Shyam Tulshiramji Dhole 2) Shri. Dilip Vitthalrao Jirapure 3) Shri. Anil Ramkrishrao Chafale 4) Shri. Milind Vasantrao Shirbhate All R/o. Amravati ,Tq. and Dist. Amravati.**

Sir,

Shri. Milind Vasantrao Shirbhate , R/o. Mahalaxmi Nagar, Amravati, Tq. and Dist. Amravati, partner of Sanchit Builders and Infrostructure Developers has approached to me for prepare search and title verification report in respect of the immovable property, for period of 2 years and for the purpose of mortgaging said property to your bank as a security against a loan. Therefore I submits my report as under :-

Description of Property

Plot No.5, admeasuring area 3603 sq.ft. (334.75 sq.mtr.) and Plot No. 6, admeasuring area 3603 sq.ft. (334.75 sq.mtr.) total admeasuring area 7206 sq.ft. (669.50 sq. Mtr.) of field survey No. 6/1,7/1-A of Mouje-Saturna Pragane-Badnera Tq. and Dist. Amravati, layout convertion sanction by Hon'ble Collector Amravati, in Rev. Case No. N.A.P.-34/ Saturna-160/2010-11 dated 13.06.2011 with the limits of Amravati Municipal Corporation and jurisdiction of Sub-Registrar Office Amravati city Amravati.

The Boundaries of Plot No.5 is as under :-

Towards East	-	24 mtr. road
Towards West	-	portion of plot no.8-A & 7-B
Towards North	-	plot no. 4
Towards South	-	Plot no. 6

The boundaries of the Plot No. 6 as under

Towards East	-	24 mtr. road
Towards West	-	portion of plot no.7-A & 7-B
Towards North	-	plot no. 5
Towards South	-	other layout

Upon verification of regd. sale deed Sr. No.1456 dated 19.06.2014, village extract 6/2 dated 18.11.2014 of plot No.5 and Regd. Sale deed Sr. No. 1457 dated 19.06 2014, village extract 6/2 dated 27.03.2017 of plot No. 6 and relevant records registered maintained in the Sub-Registrar Office, Amravati city from 2016 to 2017 i.e. 2 years vide receipt no.954 dated

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29.03.2017, by requisite charges of Rs.100/- for the same. It has become clear that said Plot No.5 &6 are owned and possessed by Sanchit Builders and Infrastructure Developers through its partners 1) Shri. Shyam Tulashiramji Dhole 2) Shri. Dilip Vitthalrao Jirapure 3) Shri. Anil Ramkrishnarao Chafale 4) Shri. Milind Vasantrao Shirbhate All R/o Amravati Tq. and Dist. Amravati.

That said plot No. 5 and 6 are admeasuring area 7206 sq. Ft. (669.50 sq.mtr.) was originally owned and possessed by Shri. Suresh Shivdhanji Chandak and Umesh Shivdhanji Chandak both R/o. Daryapur Tq. Daryapur Dist. Amravati . Then they sold both plot No. 5 and 6 to Shri. Dilip Rupchandji Tawani vide reg. Sale deed 683 and 685 dated 28.03.2014. Thereafter Shri. Dilip Rupchandji Tawani had sold said plot no.5 and 6 to Sanchit Builders and Infrastructure Devlopers through its partners 1) Shri. Shyam Tulashiramji Dhole 2) Shri. Dilip Vitthalrao Jirapure 3) Shri. Anil Ramkrishnarao Chafale 4) Shri. Milind Vasantrao Shirbhate All R/o Amravati Tq. and Dist. Amravati vide reg. Sale deed no 1456 and 1457 dated 19.06.2014. Therefore Sanchit Builders and Infrostructure Devlopers through its partners 1) Shri. Shyam Tulashiramji Dhole 2) Shri. Dilip Vitthalrao Jirapure 3) Shri, Anil Ramkrishnarao Chafale 4) Shri. Milind Vasantrao Shirbhate All R/o Amravati Tq. and Dist. Amravati are becomes absolute owner and possession of said plot No. 5 and 6 total admeasuring 7206 sq. Ft. (669.50 sq.mtr.)

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I have verified Index-II and taken search from 2016 to 2017 for the last 2 years. During my perusal of revenue record in sub-registrar office, Amravati, I found that there is mortgage / encumbrance on said property of Rs.50,00,000/- dt.05.02.2015 of Jijau Commercial Coop. Bank Main Branch Amravati. Hence in my opinion property in question free from all encumbrance and title of his clear, sound and marketable, except said mortgage.

The revenue authority has issued village extract 6/2 dt.27.03.2017 and taken mutation entries on village extract 2 in the name of Sanchit Builders and Infrostructure Devlopers through its partners 1) Shri. Shyam Tulashiramji Dhole 2) Shri. Dilip Vitthalrao Jirapure 3) Shri. Anil Ramkrishnarao Chafale 4) Shri. Milind Vasantrao Shirbhate of said Plot no. 5 and 6.

This search made by me on following documents:-

1. Copy of regd. sale deed No.1456, dt.19.06.2014.
2. Village extract 6/2 dated 27.03.2017

OPINION

With advertence to the above facts and subject to my above finding, I have to opine and report that, the plot no.5 and 6, total admeasuring area 7206 sq.ft. (669.50 sq.mtr.) which are in possession of Sanchit Builders and Infrostructure Developers through its partners 1) Shri. Shyam Tulashiramji Dhole, 2) Shri. Dilip Vitthalrao Jirapure, 3) Shri. Anil Ramkrishnarao Chafale, 4) Shri. Milin Vasantrao Shirbhate and they are the sole owners of

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इतर पावती

Original/Duplicate
नोंदणी कं. 39म
Regn.:39M

पावती क्रं.: 954 दिनांक: 29/03/2017

गावाचे नाव: मातुर्णा
दस्तऐवजाचा अनुक्रमांक: अरन3-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड.पी एस पाटील रा.अमरावती
वर्णन शोध अर्ज क्र.407/2017 मौजे मातुर्णा स.न 6/1,7/1अ मधील प्लॉट नंबर 5 व 6 सन.2016 ते 2017 (वर्षे2)

शोध व निरीक्षणे	रु. 100.00
एकूण:	रु. 100.00

Joint Sub Registrar Amravati III

1): देयकाचा प्रकार: By Cash रक्कम: रु 100/-

सह दुय्यम निबंधक, वर्ग-२
अमरावती क्रमांक-३

3/29/2017

the said plot but there is a mortgage of Jijau Commercial Coop. Bank Main Branch Amravati of Rs.50,00,000/- dt.05.02.2015. I advise to the Ban deducted the said amount from sanction loan, thereafter disburse the loan and obtain affidavit from the borrower regarding no charge over the said property.

Hence this search report

Yours Faithfully

Encl : Receipt No.954
Date : 29.03.2017
Place : Amravati.

Adv. P. S. Patil