

S. B. Ambulkar
Advocate

Residence & Office
20, Anand S.B.I. Colony
Jail Road, Camp, Amravati
Ph. No. 0721-2550666
Mob. No. 9423424098

TITLE VERIFICATION & SEARCH REPORT

M/S. SOL POWER PVT. LTD.



Tuesday, 31 January 2017 1:36 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 640 दिनांक: 31/01/2017

गावाचे नाव: राजा पेठ

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड एस बी अंबुलकर

वर्णन अ. जू क्र 399, मौजा राजापेठ नझुल शिट नं 65, प्लॉट नं 5/5उ प 5/5बी सन 1988ते 2017 एकुण 30वर्षे (एकुण 2 मिळकती)

शोध व निरीक्षणे

रु. 1500.00

एकूण:

रु. 1500.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

सह. दुय्यम निवेधक वग-२
अमरावती नगर-२

S. B. Ambulkar
Advocate

Residence & Office
20, Anand S.B.I. Colony
Jail Road, Camp, Amravati
Ph. No. 0721-2550666
Mob. No. 9423424098

ANNEXURE - I

To,
The Manager,
City Union Bank Ltd., Amravati.

Sir,

Having been engaged for preparing the **Legal Opinion/Title Report** in respect of the property owned by **M/s. Sol Power Pvt. Ltd.**, I hereby submit my report as under :

1	Name and address of the Borrower.	M/s. Sol Power Pvt. Ltd..
2.	Father's Name/Husband's Name	Not applicable.
3.	Whether the Borrower is the owner of the property. (If not, who is the owner and what his relationship to the Guarantor).	Yes
4.	The status of the owner of the property. (State whether Individual, HUF, Firm or Ltd. Company).	Ltd. Company.
5.	Description of property/ies.	Plot No. 5/5A admeasuring 1069.21 Sq.Mt. (11504.66 Sq.Ft.) as well as Plot No. 5/5B admeasuring 356.36 Sq.Mt. (3834.39 Sq.Ft.) out of Nazul Sheet No. 65 [Hereinafter called as the subject property], situated

6.	List of documents.	1) Special power of attorney dated 24.01.2002 registered vide Sr. No. 149. 2) Sanctioned sub-division plan dated 25.07.2000 (O. No. 34). 3) Sale deed dated 12.04.2005 registered vide Sr. No. 895. 4) Sale deed dated 08.06.2009 registered vide Sr. No. 2087. 5) Sale deed dated 10.04.2013 registered vide Sr. No. 1573. 6) Power of attorney dated 27.12.2013 registered vide Sr. No. 5379. 7) Power of attorney dated 06.01.2014 registered vide Sr. No. 158. 8) Sale deed dated 10.01.2014 registered vide Sr. No. 94. 9) Sale deed dated 12.04.2016 registered vide Sr. No. 852. 10) P. R. card dated 07.05.2016. 11) Permission for construction dated 24.08.2016 (P. O. No. 923).
7.	List of further documents called for and verified before rendering opinion.	Nil

7. HISTORY OF TITLE BASED ON DOCUMENTS MENTIONED IN CLAUSE 6&7 :

Upon verification of the revenue records for the period relevant to this search report and documents provided, the following chain has been found in respect of the subject property :

Initially, the Plot No. 8 (old Plot No. 5/5) totally admeasuring 2960.04 Sq.Mt. (31850 Sq.Ft.) was owned by the partnership firm named and styled Takhatmal Fatechand through its Partners, Late Fatechand Ratanchand Munot and Late Jawaharlal Chandmal Munot and their share in the said plot was 5/8th and 3/8th, respectively.

Late Fatechand Ratanchand Munot has died in March 1971 and as per his will made in 1962, his 5/8th share in the above mentioned plot was bequeathed upon his sons namely, Shri Harishkumar Fatechandji Munot, Shri Subhashchandra Fatechandji Munot and Shri Vijaykumar Fatechandji Munot.

The above named owners have sold their 5/8th share in the above mentioned plot to Shri Pramodkumar Jawaharlalji Munot and others by sale deed registered at Sub-



Late Jawaharlal Chandmal Munot has died on 21.03.1990 and as per the deed of partition executed between his legal heirs and registered at Sub-Registrar Office, Amravati City on 17.08.1990 vide Sr. No. 3476, his 3/8th share in the Plot No. 8 (old Plot No. 5/5) totally admeasuring 2960.04 Sq.Mt. (31850 Sq.Ft.) came under the ownership of Smt Vimal Jawaharlal Nahar.

By virtue of the above mentioned deeds, Shri Pramodkumar Jawaharlalji Munot (HUF), Smt Usha Pramodkumar Munot, Smt Vimal Jawaharlal Nahar and Smt Ritu Sanjiv Nahar have become the owners of 25%, 25%, 37.50% and 12.50% share in the Plot No. 8 (old Plot No. 5/5) totally admeasuring 2960.04 Sq.Mt. (31850 Sq.Ft.).

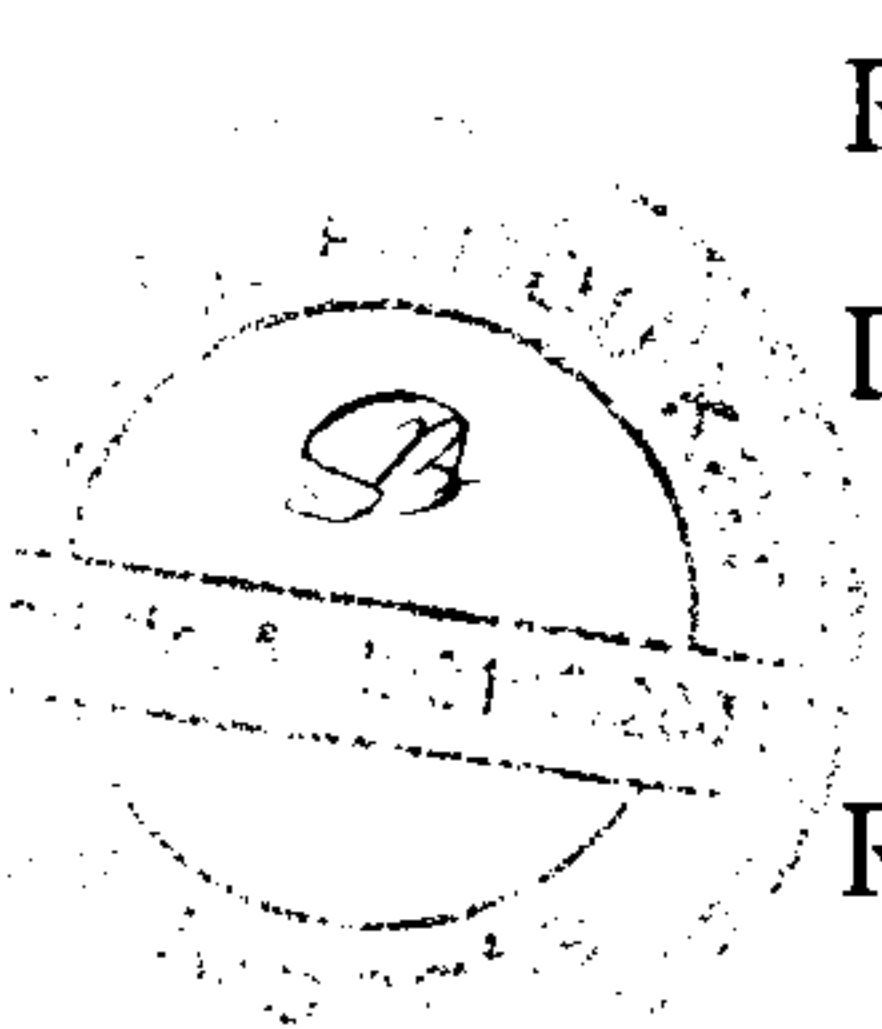
The above named owners have obtained the permission for sub-division of Plot No. 8 (old Plot No. 5/5) totally admeasuring 2960.04 Sq.Mt. (31850 Sq.Ft.) from the Amravati Municipal Corporation vide O. No. 34 dated 25.07.2000. Accordingly, the above mentioned plot has been sub-divided as Plot No. 5/5A admeasuring 1069.21 Sq.Mt. (11504.66 Sq.Ft.), Plot No. 5/5B admeasuring 356.36 Sq.Mt. (3834.39 Sq.Ft.) and Plot No. 5/5C admeasuring 929.37 Sq.Mt. (10000 Sq.Ft.).

In pursuance of the said sub-division, the above named owners have executed the deed of family arrangement dated 15.08.2000 and determined their shares in the sub-divided plots, accordingly.

Shri Pramodkumar Jawaharlalji Munot (HUF), Smt Usha Pramodkumar Munot (represented through her special power of attorney Shri Pramodkumar Jawaharlalji Munot), Smt Vimal Jawaharlal Munot (represented through her special power of attorney Shri Pramodkumar Jawaharlalji Munot) and Smt Ritu Sanjiv Nahar (represented through her special power of attorney Shri Pramodkumar Jawaharlalji Munot) have sold the Plot No. 5/5A admeasuring 1069.21 Sq.Mt. (11504.66 Sq.Ft.) to Shri Ramniklal Popatlalji Desai, Shri Surajlal Popatlalji Desai and Shri Gajendra Popatlalji Desai by sale deed registered at Sub-Registrar Office, Amravati City on 12.04.2005 vide Sr. No. 895.

Shri Ramniklal Popatlalji Desai has died on 23.08.2008 and his 1/3rd share in the above mentioned plot has been inherited by his legal heirs namely, Smt Anusaya Ramniklal Desai, Shri Naresh @ Narendra Ramniklal Desai, Shri Bharat Ramniklal Desai and Ku Hansa Ramniklal Desai.

Shri Surajlal Popatlalji Desai, Shri Gajendra Popatlalji Desai, Smt Anusaya Ramniklal Desai, Shri Naresh @ Narendra Ramniklal Desai, Shri Bharat Ramniklal Desai and Ku Hansa Ramniklal Desai have sold the above plot to Sau Prabha Nitin Khandelwal, Sau Ekta Ravi Khandelwal, Sau Jyoti Krushna Sao and Sau Seema Vijay Sao by sale deed registered at Sub-Registrar Office, Amravati City on 08.06.2009 vide



Sau Prabha Nitin Khandelwal, Sau Ekta Ravi Khandelwal, Sau Jyoti Krushna Sao and Sau Seema Vijay Sao have sold the above mentioned plot to the present owner M/s. Sol Power Pvt. Ltd. through its Director, Shri Gopal Narayandasji Panpaliya, R/o. Amravati, Tq. & Dist. Amravati by sale deed registered at Sub-Registrar Office, Amravati on 10.04.2013 vide Sr. No. 1573.

Prior to that, as per the registered confirmation of the partition deed dated 31.05.2012 executed between the coparceners of Shri Pramodkumar Jawaharlalji Munot (HUF), its 25% share in Plot No. 5/5B admeasuring 356.36 Sq.Mt. (3834.39 Sq.Ft.) has come to the share of Shri Pramodkumar Jawaharlalji Munot.

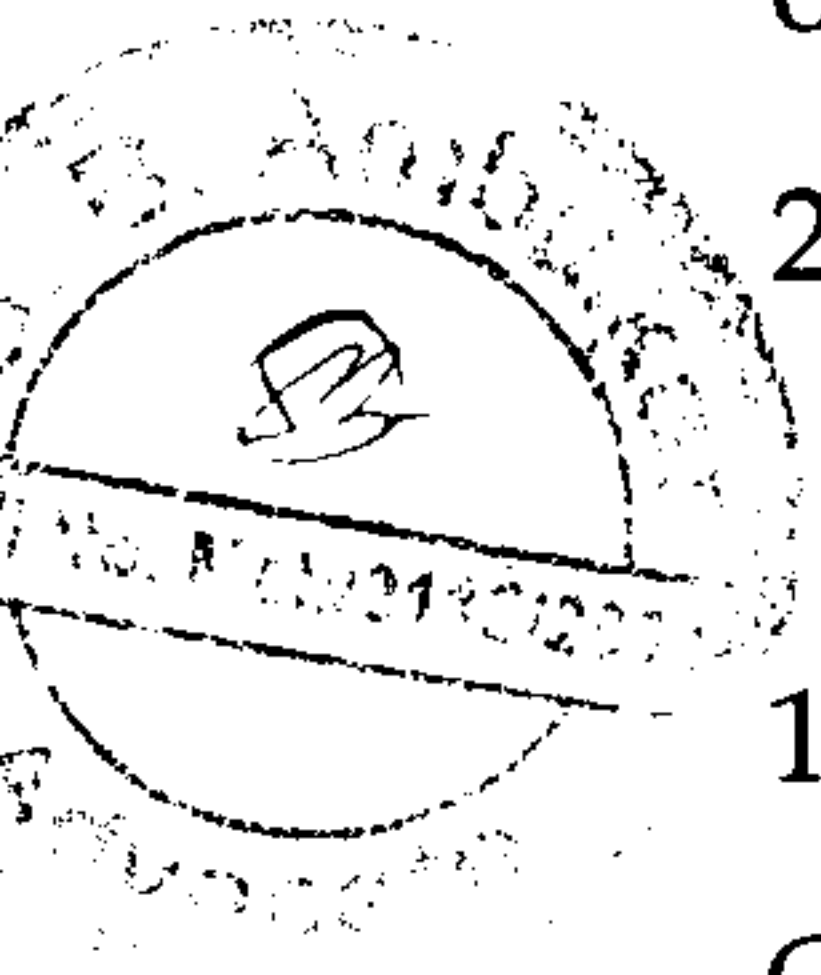
Shri Pramodkumar Jawaharlalji Munot, Smt Usha Pramodkumar Munot, Smt Vimal Jawaharlal Munot (represented through her power of attorney Shri Ramswaroop Jamnadar Sharma) and Smt Ritu Sanjiv Nahar (represented through her power of attorney Shri Rohit Laxminarayan Jaiswal) have sold the Plot No. 5/5B admeasuring 356.36 Sq.Mt. (3834.39 Sq.Ft.) to M/s. Vardhaman Builders and Developers through its Partners, Shri Subhash Nathmalji Bhandari, Shri Rahul Hiralalji Ostwal and Shri Mahendra Inderchandji Gandhi by sale deed registered at Sub-Registrar Office, Amravati on 10.01.2014 vide Sr. No. 94.

M/s. Vardhaman Builders and Developers through its Partners, Shri Subhash Nathmalji Bhandari, Shri Rahul Hiralalji Ostwal and Shri Mahendra Inderchandji Gandhi has sold the above mentioned plot to the present owner M/s. Sol Power Pvt. Ltd. through its Director, Shri Gopal Narayandasji Panpaliya, R/o. Amravati, Tq. & Dist. Amravati by sale deed registered at Sub-Registrar Office, Amravati on 12.04.2016 vide Sr. No. 852.

As such, M/s. Sol Power Pvt. Ltd. has become the legal owner of the subject property.

Now, M/s. Sol Power Pvt. Ltd. is desirous of making construction over the subject property by availing loan facility from your financial institution and it has also obtained the permission for construction from the Amravati Municipal Corporation on 24.08.2016 vide P. O. No. 923.

I have taken the search of the records of Sub-Registrar Office, Amravati City from 1988 to 2017. I have verified and tallied the Index-II register from the Sub-Registrar Office, Amravati City and the said records were duly searched. The receipt No. 640 dated 31.01.2017 issued by the Sub-Registrar Office, Amravati City of the above search is enclosed herewith.

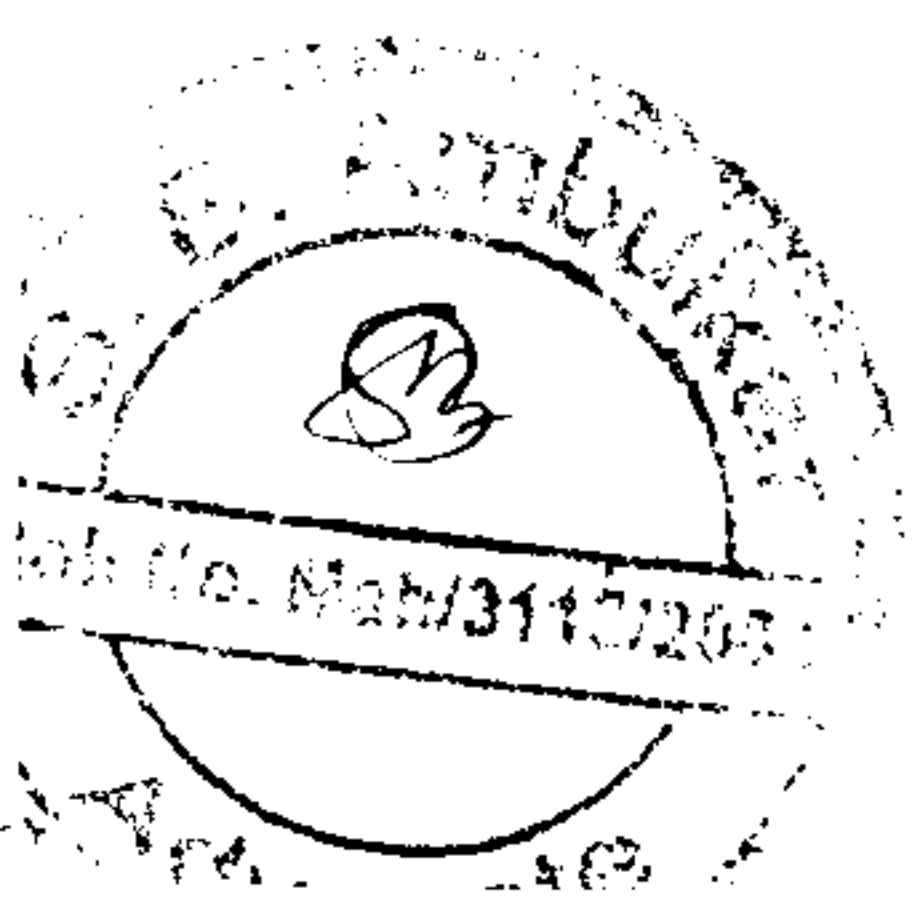


9.	In whose name the Patta stands (In the name of the present owner of predecessor-in-title).	The name of M/s. Sol Power Pvt. Ltd. through its Director, Shri Gopal Narayandasji Panpaliya has been mutated in the revenue records.
10.	Details of encumbrance, if any. If so, have they been discharged (E. C. for a minimum of 13 years to be verified).	Not applicable.
11.	Whether any income or interest/ litigation/ attachment/ charges is involved in the property/ies ?	No
12.	Whether latest Tax list/receipt have been produced ?	No
13.	Whether chits 10(1) extract Adangal verified ?	Not applicable.
14.	If the property is building, is the plot is approved layout.	Not applicable.
15.	Has the building been constructed after approval of the plan by competent authorities assessed to tax ?	Not applicable.
16.	Is there any excess/vacant land attracting the provisions of Land Ceiling Act ?	No
17.	Is the property affected by Urban Land Ceiling Regulation Act ?	No
18.	Are the title and possession of the property/ies clear, absolute and marketable and valid mortgage by deposit of title deeds could be created.	Yes

19. The list of documents which are to be deposited besides creating Registered Mortgage :

The following **ORIGINAL DOCUMENTS** are required to be deposited for creation of mortgage by deposit of title deeds :

1. Sale deed dated 12.04.2005 registered vide Sr. No. 895.
2. Sale deed dated 08.06.2009 registered vide Sr. No. 2087.
3. Sale deed dated 10.04.2013 registered vide Sr. No. 1573.
4. Sale deed dated 10.01.2014 registered vide Sr. No. 94.
5. Sale deed dated 12.04.2016 registered vide Sr. No. 852.
6. Sanctioned building plan dated 24.08.2016 (P. O. No. 923).
7. Permission for construction dated 24.08.2016 (P. O. No. 923).
8. Latest tax receipt.



Besides, the above mentioned original documents **COPIES** of the following documents are also necessary.

- 1) Sale deed dated 20.03.1990 registered vide Sr. No. 1228.
- 2) Deed of partition dated 17.08.1990 registered vide Sr. No. 3476.
- 3) Sanctioned sub-division plan dated 25.07.2000 (O. No. 34).
- 4) Permission for sub-division dated 25.07.2000 (O. No. 34).
- 5) Deed of family arrangement dated 15.08.2000.
- 6) Special power of attorney dated 24.01.2002 registered vide Sr. No. 149.
- 7) Registered confirmation of the partition deed dated 31.05.2012.
- 8) Power of attorney dated 27.12.2013 registered vide Sr. No. 5379.
- 9) Power of attorney dated 06.01.2014 registered vide Sr. No. 158.

20. The list of additional documents like NIL E. C. for subsequent period/ Affidavit/ Indemnity required to be obtained by the Bank :

An affidavit should be obtained from the intended mortgagor, to the effect that the subject property is free from all types of charges, mortgages, liens, encumbrances and any other claims affecting the title over the subject property.

21. Any others remarks which the Lawyer rendering the opinion on the title deeds wishes to make.

The Bank's charge should be noted in the P. R. card immediately after the execution of the mortgage.

DESCRIPTION OF PROPERTY/IES :

Within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Office, Amravati City, Nazul Sheet No. 65, Plot No. 5/5A admeasuring 1069.21 Sq.Mt. (11504.66 Sq.Ft.) as well as Plot No. 5/5B admeasuring 356.36 Sq.Mt. (3834.39 Sq.Ft.) [Hereinbefore called as *the subject property*], situated at Mouje : Rajapeth, Pragane : Badnera, Tq. & Dist. Amravati.

The Plot No. 5/5A is bounded as under :

Towards East : Plot No. 5/5B,

Towards West : National Highway No. 6, Badnera Road,

Towards North : Way to Jain Mandir and plot of Bhikamchand Laxmandas,

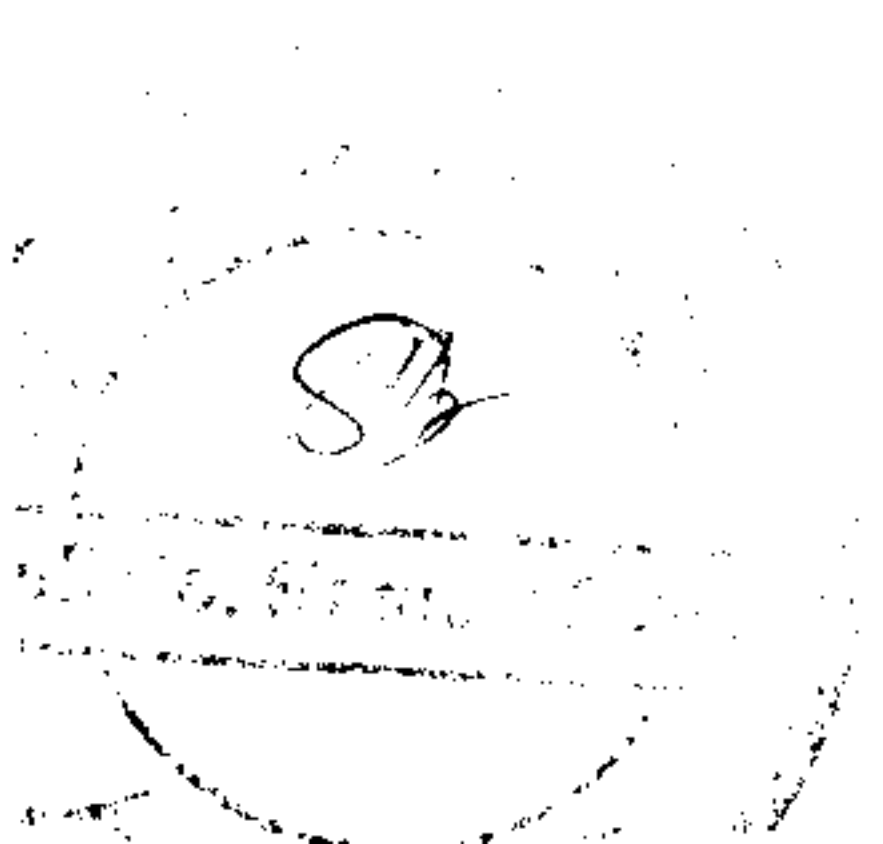
Towards South : Plot of Kesharilal Eknath Tapar.

The Plot No. 5/5B is bounded as under :

Towards East : Plot No. 5/5C,

Towards West : Plot No. 5/5A,

Towards North : 25 Ft. wide private road and plot of Bhikamchand Laxmandas,



Note :

1. All the documents are returned along with this report.
2. Due care has been taken while carrying out searches of the registers of Index-II available at the Sub-Registrar Office, Amravati City. However, in the manual indices, some of the pages on the Index-II registers are torn while some are missing. Even there are instances, where some entries of the registered documents have not been made in the Index-II registers and the Index-II registers are not properly maintained. In such circumstances, entries in torn, missing entries and entries not entered in Index-II registers cannot be observed.

Place : Amravati

Date : 31.01.2017

Yours Faithfully



(Shashikumar B. Ambulkar)

Advocate