

Date: 06-11-2017

To,

WHOMSOEVER IT MAY CONCERNED

SUBJECT : TITLE SEARCH REPORT CUM OPINION

Sir,

Please refer to your instructions on the captioned matter.

In this connection, I submit my report as under:-

1. **NAME OF THE OWNER :-**

Joshi Builders and associates through Shree Laxmikant Prabhakar Joshi

2. **DETAILS OF THE PROPERTY:-**

"All that piece and parcel of the land within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar, Amravati, of Mouje Saturna, Pragane Badnera, Tq. & Dist. Amravati, out of which Field Survey No. 32/1 out of which 2H. 80R. has been sanctioned by the Collector on dated 12.02.2016 and by the Asstt. Director of Town Planing vide order No. 36/2016 dt. 19.11.2016 and converted to N.A. by an order of the Hon'ble District Collector, Amravati by Rev. Case No. N.A.P.34/Saturna-83/2016-17 dated 31-01-2017, from out of this layout Plot No.26A admeasuring 162.63 Sqm. (1750.54 Sq. Ft.), Plot no 26B admeasuring 167.75 Sqm. (1805.66 Sq. ft.), plot no 41A admeasuring having area of 167.75 Sqm. (1805.66 Sq. ft.) and plot no. 41B admeasuring 171.43 Sqm. (1931.16 Sq. Ft.) All the above 4 plots adjoining to each other total admeasuring 677.54 Sq.M. (7293.04Sq.ft.), which is commonly bounded as under :-

Towards East	:	Layout road,
Towards West	:	Layout road,
Towards North	:	Plot No. 27A & 40B,
Towards South	:	Layout road..."

(* Note - Actual boundaries should be ascertained by spot visit.)

3. **NATURE OF THE PROPERTY :-**

The Property mentioned in Para no. 2 above is "plot".

LIST OF DOCUMENTS VERIFIED (ALL COPIES)

Sr.No.	Date	Document type and no. of document	Executed by	In favour of	Original/ copy
1	16.07.2015	Sale Deed regd at Sr. no. 2678	Smt. Shahshikala Shyam Band and others	Maloo and Talda Developers and others	Copy
2	10.03.2017	Partition Deed regd at Sr. no. 595	Maloo and Talda Developers and others	-----	Copy
3	10.04.2017	Sale Deed regd at Sr. no. 1332	Jaykumar Narayandas Hemrajani	Joshi Builders and associates through Shree Laxmikant Prabhakar Joshi	Copy
4	31.01.2017	N.A. Order	Hon'ble Collector	----	Copy
5	08.05.2017	6/2 extract	Issued by Talathi	Joshi Builders and associates through Shree Laxmikant Prabhakar Joshi	Copy

FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS :

- A) That, on the basis of documents provided to me, it seems that originally the field consisting of the said plot was owned by late Shri Purushottam Kashirao Deshmukh who bequeathed the said fields by will on some of his legal heirs. However the other legal heirs 1) Shrimati Shashikala Shyam Band, 2) Sau Chanda Arvind Kale and 3) Sau Sudha Arvind Deshmukh challenged the said will and filed the Spl Civil Suit No. 117/2007 in the court of 2nd Joint Civil Judge Senior Division, Amravati against Digvijay Surendra Deshmukh and other 5 to effect the partition in the properties of late Shri Purushottam Kashirao Deshmukh.
- B) Thereafter during the pendency of the said suit 1) Shrimati Shashikala Shyam Band, 2) Sau Chanda Arvind Kale 3) Sau Sudha Arvind Deshmukh and 4) Dr. Sau. Jayashri Dhanajirao Deshmukh decided to sell the one field of Mauje Saturna S.No. 32/1 out of which 3 H. 07 R. and other filed of Mauje Saturna S. No. 3/1 out of which 1H. 34R. (which is hereinafter referred to as the "said fields") to one Ghanshyam Bansilal Kakraniya and executed the agreement of sale dt. 25.12.2011 in his favour. It was mentioned in the said agreement of sale dt. 25.12.2011 that the vendors in the said agreement of sale shall execute the sale deed in respect of the above mentioned fields on dt. 15.02.2012. However those fields were the subject matter of the Spl Civil Suit No. 117/2007 therefore sale deed of those fields could not been effected in favour of

Ghanshyam Bansilal Kakraniya. Thereafter Ghanshyam Bansilal Kakraniya agreed to sell the said fields by executing the agreement of sale dt. 09.10.2012 in favour of Maloo and Talda Developers. Thereafter as per agreement dt. 10.02.2013 Ghanshyam Bansilal Kakraniya released and relinquished his rights in respect of the said fields in favour of Maloo and Talda Developers and it was agreed in the said agreement that 1) Shrimati Shashikala Shyam Band, 2) Sau Chanda Arvind Kale 3) Sau Sudha Arvind Deshmukh and 4) Dr. Sau. Jayashri Dhanajirao Deshmukh shall execute the sale deed in favour of Maloo and Talda Developers and others.

- C) Thereafter the parties to the Spl Civil Suit No. 117/2007 arrived on compromise and compromise decree dt. 09.07.2015 was passed in the said suit and by virtue of the said decree that 1) Shrimati Shashikala Shyam Band, 2) Sau Chanda Arvind Kale 3) Sau Sudha Arvind Deshmukh and 4) Dr. Sau. Jayashri Dhanajirao Deshmukh became the owner of fields situated at Mauje Saturna S. No. 3/1 out of which 1H. 90R and other filed situated at Mauje Saturna S.No. 32/1 out of which 2H. 80R.
- D) Thereafter 1) Shrimati Shashikala Shyam Band, 2) Sau Chanda Arvind Kale 3) Sau Sudha Arvind Deshmukh and 4) Dr. Sau. Jayashri Dhanajirao Deshmukh sold out the fields situated at Mauje Saturna S. No. 3/1 out of which 1H. 90R and other filed situated at Mauje Saturna S.No. 32/1 out of which 2H. 80R to 1) Shri Pravin Balkrushnaji Maloo, 2) Shri Gaurav Gopal Panpaliya, 3) Puranmal Revachand Hablani, 4) Jaykumar Narayandasji Hemrajani, 5) Rohit Laxman Hablani, 6) Shri Saransh Sureshkumar Hablani, 7) Shri Maheshkumar Chandrabhanji Kingrani, 8) Shri Rajeshkumar Chandrbhanji Kingrani vide sale deed dt. 16.07.2015, regd at Sr. No. 2678 with Sub Registrar, Amravati City-1.
- E) Thereafter the land admeasuring 2H 80R, out of F.S. no. 32/1 of mauje Saturna, was technically sanctioned by the ADTP Amravati and passed the layout map vide 36/2016 dt. 19.11.2016 and the said land was converted into non agricultural use as per the order passed by collector Amravati in revenue case no. N.A.P.34/Saturna-83/2016-17 dated 31-01-2017 in favour of the land owners 1) Shri Pravin Balkrushnaji Maloo, 2) Shri Gaurav Gopal Panpaliya, 3) Puranmal Revachand Hablani, 4) Jaykumar Narayandasji Hemrajani, 5) Rohit Laxman Hablani, 6) Shri Saransh Sureshkumar Hablani, 7) Shri Maheshkumar Chandrabhanji Kingrani, 8) Shri Rajeshkumar Chandrbhanji Kingrani.
- F) Thereafter, 1) Shri Pravin Balkrushnaji Maloo, 2) Shri Gaurav Gopal Panpaliya, 3) Puranmal Revachand Hablani, 4) Jaykumar Narayandasji Hemrajani, 5) Rohit Laxman Hablani, 6) Shri Saransh Sureshkumar Hablani, 7) Shri Maheshkumar Chandrabhanji Kingrani, 8) Shri Rajeshkumar Chandrbhanji Kingrani divided all the plots consisted in the said layout described above among themselves vide partition deed dated 10.03.2017, regd. at Sr. No. 595 and Shri Jaykumar Narayandasji Hemrajani became

the owner of layout plots Nos. 26A, 26B, 41A and 41B total admeasuring 677.54 from out of the field survey no. 32/1 of Mouje Saturna by virtue of said partition deed.

G) Thereafter, Shri Jaykumar Narayandasji Hemrajani, sold out the said Plot Nos. 26A, 26B, 41A and 41B total admeasuring 677.54 from out of the field survey no. 32/1 of Mouje Saturna to Joshi Builders and Associates through its proprietor Shri Laxmikant Prabhakar Joshi vide Sale Deed dated 10.04.2017 and regd. at Sr. No. 1332 registered with Sub-Registrar, Amravati.

H) Thereafter, said Joshi Builders and Associates through its proprietor Shri Laxmikant Prabhakar Joshi became the owners of the above said 26A, 26B, 41A and 41B total admeasuring 677.54 from out of the field survey no. 32/1 of Mouje Saturna, and they mutated their name in 6/2 extract.

6. **MINOR'S INTEREST / HUF PROPERTY**

Not applicable

7. **APPLICABILITY OF LOCAL LAWS -**

I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force.

8. **SEARCHES IN THE OFFICE OF SUB -REGISTRAR OF ASSURANCE:**

Date	Receipt no.	Period	Sub Reg. Office
07.11.2017	MH006961598201718E	2007 to 2017	Amravati

9. **ENQUIRES MADE IN THE OFFICE OF MANDAL / REVENUE OFFICER :**

The names of the Joshi Builders and Associates through its proprietor Shri Laxmikant Prabhakar Joshi are mutated in the revenue records.

10. **SERACHES IN THE OFFICE REGISTRAR OF COMPANIES.**

Not applicable

11. **LIS PENDENS :**

As per the documents submitted to me there is no dispute in respect of the said immovable property.

12. **Encumbrance Certificate and legal opinion.**

That I have taken search of Index No. II Register, in the Sub Registrar Office, Amravati the period of last 10 years from the 2007 to 2017. I have to cause the search with Sub Registrar office Rural Amravati vide Search receipt No. MH006961598201718E dated 07.11.2017 for the period 2007 to 2017.

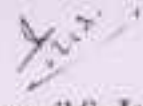
That on the basis search taken by me and after scrutinizing documents as mentioned in para IV above produced before me, I am of the opinion and accordingly I certify that Joshi Builders and Associates through its proprietor Shri Laxmikant Prabhakar Joshi are the recorded owner of the said property described in para No. (3) above and has got clear and marketable title free from all encumbrances.

Note:

As desired, the documents as received are returned herewith.

In case any further information and/or clarification is desired, please do revert to us.

Thanking you,


Swapnil S. Jaju
Advocate



CHALLAN
MTR Form Number-6

GRN	MH006961598201710E	BARCODE			Date	07/11/2017-11:51:15	Form ID	
Department				Inspector General Of Registration				
Search Fee				TAX ID (If Any)				
Type of Payment				Other Items		PAN No.(If Applicable)		
Office Name				AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name		Adv Swapnil Jaju
Location				AMRAVATI		Flat/Block No.		Khaparde Sagicha
Year				2017-2018 From 07/11/2008 To 07/11/2017		Premises/Building		
Account Head Details				Amount In Rs.		Road/Street		
0030072201 SEARCH FEE				250.00		Area/Locality		Amravati
						Town/City/District		
						PIN		
						Remarks (If Any)		
						Mouje Satuma Field S No 32/1 layout Plot No.26A 26B 41A and 41B total		
						admeasuring 677.54 SqM		
						Amount In		Two Hundred Fifty Rupees Only
Total				250.00		Words		
Payment Details				UNION BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	02901792017110700960	68903867	
Cheque/DD No.				Bank Date	RBI Date	07/11/2017-11:53:40	Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन 'चदप अरफ पेमेट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता येण्याच्या दस्तांसाठी लागू नाही.