

Date: 31-07-2017

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 :-**

- 1) Shri Sushil Madhavrao Thorat
- 2) Sau Vandana Sushil Thorat

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 Rahantgaon, Pragane Nandgaonpeth**, Tq. & Dist. Amravati, out of which **Field Survey No. 190/1-C** has been sanctioned by the Astt. Director of Town Planing vide order No. 17/1995 dt. 07.04.1995 and converted to N.A. by an order of the District Collector, Amravati by Rev. Case No. N.A.P.34/Rahantgaon-16/1996-97 dated 28-06-1996, from out of this layout Plot No.19 and 20 admeasuring each 319.60 SQ.M.(3440.17 Sq. Ft.) Both the plots adjoining to each other and amalgamated vide order passed by Hon'ble Collector, Amravati in Rev. Case No. NAP-34/Nimbhora Khurd-02/2014-15 Dated 15.09.2014 thus total admeasuring 639.20 Sq.M. (6880.34Sq.ft.), which is commonly bounded as under :-

Towards East	:	Plot No. 21
Towards West	:	Plot No. 18
Towards North	:	Open Space
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	18-12-2012	Sale Deed regd at Sr. no. 5326	Shankarlal Khilumal Mandhan +1	Chandarlal Rameshlal Raja	Copy
2	18-12-2012	Sale Deed regd at Sr. no. 5327	Shankarlal Khilumal Mandhan +1	Chandarlal Rameshlal Raja	Copy
3	01.06.2013	Sale Deed regd at Sr. no. 2635	Chandarlal Rameshlal Raja	Sushil Madhavrao Thorat	Copy
4	01.06.2013	Sale Deed regd at Sr. no. 2636	Chandarlal Rameshlal Raja	Vandana Sushil Thorat	Copy
5	10.02.2017	Development Agreement regd at Sr. No. 206	Sushil Madhavrao Thorat and Vandana Sushil Thorat	Bhojane Builders and Developers through its proprietor	Copy
6	.2017	6/2 extract	Issued by Rahatgaon Patwaari	Sushil Madhavrao Thorat and Vandana Sushil Thorat	Copy

FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS :

- A) On the basis of documents supplied to me it seems that originally bearing Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon, was originally owned by Babarao Shankarrao Bisane.
- B) Thereafter, Babarao Shankarrao Bisane, sold out the said Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon to Shri Dilip Vitthalrao Korat and Sau. Meenatai Vasant Choudhari vide sale deed dated 30.06.1998, regd. at Sr. No. 2308 registered with Sub-Registrar, Amravati.
- C) Thereafter, Sau. Meenatai Vasant Choudhari, released and relinquished her rights in the said Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon in favour of Shri Dilip Vitthalrao Korat and vide Deed of Release and Relinquishment dated 10.11.2008, regd. at Sr. No. 4028 registered with Sub-Registrar, Amravati.
- D) Thereafter, Shri Dilip Vitthalrao Korat, sold out the said Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon to 1) Shri Samrat Chunnilal Lotiya, 2) Shri Jitendra Chunnilal Lotiya, 3) Sau Jyotsna Jitendra Lotiya and 4) Sau Mamta Samrat Lotiya vide Deed of Release and Relinquishment dated 232, regd. at Sr. No. 17.01.2011 registered with Sub-Registrar, Amravati.

- E) Thereafter, 1) Shri Samrat Chunnilal Lotiya, 2) Shri Jitendra Chunnilal Lotiya, 3) Sau Jyotsna Jitendra Lotiya and 4) Sau Mamta Samrat Lotiya, sold out the said Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon to 1) Shri Shanakarlal Khilumal Mandhan & 2) Shri Kishan Kakumal Kukreja, vide sale deed dated 07.06.2011, regd. at Sr. No. 2710 and dated 07.06.2011, regd. at Sr. No. 2711 registered with Sub-Registrar, Amravati.
- F) Thereafter, 1) Shri Shanakarlal Khilumal Mandhan & 2) Shri Kishan Kakumal Kukreja, sold out the said Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon to Chandanlal Rameshlal Raja vide sale deed dated 18.10.2012, regd. at Sr. No. 5326 and sale deed dated 18.10.2012, regd. at Sr. No. 5327 registered with Sub-Registrar, Amravati.
- G) Thereafter, Chandanlal Rameshlal Raja sold out the said Plot No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon to Shri Sushil Madhavrao Thorat and Sau Vandana Sushil Thorat vide sale deed dated 01.06.2013, regd. at Sr. No. 2635 and sale deed dated 01.06.2013, regd. at Sr. No. 2636 registered with Sub-Registrar, Amravati.
- H) Thereafter, Shri Sushil Madhavrao Thorat and Sau Vandana Sushil Thorat executed the development agreement of the said Plots No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon in favour of Bhojane Builders and Developers through its proprietor Mahendra Baliramji Bhojane on dated 10.02.2017, regd. at Sr. No. 206.
- I) Thereafter, said Shri Sushil Madhavrao Thorat and Sau Vandana Sushil Thorat became the owners of the above said Plots No. 19 and 20 total admeasuring 639.20 sq.meters from out of the field survey no. 190/1 C of Mouje Rahatgaon, 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
13.10.2017	7300	2003 to 2017	Amravati
13.10.2017	7301	2003 to 2017	Amravati

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

The names of the Shri Sushil Madhavrao Thorat and Sau Vandana Sushil Thorat 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 15 years from the 2003 to 2017. I have to cause the search with Sub Registrar office Rural Amravati vide Search receipt No. 7300 and 7301 dated 13.10.2017 for the period 2003 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 Shri Sushil Madhavrao Thorat and Sau Vandana Sushil Thorat 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