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Off./Resi. " Naiveddaym" Dr. Panjabrao Deshmukh Colony, Shri Gajanan Maharaj Square, V.M.V. Post, AMRAVATI
☎ 0721-2531698,

No. Date :

To,

WHOM SO EVER IT MAY CONCERN,

Subject :- Search & title deeds verification reports in respects of project land for **SHIVAJI SANKUL – 4** having its area 1474.12 Sq. meter in field survey no. 24/1B ; 24/1 C ; 24/1 D & 24/2 final plot no. 12 A , 5 part and 6 part of maujhe akoli pragane badnera, Taluka & District - Amravati owned and possessed by Shri. Subhash Devidasrao Bharsakale ; Builders/Promoters/Developers ; Age – 62, Occupation – Business , R/O Rukhmini Nagar Amravati, District – Amravati ; MAHARASHTRA Pin 444606

PART A - DESCRIPTION OF PROPERTY

A) Lay out converted plot No. 12A being part of Survey No. 24/1B ; 24/1 C ; 24/1 D having area of 225.94 Sq. meter within the limits of Amravati Municipal corporation of maujhe akoli pragane badnera, Taluka & District – Amravati, within the limits of Amravati Municipal corporation

B) Lay out converted plot No. 5 part & 6 part being part of Survey No. 24/2 having area of 1248.18 Sq. meter within the limits of Amravati Municipal corporation of mauje akoli, pragane- badnera, Taluka & District - Amravati

and bounded as under

On the East - Plot No. 5 & 6 PART
On the West - Layout Road
On the North - 12 Mt. wide D.P. Road & plot No.12B,13A &13B
On the South - S. No. 24/2 Part

PART B :- LIST OF DOCUMENTS STUDIED FOR PLOT NO 12 A.

1. Xerox copy of the **saledeed of plot No. 12A** Dated 14-10-2013 vide document serial no. 4306 along with lodgment receipt regarding purchase of the above said layout plot. with an area of 225.94 Sq. meter From **Vendor Shri Dilip Jayantilal Kotak**

with attached stamps purchased, Gaon Namuna 2 & 6 , 14-10-2013 in the name of **purchaser shri. Subhash Devidas Bharsakale**, Layout Map , identification Proofs regarding parties to the deed, total 20 pages.

2. **Gaon Namuna 2,** Xerox dated 07-03-2014 which further reflects that no charge has been notified on the said plot no. 12A purchased by Shri. Subhash Devidasrao Bharsakale in favour of any financial institution or any third party thereof i.e. no third party interest reflected on the said plots.
3. **Gaon Namuna 6,** Xerox dated 07-03-2014 reflecting ownership & possession of shri. Subhash Devidas Bharsakale on the above said plot with area & mode & manner as to how the above said plot is purchased by the Builders/ Promoters/ Developers from the vendor.
4. Copy of the saledeed Dated 11-06-2010 vide document serial no. 2147 along with lodgment receipt in favour of Vendor of the plot **Sau Rekha Gopal Tawari** regarding purchase of the above said plot. with an area of 225.94 Sq. meter with attached stamps purchased, Gaon Namuna 2 & 6 , dated 07-06-2010 in the name of **Purchaser Shri Dilip Jayantilal Kotak**, with Layout Map , identification Proofs regarding parties to the deed, total 12 pages.
5. Copy of the saledeed Dated 08-06-2005 vide document serial no. 1192 along with lodgment receipt in favour of Vendor of the plot **Smt. Pushpatai Yashwantrao Gawande** regarding purchase of the above said plot. with an area of 225.94 Sq. meter with attached stamps purchased, Gaon Namuna 2 & 6 , dated 07-06-2010 in the name of **Purchaser Sau Rekha Gopal Tawari**, with Layout Map , identification Proofs regarding parties to the deed, total 15 pages
6. **copy of N.A. order** Dated 07-06-1997 passed in Revenue Case No. NAP / 34 / Akoli / 15/ 1996-97 in favour of Smt. Pushpatai Yashwantrao Gawande
7. **Current Mutation** record reflecting ownership & possession of layout plot No. 12A owned by the Builders / Promoters / Developers shri. Subhash Devidas Bharsakale & no charge has been notified on the said plot No. 12A as per Gao Namuna No. 2,

LIST OF DOCUMENTS STUDIED FOR PLOT NO 5 Part & 6 Part.

1 **Copy of the Amalgamation & subdivision** of the Plot No. 12A, of S. No. 24/1B ; 24/1 C; 24/1 D & plot No. 5 & 6 of 24/2. sanctioned by the assistant Director of Town Planning Amravati Municipal Corporation vide their order No. 0557 Dated 07-02-2014 in favour of shri. Subhash Devidas Bharsakale

2 **copy of sanctiond layout plan** of S. No. 24/2 sanctioned by the assistant Director of Town Planning Amravati Municipal Corporation vide their order No. 17/2010 Dated 12-03-2010 in favour of shri. Subhash Devidas Bharsakale

3 **copy of N.A. order** Dated 29-03-2010 passed in Revenue Case No. NAP / 34/ Akoli / 88/ 2009-10 in favour of shri. Subhash Devidas Bharsakale

4 **Copy of the saledeed** Dated 26-08-2004 vide document serial no. 1941 along with lodgment receipt in favour of Vendor of the plot **Shri. Girdhar Bansilalji bajaj & five others** regarding purchase of the agriculture land. with an area of 7400 Sq. meter with attached stamps purchased, Gaon Namuna 7/12 , dated 24-08-2004 in the name of **Purchaser Shri. Subhash Devidas Bharsakale**, with Layout Map , identification Proofs regarding parties to the deed, total 17 pages

5 **Current Mutation record** reflecting ownership & possession of layout plot No. 5 Part & 6 Part owned by the Builders/Promoters/Developers Shri. Subhash Devidas Bharsakale & no charge has been notified on the said plot No. **5 Part & 6 Part** as per Gao Namuna No. 2,

PART C:- TRACING OF TITLE FOR LAST 13 YEARS COUPLED WITH INVESTIGATION OF TITLE

FOR PLOT NO 12 A.

That on the basis of the documents made available by the owner of the property referred to above , I hereby submit as here under.

1 That by the saledeed Dated 08-06-2005 vide document serial no. 1192 purchased the above said plot No.12A with an area of 225.94 Sq. meter by **Sau Rekha Gopal Tawari** for the total consideration of Rs. 85120/- Rupees Eigty five thousand one hundred twenty Only from **Smt. Pushpatai Yashwantrao Gawande** & the mutation was duly carried out in the Revenue records in the name of **Sau Rekha Gopal Tawari** as a owner & Gao Namuna 2 & 6 Dated 13- 12-2006 is on record .

2 Thereafter by the saledeed Dated 11-06-2010 vide document serial no. 2147 **Sau Rekha Gopal Tawari sold** the above said plot No.12A with an area of 225.94 Sq. meter to **Shri Dilip Jayantilal Kotak** for the total consideration of Rs. 204000/- Rupees Two Lakh Four thousand Only & the mutation was duly carried out in the Revenue records in the name of **Shri Dilip Jayantilal Kotak** as a owner & Gao Namuna 2 & 6 Dated 15- 06-2010 is on record .

3 Thereafter by the saledeed Dated 14-10-2013 vide document serial no. 4306 **Shri Dilip Jayantilal Kotak sold** the above said plot No.12A with an area of 225.94 Sq. meter to **Shri. Subhash Devidas Bharsakale** for the total consideration of Rs. 500000/- Rupees Five Lakh Only & the mutation was duly carried out in the Revenue records in the name of **Shri. Subhash Devidas Bharsakale** as a owner & Gao Namuna 2 & 6 Dated 15- 10-2013 is on record .

FOR PLOT NO 5&6

That on the basis of the documents made available by the owner of the property referred to above , I hereby further submit as here under.

1 That originally **Shri. Girdhar Bansilalji bajaj & five others** has purchased the agriculture land out of field survey No. 24/2 total area 0 Hec-74-R of mouje Akoli, progane Badnera taluq & District Amravati .& sold to the **purchasers Shri. Subhash Devidas Bharsakale**, on 26-08-2004 vide document serial no. 1941 the agriculture land for the total consideration of Rs. 15,00,000/- Rupees Fifteen lakh Only & the mutation was duly carried out in the Revenue records in the name of Shri. Subhash Devidas Bharsakale as a owner & Gao Namuna 7 & 12 Dated 27- 08-2004 is on record

2 Thereafter **Shri. Subhash Devidas Bharsakale** has after purchase of the agriculture land out of field survey No. 24/2 total area 0 Hec-74-R of mouje Akoli, progane Badnera taluqa & District Amravati has applied for lay out conversion and non-agriculture use and thereby N.A. Order Dated 29-03-2010 passed in Revenue Case No. NAP / 34/ Akoli / 88/ 2009-10 in favour of shri. Subhash Devidas Bharsakale & accordingly the plots were developed for for residential purpose having plot Nos. 1,2,3,4,5,6,7, & the plot No. 5 &6 are the part & parcel of these plots. of which the mutation was duly carried out in the Revenue records as an individual plots in the name of shri. Subhash Devidas Bharsakale Current Mutation record reflecting ownership & possession of these layout plots which is subject matter of this Title report, owned by the Builders/Promoters/Developers Shri. Subhash Devidas Bharsakale & no charge has been notified on the said plots as per Gao Namuna No. 2,

3 Resultantly the **plot No.12A** of 24/1B ; 24/1 C ; 24/1 D has an area of 225.94 Sq. meter & **plot No. 5 & 6** of 24/2 has an area of 1248.18 Sq. meter after amalgamation & division & the total amalgamated plo no.12A, 5part & 6 Part have a total area of 1474.12 Sq. meters are exclusively owned & possessed by Builders / Promoters /

Developers Shri. Subhash Devidas Bharsakale & no charge has been notified on the said plots as per Gao Namuna No. 2, & have clear & marketable Title, free from any charge, encumbrance, lien and obligations therof in favour of any financial institution or any third party thereof i.e. no third party interest reflected on the said plots.

a) I have taken search of the index No. ii registers for the period of last 13 years i.e., from the year 2005 onwards till 2017 at the office of the Sub Registrar Amravati Camp and I have to submit that I have not come across any objectionable entry that may affect the title over the lay **plot No.12A of** 24/1B ; 24/1 C ; 24/1 D & **plot No. 5 & 6** of 24/2, are exclusively owned and possessed by the developer and have clear and marketable title, free from any charge, encumbrance, lien and obligations thereof.

PART-D - Application ceiling/ land ceiling Act

Government does not find the land under acquisition for any scheme. The Urban Land Ceiling on Holding Act was not applicable to the city of Amravati and the said Act now stands repealed.

PART-E - Encumbrances.

From the documents reffered to above no encumbrances are found regarding the property under investigation.

NON-ENCUMBRANCE CERTIFICATE

From the documents and investigation of the index No.ii registers and also documents placed before me for present report, I am of the opinion and accordingly certify that title of Shri. Subhash Devidasrao Bharsakale over the property under reference i.e., lay out converted **plot No.12a of** 24/1B ; 24/1 C ; 24/1 D & **plot No. 5 & 6** of 24/2. and more particularly described in the schedule of property referred in the present search and title deeds verification report is clear and readily marketable, free from all types of encumbrances, charges, lien and obligations thereof and the same shall be good and valuable.

Hence, this non- encumbrance certificate is issued.

Dattatraya Anandrao Gadge
Advocate.

Place: Amravati.
Dated: 28.08.2017.