

Date : 06/009/2017

TITLE REPORT

AND

NON-ENCUMBRANCE CETTIFICATE

TO WHOMSOEVER IT MAY CONCERN

SUBJECT :- Search and titled deed verification report of property owned by Vivek Rajendra Umak and 5 others .

Dear Sir,

Having been engaged by Shri. Subratao Shekhar Kannao for preparing the title investigation and search report for the following property which he intends to purchase, I, V. P. Deshmukh, Advocate, R/o. Amravati, do hereby submits my report as under :-

DESCRIPTION OF PROPERTY

All that piece and parcel of the land admeasuring 3672 Sq. feet (341.13 Sq. Mtrs.) of layout plot No. 7 in S.No. 189/1 of of Mouje Rahatgaon, Pragane Nandgaon (peth) Tq. and Dist. Amravati, converted into residential layout vides order passed by Hon'ble S.D.O. in Rev. Case NO. N.A.P. 34/ Rahatgaon-201/83-84, dated 10.5.1985, within the limits of Amravati Municipal

Corporation and within the jurisdiction of Sub-Registrar, Amravati City and having the boundaries as under –

Towards East : road from the same layout;
Towards West : service line;
Towards North : plot from other layout;
Towards South : plot no 8 from the same layout

For the sake of convenience hereinafter referred as **said plot**.

1] **TITLE HISTORY FOR LAST 13 YEARS :-**

The title history of 13 years from this date shows the following chain of transactions :-

Upon verification of the Index-II registers and after taking online search available for the period relevant to this search report and after perusal of documents supplied, I found that initially the said plot was owned by Shri Motiram Ganpatraoji Gudadhe. I further found that he sold the 1852.5 sq. ft. (172.16 sq. mtr.) portion of northern side of east-west division to Shri Prakash Vitthalrao Meshram vide registered sale deed dated 17.08.199 registered with the office of Jt. Sub-registrar, class-II, Amravati city-1, at sr. no. 254.

It is also found that said Shri Motiram Ganpatraoji Gudadhe sold the remaining portion of 1820 sq. ft. (169.00 sq. mtr.) of southern side of east-west division to Shri Mohan Panjabrao Bagde vide another registered sale deed executed on very same day i.e. on 17.08.199 registered with the office of Jt. Sub-registrar, class-II, Amravati city-1, at sr. no. 253

It is further found that thereafter Shri Prakash Uttamrao Meshram and Shri Mohan Panjabrao Bagde sold their respective portions of said plot vide two separate registered

sale deeds both 27.02.2017, registered on 28.02.2017 registered with the office of Jt. Sub-Registrar, class-II, Amravati city-2 at Sr. Nos. 671 and 673 respectively to the following persons:

1. **Vivek Rajendra Umak**
Age 24 years, Occu: Business
R/o Laxmi Nagar, Amravati.
2. **Pravin Deoraoji Netankar**
Age 32 years, Occu: Architect
R/o Dhamani (Khadi),
Tq. Karanja (Lad) Dist. Washim.
3. **Deorao Motiramji Netankar**
Age 62 years, Occu: Service
R/o R/o Dhamani (Khadi),
Tq. Karanja (Lad) Dist. Washim.
4. **Prinkesh Manubhai Soni**
Age 40 years, Occu: Architect
R/o 11/103, Prabodhan Krida Bhavan,
Siddharth Nagar-5, Goregaon(West)Mumbai-400104.
5. **Rajan Bhalchandra Nigudkar**
Age 57 years, Occu: Business
R/o Room No. 1, 4th floor,
Chandan Co-operative Housing Society,
Parmar Guriiji road, Parel(East), Mumbai-400012.
6. **Subrato Shekhar Kannao**
Age 32 years, Occu: Business
R/o Kannao Bhuvan, Kannao layout, Karanja (Lad),
Tq. Karanja (Lad) Dist. Washim.

Thus Vivek Rajendra Umak, Pravin Deoraoji Netankar, Deorao Motiram Netankar, Prinkesh Manubhai Soni, Rajendra Bhalchandra Nigudkar and Subrato Shekhar Kanno

became the full and absolute joint owners of the said plot Bhumapan No. 7, which is the subject matter of this report.

It is also further found that these six owners have executed an agreement of Development and Building Construction and General Power of Attorney in favour of Rachayati Realtors and Developers PVT. LTD., a Company registered under Companies Act 2013 having its office at near Hanuman Mandir, Laxmi Nagar, Amravati. Said agreement and power of attorney both are registered with the office of Jt. Sub-registrar, class-II, Amravati city-2, at sr. no. 2161 and 2162 respectively on 30.05.2017.

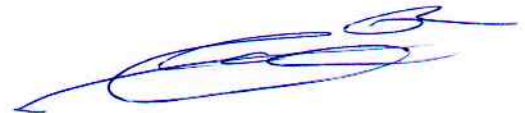
Thereafter there is no entry of any transaction.

- 2] I have taken the search of records of Registrar Office and verified the available Index-II register for the last 13 years by paying the necessary search fee as per Receipt No. 6339 dated 06.09.2017 and original search fee receipt is enclosed herewith.
- 3] On the basis of searches made by me and the available record and documents placed before me, I certify that the said plot, which is subject matter of present report, is owned by Vivek Rajendra Umak, Pravin Deoraoji Netankar, Deorao Motiram Netankar, Prinkesh Manubhai Soni, Rajendra Bhalchandra Nigudkar and Subrato Shekhar Kannao and is free from any encumbrances, charges, lien and mortgages or any other claim affecting the clear title as on the date.
- 4] That all the relevant documents of title i.e. Sale-deeds, Development agreement, Power of attorney and other documents placed before me are photo copies of original and appears to be genuine. I have verified and tallied this document from the records of Sub-Registrar class II at Amravati.

- 5] I am satisfied and confirmed that the said plot is heritable and transferable and the owners have right to transfer the same. All necessary parties have been joined in the documents and the documents have legal desired effect. Facts and event material to title have been satisfactorily proved.
- 6] In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar Office up to date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of Vivek Rajendra Umak, Pravin Deoraoji Netankar, Deorao Motiram Netankar, Prinkesh Manubhai Soni, Rajendra Bhalchandra Nigudkar and Subrato Shekhar Kannao is clear and marketable.

Thanking you

Yours faithfully,



(V.P. Deshmukh)
Advocate



इतर पावती

Original/Duplicate

Wednesday, 06 September 2017 4:12 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6339 दिनांक: 06/09/2017

गावाचे नाव: रहाटगांव

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अड्डे व्ही पी देशमुख

वर्णन अ.ज. क्र 4029, मौजा रहाटगांव सन 189/1, प्लॉट नं 7, सन 2005 ते 2017 एकूण 13 वर्षे

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

दुय्यम निबंधक वग-२
अमरावती शहर-२