Ranjit R. Bhatkar
ADVOCATE

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Ref :-

Date :- 27/03/2018

TO WHOMSOEVER IT MAY CONCERN

SEARCH AND TITLE DEED VERIFICATION REPORT OF SURVEY NO. – 204/2-A & 204/2-B, PLOT NO. 1, ADMEASURING 934.60 Sq. mtrs 10060.03 Sq. fs OF MOUJE - RAHATGAON, PRAGANE- NANDGAON PETH TQ. & DIST. AMRAVATI.

I, the undersigned hereby stated that, I have been placed in my hands the documents herein below in respect of property by **Mahakali Builders And Land Developers through Mr. Prakash Babulal Sahu & Mr. Anup Prakash Sahu R/o Sharada Nagar, Amravati Tq. & Dist. Amravati.** With regards to issue title verification and search report of the property stated hereinafter and accordingly the instant report has been issued due verification of all available documents and the record of office of Sub-Registrar, Amravati City, Tq. & Dist. Amravati.

That the Lay out **Converted Plot No. 1 Out of field S. No. 204/2-A & 204/2-B admeasuring 934.60 Sq. Mtrs (10060.03 Sq fts) of Mouje Rhatgaon Pragane Nandgaon Peth Tq. Amravati Dist. Amravati herein after called as** Said Plot. The said Field S. No 204/2-A and**204/2-B has Non- Agri vide order R.C. No. N.A.P-34/Rahatgaon-67/2016-2017, order dated 23.12.2016**

Bounded as Under :-

Towards East	-	Lay out Road
Towards West	-	Plot No. 22- A,B
Towards North	-	Plot No. 2
Towards South	-	others Plot.

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That, as per document submitted before me initially Field Survey No. 204/2-A of admeasuring 01 H. 44R & Filed S. No. 204/2-B of admeasuring 00 H 32 R situated at Mouje –Rahatgaon, Pragane Nandgaon Peth Tq & Dist. Amravati is owned and possessed by **Mr. Puranlal Revachand Hablani (HUF), Saransh Sureshkumar Hablani, Mr. Jaykumar Narayandas Hemrajani (HUF), Mrs. *Mohini Amrulal Mehata* & Mr. Santoshkumar Namomal Sablani all** R/o *Amravati Tq. & Dist. Amravati,*

The owner has Purchased above said property from **Mr. Suresh Govindram Malviya** R/o. Rathi Nagar Amravati Tq. & Dist. Amravati vide Registered Sale Deed No. 1918 of dated 29/05/2015. And after execution of the said sale Deed all the abovesaid Owners has given the information to the Talatri office Rahatgaon and took the mutation entry of the said Plot in their favor and became the absolute owner of the said Field S. No. 204/2-A of admeasuring 01 H 44 R and field S. No. 204/2-B of admeasuring 00 H 32 R.

Thereafter all the owners **Mr. Puranlal Revachand Hablani (HUF), Saransh Sureshkumar Hablani, Mr. Jaykumar Narayandas Hemrajani (HUF), Mrs. Mohini Amrulal Mehata & Mr. Santoshkumar Namomal Sablani all R/o Amravati filled the application for the Non- Agri of their abovesaid Field S. No. 204/2-A & 204/2-B towards Hon'ble collector Amravati District. After receiving the application and permission from ADTP A.M.C Amravati vide permit No. A.MC/ADTP/42/2016 of dated 19/12/2016. The Hon'ble District Amravati has Non- Agri Said Field vide order No. R.C. No. N.A.P-34/ Rahatgaon-67/2016-2017 order dated 23/12/2016.**

After obtaining permission for Layout from ADTP A.M.C Amravati and Non- Agri Order from District Collector Amravati, all the said owners has demarked the Lay Out on the said Plot as per town Planning Sanctioned Map. And after demarcation sold the Lay out Converted Plots to various Purchasers.

Meanwhile all these owners has executed the Special Power of Attorney infavor of Mr. Saransh Sureshkumar Hablani for execution of the sale deed of the said Lay out and the said Special Power of Attorney has registered vide

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registry no. 180 of dated 04/02/2017 and the said P.O.A document has registered at Sub Registrar Office Amravati City III.

After execution of the Power Of Attorney Mr. Saransh Suresh Hablani has sold and executed the sale Deed of the Lay Out converted Plot No. 1 of admeasuring 934.60 Sq. Mtrs (10060.03 Sq. fts) in favor of Mahakali Builders and Land Developers through Mr. Prakash Babulal Sahu & Mr. Anup Prakash Sahu Both R/o Sharada Nagar Amravati. vide registered sale Deed 4483 of dated 23/10/2017 and the said document has registered at Sub Registrar Office Amravati City II. After becoming owner Mahakali Builders and Land Developers has given the information to the Talathi Office Rahatgaon and took the mutation entry of the said transaction in revenue record in their favor vide mutation entry no. 33313 of dated 08/11/2017.

TITLE VERIFICATION AND SEARCH REPORT

Flow of titles, tracing out the title of the present owner in interest from the mother deed to the latest title deed.

Upon verification of the Index II register and Revenue Record for the situated at Mouje Rahatgaon has owned and possess by **Suresh Govindram Malviya** R/o- Rathi Nagar, Amravati, Tq. Dist. Amravati.

Thereafter Owner Mr. Suresh Govindramji Malviya has sold the field S. No. 204/2-A & 204/2-B of total admeasuring 01 H 76 R to **Mr. Puranlal Revachand Hablani (HUF), Saransh Sureshkumar Hablani, Mr. Jaykumar Narayandas Hemrajani (HUF), Mrs. Mohini Amrulal Mehata & Mr. Santoshkumar Namomal Sablani all R/o Amravati vide registered sale Deed No. 1918 of dated 29/05/2015 and after execution of the said sale deed all the said owner has given the information to the Talathi Office Rahatgaon and took the mutation entry in their favor, and became the absolute owner of the *said field***

Thereafter, the said owners has filled the application for the Non Agricultural of their above stated property towards the **Hon'ble District Collector**, Amravati and regarding to this application said owner has obtained

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permission for the Lay-out sanctioned Plan from TPVA Amravati. And after receiving the said permission **Hon'ble District Collector**, Amravati granted permission for the Non- Agriculture of the said field vide order No. N.A.P-34/Rahatgaon-67/2016-2017 order dated 23/12/2016. And as per the said order of Non- Agriculture and Lay-out Plan was sanctioned from the concerning authorities owner has demarked the Layout on the said Field S. No. 204/2-A & 204/2-B of Mouje Rahatgaon.

Thereafter, the said Lay out Owner **Mr. Puranlal Revachand Hablani (HUF), Saransh Sureshkumar Hablani, Mr. Jaykumar Narayandas Hemrajani (HUF), Mrs. Mohini Amrulal Mehata & Mr. Santoshkumar Namomal Sablani all R/o Amravati** R/o, Amravati Tq. & Dist. Amravati, has executed Special Power of Attroney in favor of Mr. saransh Suresh Hablani R/o Amravati and executed the said P.O.A at Sub Registrar Office Amravati City vide registry No. 180 of dated 04/02/2017 and after execution of P.O.A, all these owners through their special P.O.A has sold above said Plot No. 1 out of Field S. No. 204/2-A, & 204/2-B to **Mahakali Builders and Land Developers through Mr. Prakash Babulal Sahu & Mr. Anup Prakash Sahu** R/o. Sharada Nagar Amravati Tq. & Dist. Amravati vide Registered Sale Deed No. 4483 of dated 23/10/2017. And after execution of the said sale Deed Owner **Mahakali Builders and Land Developers through Mr. Prakash Babulal Sahu & Mr. Anup Prakash Sahu** has given the information to the Talathi office Rahatgaon and took the mutation entry of the said Plot in her favor vide mutation entry no. 33313 of dated 08/11/2017.

After becoming owner **Mahakali Builders and Land Developers through Mr. Prakash Babulal Sahu & Mr. Anup Prakash Sahu** has decided to construct the Apartment in named and Styled as "USHA RESIDENCY" on the said Plot No. 1 of S. No. 204/2-A & 204/2-B and in regarding to said all these three owner has jointly obtained permission from ADTP Amravati Municipal Corporation vide permit no. 1021 of dated 15/03/2018. After obtaining permission From ADTP M.C. Amravati both owner has started Construction with named and styled as "USHA RESIDENCY" on the said Plot No.1 of S. No. 204/2-

Sandeep R. Bhatkar
ADVOCATE

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Tuesday,27 March 2018 12:27 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2620 दिनांक: 27/03/2018

गावाचे नाव: रहाटगांव
दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड.रंजित भटकर रा.अमरावती
वर्णन शोध अर्ज क्रमांक 1478,मौजा रहाटगाव,सर्वे न.204/2A,204/2B,क्षे.934.60 चौमी सन 1989 ते 2018(वर्ष30)

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

दुय्यम निबंधक
अमरावती शहर-१

A and 204/2-B and thereafter executed the Deed of Declaration vide registry no. 1072 of dated 26/03/2018.

I have taken the search of Index register from the year **1989 to 2018** in the available record of Sub-Registrar Amravati City vide **receipt no. 2620** on **dated 27/03/2018**, upon verification of the relevant entries available with the office of Sub-Registrar, Amravati City it appears that there is no transaction of any kind nor there is any encumbrance, lien, charge or interest vested by any other person except the said owners and it is thus free from all kinds of encumbrances, lien, charge or any other interest. After Verifying all these documents it has came to my knowledge that the present owner having their clear Marketable title over the said Property and the mutation of the said property has recorded in favor of the sale deed holder.

LEGAL OPINION

I have taken the search of above described Property from the available records at office of Registrar Amravati City and documents of other authorities which have been submitted by **Mahakali Builders and Land Developers through Mr. Prakash Babulal Sahu & Mr. Anup Prakash Sahu both R/o Sharada Nagar, Amravati.**

That accordingly as per the Registered Sale Deed No. 4483 of dated 23/10/2017 and record of rights, revenue record, Town Planning record. After verifying all these records Field Survey No.204/2-A and 204/2-B Layout sanction Plot No. 1 admeasuring 934.60 Sq. mtrs of Mouje - Rahatgaon is having the Clear and Marketable title of **Mahakali Builders and Land Developers through Mr. *Prakash Babulal Sahu & Mr. Anup Prakash Sahu Both R/o Sharada Nagar, Amravati.***.

Hence this report.

Dated :- 27/03/2018

Place :- Amravati

(Adv. Ranjit R. Bhatkar)
Amravati

Ranjeet R. Bhatkar
ADVOCATE
Arun Colony, AMRAVATI
Mob. 9403408124