



RAHUL V. MOHOD

ADVOCATE

Offi./Resi. : Prerana Colony, Radha Nagar, Amravati. 444 603 (M.S.)

☎ 0721-2660799, Mob. 9096460670, 8624927286 Email : rmohod2008@gmail.com

Ref.No.

Date

TITLE VERIFICATION AND SEARCH REPORT

To,

Whom so ever, It may Concern.

SUBJECT: Search & title deeds verification report of the following property owned by
M/s Sumangal Associates, a partnership firm through its partner Shri. Sudhir Uttamrao Thakare, R/o- Mahavir Nagar, Amravati, Tq., Dist.- Amravati, 444606.

I. NAME & ADDRESS OF TITLE HOLDER:

**M/s Sumangal Associates, a partnership firm
through its partner Shri. Sudhir Uttamrao Thakare,
R/o- Mahavir Nagar, Amravati, Tq., Dist.- Amravati, 444606.**

II. DESCRIPTION OF THE PROPERTY

That, the flat scheme known as "**VARAD ENCLAVE**" developed on layout converted amalgamated **Plot no. 29A, 29B & 30A** total admeasuring 6135.00 Sq.ft. (570.00 Sq.mt) having survey no. 52/2 of Mouje- Shegaon, Tq, Dist.- Amravati, which was converted into layout (for residential use) as per order dated 28/01/2008 in Rev. Case No.NAP-34/Shegaon-16/2006-07 and the aforesaid plots is amalgamated as per sanctioned and approved plan by A. T. D. P., Amravati Municipal Corporation as permit No. AMC/ADTP/880/2017 dated 13/12/2017 and the same is duly approved by Hon'ble Collector as per order dated 10/01/2018 in Rev. Case No.NAP-34/Shegaon-34/2017-18 and within the limits of Municipal Corporation Amravati and within the jurisdiction of Sub Registrar office Amravati, and the above said property bounded as under-

Towards East	: Other Layout
Towards West	: Road
Towards North	: Plot No. 30B
Towards South	: Plot No. 28A & 28B

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





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III. TRACING OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:

1. Originally a land having survey no. 52/2 of Mouje- Shegaon, Tq, Dist.- Amravati, which was converted into layout (for residential use) as per order dated 28/01/2008 in Rev. Case No.NAP-34/Shegaon-16/2006-07 in the name of **Shri. Jagdishprasad Harinarayan Dixit, Kedarprasad Harinarayan Dixit, Ramesh Harinarayan Dixit, Rakesh Rajendraprasad Dixit, Ramesh Rajendraprasad Dixit, Smt. Rekhadevi Rajendraprasad Dixit, Ritesh Rajendraprasad Dixit, Vijaykumar Harinarayan Dixit, Satish Harinarayan Dixit, Sau. Renu Pramod Shukla, Sau. Rajani Rajendraprasad Shukla & Sau. Rajkumari Ambikaprasad Tiwari.**
2. From this converted layout, **Plot no.29A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt), **Plot no.29B** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) & **Plot no.30A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) with other plots had been purchased by **Shri Pravin Balkrushna Maloo** from **Shri. Jagdishprasad Harinarayan Dixit** and other land owners as per reg. sale deed dated 11/03/2008 at serial no. **871.**
3. That after, **Plot no.29B** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) & **Plot no.30A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) had been purchased by **Sau. Sangeeta Ajay Agrawal** from **Shri Pravin Balkrushna Maloo** as per reg. sale deed dated 23/03/2011 at serial no. **1669.**
4. Also, **Plot no.29A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) was purchased by **Shri. Manish Ramniklal Mehta (HUF) through Karta Shri. Manish Ramniklal Mehta** from **Shri Pravin Balkrushna Maloo** as per reg. sale deed dated 17/12/2011 at serial no. **6203.**
5. That after, **Plot no.29A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) was purchased by **M/s Sumangal Associates, a partnership firm through its partner Shri. Sudhir Uttamrao Thakare** from **Shri. Manish Ramniklal Mehta (HUF) through Karta Shri. Manish Ramniklal Mehta** as per reg. sale deed dated 11/03/2014 at serial no. **529.**
6. That after, **Plot no.29B** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) & **Plot no.30A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) had been purchased by **M/s Sumangal Associates, a partnership firm through its partner Shri. Sudhir Uttamrao Thakare** from **Sau. Sangeeta Ajay Agrawal** as per reg. sale deed dated 11/03/2014 at serial no. **532.**





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7. That since above facts, **M/s Sumangal Associates**, a partnership firm through its partner **Shri. Sudhir Uttamrao Thakare** is an absolute owner and possessor of the above said **Plot no.29A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt), **Plot no.29B** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) & **Plot no.30A** admeasuring 2045.00 Sq.ft. (190.00 Sq.mt) and mutation was duly carried in the revenue records and also in the record of Municipal Corporation Amravati.
8. That after, **M/s Sumangal Associates**, a partnership firm through its partner **Shri. Sudhir Uttamrao Thakare** has obtained permission for amalgamation of **Plot no. 29A, 29B & 30A** total admeasuring 6135.00 Sq.ft. (570.00 Sq.mt) as per approval and sanctioned given by A.D.T.P., Municipal Corporation Amravati as per as permit No. AMC/ADTP/880/2017 dated 13/12/2017 and the same is duly approved by Hon'ble Collector as per order dated 10/01/2018 in Rev. Case No.NAP-34/Shegaon-34/2017-18.
9. Thereafter, as per order of amalgamation passed by Collector, Amravati, mutation was duly carried in the revenue records i.e. Gaon Namuna 6/2.
10. That after, **M/s Sumangal Associates**, a partnership firm through its partner **Shri. Sudhir Uttamrao Thakare** has constructing one Apartment scheme in the name and styled "**VARAD ENCLAVE**" as per approval and sanctioned given by Town Planning Authority of Municipal Corporation Amravati as per **building permit No. 0994** dated 27/02/2018.
11. As per sanctioned given by Town Planning Authority of Municipal Corporation Amravati and registered Deed of Declaration, **M/s Sumangal Associates**, a partnership firm through its partner **Shri. Sudhir Uttamrao Thakare** will construct one multistoried Apartment scheme in the name and styled "**VARAD ENCLAVE**" consists of two floors. That the Ground floor shall be exclusively for parking place and Two Individual Family Unit. On First floor there shall be Six Individual Family Units whereas on Second floor there shall be Four Individual Family Unit and rest of the portion will be common terrace use. Thus there will be total 12 individual Flats with different areas in said building along with different undivided share and interest in the land of the Project.
12. Therefore, **M/s Sumangal Associates**, a partnership firm through its partner **Shri. Sudhir Uttamrao Thakare** has every right to deal as owner of multistoried Apartment scheme in the name and styled "**VARAD ENCLAVE**" developed on layout





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converted amalgamated **Plot no. 29A, 29B & 30A** total admeasuring 6135.00 Sq.ft. (570.00 Sq.mt) having survey no. 52/2 of Mouje- Shegaon, Tq, Dist.- Amravati.

13. I certify that the property described is free from all types of encumbrances, lien, complication or any claim affected the clear title. That the title of above owner is having clear and marketable title. That, the said property is free from encumbrance, charge, lien and obligation.

14. 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 or sanctioned development plan of Municipal Corporation of City of Amravati.

15. That, I have taken search from the office of sub registrar, Amravati. Also, verified index-II, register from sub registrar office at Amravati. I have gone through all the document of the title relating to title subject matter of this report, that the said documents and I have tallied those documents from the record of sub registrar office at Amravati. So also I have verified entries of the revenue record in respect of the same of the owner of the said property. That after perusal of all documents submitted before me for inspection and revenue records in my opinion which is based on revenue record, as there is no entry of encumbrance in the revenue record.

16. I am satisfied, the property is transferable, and has right to transfer the same. I have also confirmed from the concerned sub registrar and I am satisfied that the property in questioning is free from all types of encumbrances and the title acquires the same is clear and property is readily marketable.

Hence this report.

Date: 12/6/18

Place: Amravati

Yours faithfully

Rahul V. Mohod

(Advocate)

Prerana colony, Radha nagar,
Amravati-444603