

Swapnil S. Jaju, Advocate

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Date: 03.06.2020

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) Vipul Alias Sadhana Uttam Jadhao,
Ashiyad Colony, Amravati

2. **DETAILS OF THE PROPERTY:-**

- A) 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 Rahatgaon, Pragane Nandgaonpeth**, Tq. & Dist. Amravati, out of which **Field Survey No. 187/1 & 187/2** out of which 0H. 42 R of land has been sanctioned by the Assistant Director of Town Planning vide order No. 9/2005 dt. 13.07.2005 and converted to N.A. by an order of the Hon'ble Additional Collector, Amravati in Rev. Case No. N.A.P.34/Rahatgaon-3/2004-2005, dated 26.08.2005, from out of this layout named as "Dyaneshwari Township" Plot No. 2 (Two) having size 20 mtrs. X 25 mtrs. admeasuring 500 sq.mtrs. (5382 Sq. Ft.) having bounded as under :-

- Towards East - Plot No. 14-A & B and part of Plot No. 15,
Towards West - Road,
Towards North - Site owned by D.P. For P.S.S. ,
Towards South - Plot No. 1.

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

3. **NATURE OF THE PROPERTY :-**

The Property mentioned in Para no. 2 above is "plot".

4. **LIST OF DOCUMENTS VERIFIED (ALL COPIES)**

Sr.No.	Date	Document type and no. of document	Executed by	In favour of	Original/ copy
1	16.02.2009	Sale deed regd at Sr. no. 599	Ajay Keshwavrao Javarkar	Vipul Uttam Jadhao	Xerox
2	19.03.2019	7/12 extract	Issued by Rahatgaon Patwaari Amravati	Vipul Uttam Jadhao	Xerox

5. **FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS :**

- A) On the basis of documents supplied to me it seems that originally Plot No. 2 admeasuring 500 sq.mtrs out of Surve no. 187/1 & 187/2, of Mauje Rahatgaon, was owned by Jai Jai Enterprises through its partner Dhalumal Sajandas Sadhwani.
- B) Thereafter Plot No. 2 admeasuring 500 sq.mtrs out of Surve no. 187/1 & 187/2, of Mauje Rahatgaon was sold by Jai Jai Enterprises through its partner Dhalumal Sajandas Sadhwani to Ajay Keshavrao Javarkar vide registered sale deed dated 06.10.2005 registered at Sr. No. 2962 with Sub-Registrar, Amravati City.
- C) Thereafter, Plot No. 2 admeasuring 500 sq.mtrs out of Surve no. 187/1 & 187/2, of Mauje Rahatgaon was sold by Ajay Keshavrao Javarkar to its present owner Vipul alias Sadhana Uttam Jadhao vide registered sale deed dated 16.02.2009 regd. At Sr. no. 599, with Sub-Registrar Amravati City-2 and mutated his name in record of rights vide entry no. 17716 by the office of Talathi Jewad.

Hence, I am of the opinion that the Vipul alias Sadhana Uttam Jadhao of Amravati is the recorded owner of the property described hereinabove.

That as per the amendment to the section 17 of Registration Act 1908, the document of deposit of title deed is required to be registered with the Sub Registrar of Assurances. Hence, such deposit of title deeds is advised to be registered.

6. **SEARCHES IN THE OFFICE OF SUB -REGISTRAR OF ASSURANCE:**

Date	Receipt no.	Period	Sub Reg. Office
01.06.2020	MH000875098202021E	2006 to 2020	Amravati

7. **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 2006 to 2020. I have to cause the search with Sub Registrar office Amravati City vides Search receipt No. MH000875098202021E dated 01.06.2020 for the period 2006 to 2020 . That as the Index No. II registered for the year 2020 is yet to be prepared search for the said period could not be taken and hence affidavit regarding the ownership shall be taken from the owner.

That on the basis of search taken by me and after scrutinizing documents as mentioned in para 4 above produced before me, I am of the opinion and accordingly I certify that the Vipul alias Sadhana Uttam Jadhao is the recorded owner of the above said property described in para No. (2) above and has got clear and marketable title free from all encumbrances.



Advocate Swapnil S. Jaju
SWAPNIL S. JAJU
NOTARY & ADVOCATE
 Khaparde Bagicha, Amravati (M.S.)
 Reg.No. 15679



CHALLAN
MTR Form Number-6



GRN	MH000875098202021E	BARCODE			Date	01/06/2020-17:44:36		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name		Adv Swapnil S Jaju	
Location				AMRAVATI		Flat/Block No.		Khaparde Bagicha	
Year				2020-2021 From 01/06/2006 To 01/06/2020		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				375.00		Area/Locality		Amravati	
						Town/City/District			
						PIN		4 4 4 6 0 1	
						Remarks (If Any)			
						Mouje Rahatgaon Survey No. 187/1 and 187/2 Plot No. 2 admeasuring 500			
						sq.mtrs			
						Amount In		Three Hundred Seventy Five Rupees Only	
Total				375.00		Words			
Payment Details				UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02901792020060108765 37798364	
Cheque/DD No.				Bank Date		RBI Date		01/06/2020-17:45:43 Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9730306564

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.