

Swapnil S. Jaju, Advocate

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Date: 04.03.2021

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 :-**

Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod,
R/o. Jayram Nagar, 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 Peth Amravati, Pragane Badnera**, Tq. & Dist. Amravati, out of which **Field Survey No. 21, 28/1-A, 28/1-B & 28/1-C** out of which 4H. 53R of land has been sanctioned by the Assistant Director of Town Planning vide order No.273/1989 dt. 07.08.1989 and converted to N.A. by an order of the Hon'ble Collector, Amravati in Rev. Case No. N.A.P.34/Peth Amravati-58/1988-89, dated 15.12.1989, from out of this layout Plot No.1 to 25 total admeasuring 4571.75 sq.mtrs. (49,210.31 Sq.Ft.) having commonly bounded as per sanctioned map :-
- Towards East - Layout Road,
Towards West - Road,
Towards North - Road,
Towards South - Road

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

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

- A) On the basis of documents supplied to me it seems that originally Plot No. 1 to 25 total admeasuring 4571.75 sq.mtrs. out of Survey no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati, was originally owned by its previous owners Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya, Jaykant Dhanjibhai Somaiya, Sau. Bhanumati Natwarlal Jobanputra, Hemlata Mahendrakumar Katira, and Rekha Dineshkumar Aatha.
- B) Thereafter Sau. Bhanumati Natwarlal Jobanputra, Hemlata Mahendrakumar Katira, and Rekha Dineshkumar Aatha relinquished their rights vide Relinquishment Deed dt.
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14.02.2012 registered at Sr. No. 790 with Sub-Registrar Amravati City in favour of Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya and Jaykant Dhanjibhai Somaiya.

- C) Thereafter Plot No. 1 to 5 admeasuring 904.50 sq.mtrs out of Surve no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati, was sold by Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya and Jaykant Dhanjibhai Somaiya vide registered sale deed dated 22.09.2020 regd. At Sr. no. 2387, with Sub-Registrar Amravati City-2 to its present owners Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod and they mutated their name in record of rights by the office of Talathi Peth Amravati.
- D) Thereafter Plot No. 6 to 10 admeasuring 900 sq.mtrs out of Surve no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati, was sold by Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya and Jaykant Dhanjibhai Somaiya vide registered sale deed dated 22.09.2020 regd. At Sr. no. 2388, with Sub-Registrar Amravati City-2 to its present owners Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod and they mutated their name in record of rights by the office of Talathi Peth Amravati.
- E) Thereafter Plot No. 11 to 15 admeasuring 990.75 sq.mtrs out of Surve no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati, was sold by Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya and Jaykant Dhanjibhai Somaiya vide registered sale deed dated 22.09.2020 regd. At Sr. no. 2391, with Sub-Registrar Amravati City-2 to its present owners Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod and they mutated their name in record of rights by the office of Talathi Peth Amravati.
- F) Thereafter Plot No. 16 to 20 admeasuring 850 sq.mtrs out of Surve no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati, was sold by Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya and Jaykant Dhanjibhai Somaiya vide registered sale deed dated 22.09.2020 regd. At Sr. no. 2389, with Sub-Registrar Amravati City-2 to its present owners Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod and they mutated their name in record of rights by the office of Talathi Peth Amravati.
- G) Thereafter Plot No. 21 to 25 admeasuring 926.50 sq.mtrs out of Surve no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati, was sold by Ramesh Dhanjibhai Somaiya, Rashmikant Dhanjibhai Somaiya and Jaykant Dhanjibhai Somaiya vide registered sale deed dated 22.09.2020 regd. At Sr. no. 2390, with Sub-Registrar Amravati City-2 to its present owners Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod and they mutated their name in record of rights by the office of Talathi Peth Amravati.

Hence, I am of the opinion that the Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod is the recorded owner of the Plot No. 1 to 25 total admeasuring 4571.75 sq.mtrs. out of Survey no. 21, 28/1-A, 28/1-B & 28/1-C, of Mauje Peth Amravati more specifically 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
04.03.2021	MH012609952202021E	2009 to 2021	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 13 years from the 2009 to 2021. I have to cause the search with Sub Registrar office Amravati City vides Search receipt No. MH012609952202021E dated 04.03.2021 for the period 2009 to 2021 . That as the Index No. II registered for the year 2021 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 documents supplied to me and available records of which search taken be me, I am of the opinion and accordingly I certify that the Vandan Infra Project Pvt. Ltd. through its Director - Shri Pramod Motiramji Rathod 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
Amravati MS S. Rathod



CHALLAN
MTR Form Number-6



GRN	MH012009952202021E	BARCODE			Date	04/03/2021-09:46:23	Form ID
Department			Inspector General Of Registration				
Search Fee			Payer Details				
Type of Payment			Other Items				
Office Name			AMT1_HQR SUB REGISTRAR AMRAVATI 1				
Location			AMRAVATI				
Year			2020-2021 From 04/03/2009 To 04/03/2021				
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			325.00				
			Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			Plot No. 1 to 25 total area 4571.75 sqm Survey no. 21 28/1A 28/1B 28/1C				
			Mauje Peth Amravati				
			Amount In				
			Three Hundred Twenty Five Rupees Only				
Total			325.00				
Payment Details			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN				
			Ref. No.				
			02801792021030430635				
Cheque/DD No.			502412306				
			Bank Date				
			RBI Date				
			04/03/2021-09:48:44				
Name of Bank			Not Verified with RBI				
			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
खदर चालन "रडिंग ऑफ पैमेंट" माझे नमूद कारणखालीच लागू आहे. इतर कारणखाली किंवा नोंदणी न करवयाच्या दस्तावादी लागू नाही.