



RAHUL V. MOHOD
Advocate

Prerana Colony, Radha Nagar, Amravati. 444603 (M.S.) ☎ 0721-2660799,
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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 Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar, Office at 27, Jagruti Colony, Kanta Nagar, Amravati, Tq. Dist Amavati, 444602.

I. NAME & ADDRESS OF TITLE HOLDER:

M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar,
Office at 27, Jagruti Colony, Kanta Nagar, Amravati,
Tq. Dist Amavati, 444602.

II. DESCRIPTION OF THE PROPERTY

That, the flat scheme known as "**SANKALP HERITAGE**" developing on layout converted amalgamated **Plot no. 1 & 2** total admeasuring 7276.00 Sq.ft. (676.00 Sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Tq, Dist.- Amravati, which was converted into layout (for residential use) as per order dated 22/10/2010 in Rev. Case No.NAP-34/Rahatgaon-27/2010-11 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/0953/2018 dated 01/02/2018 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, and the above said plot bounded as under-

BOUNDARY OF FLAT SCHEME:

Towards East - Road

Towards West - Other Layout

Towards North - Plot No. 3

Towards South - Other Layout

(*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. 185/1A of Mouje- Rahatgaon, Tq, Dist.- Amravati, which was converted into layout (for residential use) as per order dated 22/10/2010 in Rev. Case No.NAP-34/Rahatgaon-27/2010-11 in the name of **Shri. Madhukant Mohanlal Selarka, Sau. Chandrika Madhukant Selarka, Shri. Jitendra Chunnilal Lotiya and Samrat Chunnilal Lotiya** as a land owner during the relavant period of this report.
2. From this converted layout, **Plot no.1** admeasuring 3568.00 Sq.ft. (331.50 Sq.mt), had been purchased by **Shri Shyam Madhukarrao Deshmukh** from **Shri. Madhukant Mohanlal Selarka** and three other land owners as per reg. sale deed dated 25/11/2010 at serial no. **5777**.
3. That after also **Plot no.2** admeasuring 3708.00 Sq.ft. (344.50 Sq.mt), had been purchased by **Shri. Nilesh Ramakant Deshmukh** from **Shri. Madhukant Mohanlal Selarka** and three other land owners as per reg. sale deed dated 25/11/2010 at serial no. **5774**.
4. That after, **Plot no.1** admeasuring 3568.00 Sq.ft. (331.50 Sq.mt), had been agreed to purchase by **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** from Shri Shyam Madhukarrao Deshmukh as per reg. agreement to sale dated 18/11/2017 at serial no. **4857** and that after both of name executed register sale deed dated 07/03/2018 regd. as Sr. No. 902.
5. That after, **Plot no.2** admeasuring 3708.00 Sq.ft. (344.50 Sq.mt), had been agreed to purchase by **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** from Shri Nilesh Ramakant Deshmukh as per reg. agreement to sale dated 18/11/2017 at serial no. **4858** and that after both of name executed register sale deed dated 03/04/2018 regd. as Sr. No. 1334.
6. Mean time the above mentioned developer as obtained permission for Amalgamation of plot no. 1 & 2 from town planning department Amravati Municipal Corporation dated 01/02/2018 as per sanctioned permit No. AMC/ADTP/0953/2018 in the name of Shyam Deshmukh and Nilesh Deshmukh and as per the sanctioned Tahasildar had issued letter to the concerned Talathi for mutation of the Amalgamation of the plot





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no. 1 & 2 dated 22/03/2018. And above mentioned sale deeds in the name of **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar**, mutation was duly carried out in revenue record in the name of said developers.

7. That after the execution of sale deeds plot no. 1 & 2, the vendor had not encashed the cheque amount which is mentioned in the sale deed in prescribed time. Hence the purchaser i.e. **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** has issued new cheque in the name of vendor of the plot no. 1 & 2 and for this **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** have executed registered correction deed dated 06/11/2018 at Regd. at Sr. No. 4346 and 4347 with Nilesh Ramakant Deshmukh and Shyam Madhukarrao Deshmukh respectively for correcting the cheque details.

8. Meantime, **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** have purchased TDR Rights to the extent of 169.00 Sq.mt. out of 2738.13 Sq.mt having Survey No. 8/1 part of mouje- Benoda as TDR certificate no. 124 vide folio no. AMC/ADTP /TDR/124/18 dated 12/02/2018 issued by the Municipal Corporation Amravati in favor of Rameshchandra Dhanajibhai Somayya & two others and the said had purchased the same as per registered sale deed no. 1478 dated 11/04/2018.

9. That above mentioned facts **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** is the absolute owner and possessor of the amalgamated **Plot no. 1 & 2** total admeasuring 7276.00 Sq.ft. (676.00 Sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Tq, Dist.- Amravati and mutation was duly carried out in revenue record.

10. That after, **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** has constructing one Residential cum Commercial building in the name and styled "**SANKALP HERITAGE**" as per approval and sanctioned given by Town Planning Authority of Municipal Corporation Amravati as per **building permit No. 0275** dated 26/11/2018.

[Handwritten signature]



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11. Therefore, **M/s Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar** has every right to deal as owner of multistoried building in the name and styled "**SANKALP HERITAGE**".

12. That, I have taken search from the office of sub registrar, Amravati last 13 years (2006 to 2018) by paying necessary charges and copy of the receipt are attached with this report for your record and perusal. Also, verified index-II, register from sub registrar office at Amravati. That on the basis of search and verification made by me and on the basis of following document.

- A. Original copy of Sale Deed of plot no. 1 dt. 07/03/2018 regd. at sr.no.902.
- B. Original copy of Sale Deed of plot no. 2 dt. 03/04/2018 regd. at sr.no.1334
- C. Original copy of Regd. Agreement to Sale of plot no. 1 dt. 18/11/2017 regd. at sr.no.4857.
- D. Original copy of Regd. Agreement to Sale of plot no. 2 dt. 18/11/2017 regd. at sr.no.4858.
- E. Original copy of regd. correction Deed of plot no. 1 dt. 06/11/2018 regd. at sr.no.4347.
- F. Original copy of regd. correction Deed of plot no. 2 dt. 06/11/2018 regd. at sr.no.4346
- G. Certified copy of mutation record i.e. Gaon Namuna 6 and 7/12 extract in the name of Sankalp Builders and Developers.
- H. Original copy of sanctioned building plan with building permit no.275, dt.26/11/2018 given by Town Planning Department, Municipal Corporation Amravati.
- I. Photocopy of amalgamation order No. AMC/ADTP/0953/2018 dated 01/02/2018 given by Amravati Municipal corporation.
- J. Original copy of Sale Deed of plot no. 1 dt. 25/11/2010 regd. at sr.no.5777.
- K. Original copy of Sale Deed of plot no. 2 dt. 25/11/2010 regd. at sr.no.5774.
- L. Zerox copy of N.A. order with map.

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

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clear and marketable title. That, the said property is free from encumbrance, charge, lien and obligation.

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.

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.

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: 12/12/18

Place: Amravati

Yours faithfully

Receipt No.	8054
Date :	11/12/2018

Rahul V. Mohod
(Advocate)
Prerana colony, Radha Nagar,
Amravati-444603