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Ref. No.

Date : 18.06.2019

To,

Whom so ever it may concern

Subject :- TITLE INVESTIGATION & SEARCH REPORT

Reference :- Property : **Plot No.41, 42 admeasuring 4500 sq.ft.** which was regularized for residential use as per Rev. Case No.NAP-34/Mhasla-48/1985-86 having Field Survey No.17/1 and 2, of Mouje-Mhasla, Pragane Nandgaon Peth, Tq. & Dist. Amravati and also situated within the limits of Amravati Municipal Corporation Amravati, which is owned and possessed by present owner **Shri. Dinesh Ramrao Dolare**, r/o. Ramanand Residency, Topowan, Amravati, Tq. & Dist. Amravati.

Respected Sir,

With reference to the instructions and information given along with the documents supplied by the client, I have conducted process of search of title investigation against the property under reference as stated hereinabove for purchasing the same by intending borrower and herewith submit my report as under:

1	Address/location of the property	Tapovan, having F.S.No.17/1 and 2 of Mouje-Mhasla, Tq. Dist. Amravati
2	Details of the property i.e. S.No. Khasara No./Patwari Halka No/ House No. etc.	Plot No.41 and 42 total admeasuring 4500 sq.ft. which was regularized for residential use as per Rev. Case No. NAP-34/Mhasla-48 / 1985-86 having F.S.No.17/1 and 2 of Mouje Mhasla, Pragane Nandgaon Peth, Tq. & Dist. Amravati
3	Boundaries of the property	Boundaries of the Plot No.41 : To the East : Other layout To the West : Plot No.40 To the North : Road in layout To the South : Service lane

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		Boundaries of the Plot No.42 : To the East : Plot No.41 To the West : Plot No.43 To the North : Road in layout To the South : Service lane
4	Constitution of the mortgagor individual/company/trust/firm/HUF/ Society etc. if other than individual who is competent to create mortgage? Registration No. and authority where registered.	Individual
5	Whether the property is free hold or lease hold	Free Hold.
6	Whether permission for sale is/ was obtained by the Seller whether the same is required? Please mention number and date of permission.	Not Applicable.
7	How the mortgagor acquired / will be acquiring title over the property by purchase /Gift /Lease / Will / Partition / inheritance/ allotment etc.	The present owner have purchased the said Plot No.41 and 42 admeasuring 4500 sq.ft. out of S.No.17/1 and 2 at Mauje-Saturna is owned and possessed by Dinesh Ramrao Dolare vide sale deed No.4015, dt.17.11.2018, which is duly registered with Sub-Registrar Office Amravati and he became a owner of said property. The above said plot has been mutated in the name of Dinesh Ramrao Dolare
8	In case of purchase whether the seller is/was competent to sell the property? How the seller acquired the property ?	Not Applicable
9	Whether previous deed is	Yes, the previous sale deed is

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	available	available.
10.	If the executants is /was power of attorney holder. Whether he/is/ was duly empowered to execute the sale deed/Whether the Deed of Power of Attorney is duly registered authenticated by the competent authority if not whether execution by him is valid.	Not Applicable.
i.	In case of Will. Whether the probate is required/obtained ? On the basis of will whether property is mutated in the records of Right.	Not Applicable.
ii.	In case of Gift, Whether the deed is duly registered can be done freely transfer the property?	Not Applicable.
iii.	In case of partition, whether the partition deed is duly executed/registered? Whether the names of the same are mutated.	Not Applicable.
iv.	In case of inheritance, Whether all the legal heirs are ascertained names of the legal heirs are mutated in the records of right. Whet title documents should be obtained for creation of equitable mortgage.	Not Applicable.
v.	In case of allotment. Whether the property is freely transferable? Any detrimental clause in the letter of allotment.	Not Applicable.
vi.	Whether minor's interest is involved in the property? If Yes, precaution to be taken.	Not Applicable.



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vi.	Have you searched all the relevant records of right viz Index No. II supplementary book No. I etc.	Yes, I have taken the search for last 30 years, i.e. from 1989 to 2019. I have taken search as per receipt No.MH002792802201920E, dt.17.06.2019
viii.	Have you verified all available original deeds at least for the past 13 years.	I have verified the following documents: 1) Xerox copy of Regd. Sale Deed dt.17.11.2018 at sr.no.4015. 2) Xerox copy regd. Will Deed dt.10.01.2015 at sr.no.288. 3) Xerox copy of regd. Sale Deed dt.13.03.2012 at sr.no.1238 4) Xerox copy of regd. Sale Deed dt.13.03.2012 at sr.no.1237. 5) Xerox copy of regd. Sale Deed dt.09.09.2011, at sr.no.4641. 6) Xerox copy TDR sale deed dt.22.02.209 at sr. no. 693. 7) Xerox copy of building sanctioned letter issued by AMC as per Permit No.0421, Dt.29.03.2019. 8) Xerox copy of Amalgamation Certificate No.0362, dt.13.02.2019.
11	Whether you have verified the contents of title deeds with the Sub-Registrar's Office.	Yes, I have verified the contents of Xerox copy of Sale deed bearing No.4015, dt.17.11.2018 executed by 1.Smt. Prital Amol Joshi, 2. Ku. Gargi Amol Joshi through its Legal Guardian namely Deepali Jitendra Dhamangaokar, 3. Chi. Aryan Amol Joshi through its Legal Guardian namely Vijay Laxman Bhusawalkar, 4. Deepali Jitendra Dhamangaokar, 5. Samidha Vijay Bhusawalkar in favour of Dinesh Ramrao Dolare in respect of the said property under which the title deed is available in the office of Jt. Sub-Registrar Amravati City.
12	Are the title deeds complete and genuine? i) Stamp duty paid properly.	Stamp duty is paid properly and the Sale Deed is genuine.





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	i) Stamp duty paid properly.	
13	Whether title deeds contain any restrictive clause in respect of free transfer?	Not Applicable.

14) Chain of title for last 30 years :

That upon the verification of Index-II, Register and Revenue Record, I find that originally Plot No.41 admeasuring 2400 sq.ft. (223 sq.mt.) and Plot No.42 admeasuring 2100 sq.ft. (195 sq.mt.) total admeasuring 4500 sq.ft. having S.No.17/1 and 2 of Mauje Mhasla, Pragane-Badnera, Tq. Dist. Amravati which was converted as per Rev. Case No.NAP-34/Mhasla-48/1985-86, which were given to A.M.C. Amravati against primary development charges of the said converted layout before the relevant period of this report.

That after the A.M.C. Amravati had given the plot No.39, 40, 41 and 42 to Smt. Pushpa Kashinath Joshi as per order passed by Lokayukta in resolution No.79, dt.20.07.11 against the land acquired from Smt. Pushpa Kashinath Joshi of Mauje-Saturna, S.No.29, Bhuchand / Plot No.26 as per order of Lokayukta in Case No.1007/2007 (2-12) of dt.29.06.2011 as per regd. sale deed dt.09.09.2011, at sr.no.4641 and mutation was duly carried in revenue records in their names.

That after Smt. Pushpa Kashinath Joshi sold the Plot No.41 and 42 to Shri. Amol Kashinath Joshi as per regd. sale deed vide sr. no.1238 for plot no.41 and vide sale deed No.1237 for plot No.42 both dt.13.03.2012 and mutation was duly carried in revenue records in their names.

That after Amol Kashinath Joshi died on 16.04.2013 and after his death, his legal heirs according to RMJC No.114/13 order dt.09.10.2013 by the Hon. Civil Judge Sr. Dn. Achaipur, Dist. Amravati are namely,

1. Smt. Prital Amol Joshi (wife)
2. Smt. Pushpa Kashinath Joshi (Mother)
3. Ku. Gargi Amol Joshi (Daughter)
4. Chi. Aryan Amol Joshi (Son)

Whereas Ku. Gargi and Chi. Aryan were minor therefore the application for appointment of guardian for person and property was filed vide Misc. Civil application No.128/2014 order dt.15.06.2015 and other Misc. Civil Appeal





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No.140/2015 order dt.26.08.2015, the Hon. District Judge, Amravati passed order for guardian ship according to which Deepali Jitendra Dhamangaokar is appointed as guardian of minor namely Gargi Amol Joshi and Vijay Laxman Bhusawalkar is appointed as guardian of minor namely Aryan Amol Joshi respectively.

WHEREAS after the death of Amol Kasinath Joshi, 25% share of the undivided property was received by his mother namely Pushpa Kashinath Joshi and during her lifetime she registered her Will Deed on dt.10.01.2015, regd. at sr.no.288/2015 accordingly to which after her death her daughters namely 1) Deepali Jitendra Dhamangaokar and 2) Samidha Vijay Bhusawalkar will receive her share and then after Pushpa Kashinath Joshi died on 22.09.2015 and therefore, 1) Deepali Jitendra Dhamangaokar and 2) Samidha Vijay Bhusawalkar jointly become the owners of 25% share in the property.

THEREFORE, after the death of Late Amol K. Joshi and Late Pushpa K. Joshi, the following having undivided share in the said property and are the absolute owners and possessor said property, as follows,

- | | |
|---|-------------------|
| 1. Smt. Prital Amol Joshi (wife) | 25% share |
| 2. Ku. Gargi Amol Joshi (Daughter) | 25% share |
| 3. Chi. Aryan Amol Joshi (Son) | 25% share |
| 4. Deepali Jitendra Dhamangaonkar & Samidha Vijay Bhusawalkar | 25% jointly share |

Thereafter the owners decided to sale the said property and as their were share of the minor namely **Ku. Gargi and Chi. Aryan** 25% share each in the said property. The guardian obtained permission to sale minor's property from Hon. District Judge, Court at Amravati. According to Misc. Civil Application No.17/2018, decided on 12.09.2018 order paid by the Hon. District Judge, Amravati. According to which Deepali Jitendra Dhamangaokar guardian for Gargi has the right to sale 25% share in the Plot No.41 and 42, and Vijay Laxman Bhusawalkar guardian for Aryan has the rights to sale his 25% share in the Plot No.41 and 42. Therefore, they have absolute right to dispose of the same as in the manner.

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That after the owners executed the sale deed of the Plot No.41 and 42 in favour of Dinesh Ramrao Dolare as per regd. Sale Deed 17.11.2018 regd. at sr.no.4015 and mutation duly carried out in revenue records in this name.

That after Dinesh Ramrao Dolare obtained permission for amalgamation as per order dt.13.02.2019.

That after the owner of Plot No.41 and 42 decided to construct multi-storied building / apartment under the name and style "Vinayak Apartment" on the said plots. Therefore, Dinesh Ramrao Dolare purchased TDR from Shri. Rajesh Shrikisan Khandelwal (HUF) as per Regd. Sale Deed dt.22.02.2019 regd. at sr.no.693.

That after the said owner obtained permission for construction on this plot No.41 and 42 from Town Planning Dept. AMC Amravati as per permit No.0421, dt. 29.03.2019.

That after I find Dinesh Ramrao Dolare regd. the Deed of Declaration of the aforesaid scheme in the name and style "Vinayak Apartment" on dt.13.05.2019 at sr.no.1705 under the provisions of Maharashtra Apartment Ownership Act, 1970.

Therefore, as per above discussion Dinesh Ramraoji Dolare have clear and marketable title over the said property.

15	Whether previous original title deeds are available and seen by you?	Yes,
16	The reason given for non availability of previous original deeds? Whether acceptable?	Not Applicable
17	Whether non-availability of previous original deeds will jeopardize our interest.	Not Applicable
18	Whether the property is mutated in the name of mortgagor.	Yes
i.	With Revenue Authority	Not applicable
ii.	With Municipal corporation/	Yes

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	Council / Village Panchayat/ AKVN/ Housing Board etc.	
iii.	With Nazul Development Authority	No.
19	Whether up to date Government taxes are paid?	Yes
20	In case of flat whether declaration under local law is prepared / whether the building is duly registered? Whether completion certificate obtained and seen by you? If not the effect thereof.	Not Applicable
21	Nature of property. Whether residential Agricultural / Commercial/ Industrial etc.	Residential
i.	Whether the land is duly converted for the specified purpose? Please give number and date of order whether it is validated?	Yes, as per Rev. Case No. NAP- 34/Mhasla-48/1985-86, dt.08.04.1986
22	In case of agriculture land whether you have seen all the necessary Revenue records, whether any acquisition proceedings are in progress in the area? Whether the same will affect the mortgage?	Not applicable
23	Whether any dispute/ litigation in respect of property is pending in any court of law/authority	Not found any
24	Investigation under Income Tax Act 1961, Whether any permission of the concerned	Not applicable

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	assessing officer under any of the provisions of I.T. Act is required for creating mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding ?	
25	Whether Urban Land (Ceiling & Regulation? Act 1976 is applicable? Whether the property is affected by any provisions of the said Act? If required. Whether documentary evidence showing such permission is obtained and attached with the report.	Not applicable
26	Whether the property is affected by any other local or central laws.	Not applicable
27	Whether any document is pending for registration in respect of the same property creating mortgage charge or encumbrance.	Not Applicable
28	Opinion/ Suggestion : I have submitted that, the above said property is clear and readily marketable and the said above referred property may be valuable security.	

CERTIFICATE

I, certify that, I have personally searched and verified the information furnished in this report with the statement and other information given in the report are true and correct. Further I certify that, the above named present owners got a valid clear and marketable title over the above said property under reference and the property is found to be a free from all types of encumbrances as no any adverse entry in the nature of sale,

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exchange, gift, will, transfer, or any other type of objectionable entry is found during the course of my search.

In the above said circumstances, if the bank is desirous to enter into a loan transaction with the intending borrower/mortgagor as per the norms and policy of the bank. It is suggested that the equitable mortgage or registered mortgage may be created by obtaining the original title deeds from the intending borrower against the loan amount being disbursed by the bank to the borrower. Further it is suggested that, the charge in terms of mortgage deed be recorded in the record of rights maintained by appropriate authority as early as possible and the fresh documents be obtained in terms of charge of mortgage from the concerned authority having mutation entry in the name of intending borrower and the charge against the loan amount recorded in the name of bank be obtained and retain till the full and final satisfaction of the loan amount.

Place : Amravati

Date : 18-06-2019


(Adv. S. B. Kale)



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