VINAY P. DESHPANDE
ADVOCATE

Off:- **"Yashwant Smruti"**,
Ambapeth, Amravati
Mob.8208764527

CERTIFICATE OF TITLE & NO ENCUMBARANCE

To,

Whom so ever it may concern

Sir,

With reference to & on the basis of the documents forwarded & information supplied to me by Mayank Ramesh Dundale R/o Inside Jawahar Gate, Near Sabanpura Police Station, Amravati I have conducted a detailed search & investigation & hereby submit my legal scrutiny report hereunder.

Name & Address of Title Holder:-

Mayank Ramesh Dundale
Age 27 Years Occ :- Business
R/o Inside Jawahar Gate,
Near Sabanpura Police Station, Amravati

i) Description of documents scrutinized

Sr.no	Date of document	Name/type of document	Reg/ref.no of document with date	Whether original /certified/true copy/photostat
1.	23/05/1945	Copy of record of rights	23/05/1945	Photostat
2.	26/02/2008	Heir Certificate Naib Tahasildar, Amravati R.C. No. /MRC-81/Amravati/498/2007-2008	26/02/2008	Photostat
3.	28/07/2010	Heir Certificate Naib Tahasildar, Amravati R.C. No. /MRC-81/Amravati/852/2009-2010	28/07/2010	Photostat
4.	20/04/2019	Legal heir Certificate by order of 5th Jt.C.J.J.D. Amravati in R.M.J.C. No. 1503/18	20/04/2019	Photostat
4.	20/04/2019	Legal heir Certificate by order of 5th Jt.C.J.J.D. Amravati in R.M.J.C. No. 1503/18	20/04/2019	Photostat
5.	28/12/2006	Copy of N.A. Order in N.A.P. -34/ Shegaon-12 / 2005-2006	28/12/2006	Photostat

17/2/2020

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6.	26/03/2013	Copy of relinquishment deed executed by Parvati Surajmalji Machiwal	26/03/2013	Photostat
7.	4/05/2013	Gaon Namuna 6	04/05/2013	Photostat
8.	07/09/2018	Gift deed in favor of Mayank Ramesh Dundale	07/09/2018	Photostat
9.	13/05/2019	Copy of consolidation order of plot no.6 & 7 of Mouja Shegaon No. 6/1C	16/05/2019	Photostat
10.	03/06/2019	7/12 extract after Consolidation of plot no.6/7	03/06/2019	Photostat

ii. Details/description of property

Sr.no	Survey no/khata no/house no/site no.	Extent/area of land/building	Location Village/municipality/sub dist/ dist.	boundry
1.	**N.A. Converted Consolidated Plot no. 6/7 Out of Survey No. 6/1C of Mouja Shegaon, Pragane Nandgaon peth known as Shivshakti Nagar, Amravati**	**Total admeasuring consolidated area of plot no. 6 /7 area 640 sq.mtrs.**	**Within limits of Amravati City Corporation Amravati Mouja:- Shegaon, Pragane Nandgaon peth Amravati, Tq. & Dist. Amravati,Sub Registrar AmravatiCamp, Amravati**	**East :plot no. 15B,15 A & Plot no. 16A, 16B West: 30 Mtrs. Road North: Plot no.5 South: Plot no.8**

17/12/2020

iii. OPINION ON FLOW OF TITLE

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1. Brief history of property and how the owner have derived the title-flow of title is to be given chronologically for minimum period of 13 years.

Upon verification of index-II register and revenue record for the period relevant to this search I find the title history is available and it is found that one Ghasiram Udaram Marwadi Kumbhar as purchase the field s. no. 6 Mouja Shegoan Pragane Nandgoanpeth 36 Acre 15 Gunthe rental Rs. 64/- from Sukhdev Hanusa Marwadi R/o Saoner for Rs. 4500/- by sale deed dated 14/02/1919.

After the death of Ghasiram Udaram Marwadi his son Nathmal Ghasiram Dundale (Marwadi) and Hemraj Ghasiram Dundale (Marwadi) & mother namely Narayanibai inherited the property by inheritance as per Hindu succession act on 04/02/1945.

That in oral Partition Nathamal was allotted 16Acre11 Gunthe, Hemaraj was allotted 16 Acre 11 Gunthe, & Narayanibai was allotted 3 Acre 33 Gunthe, out of field S.N. 6 Mouja Shegoan Pragane Nandgoanpeth total admeaasuring 36 Acre 15 Gunthe rental Rs. 64/-

That after the death of Nathmal Ghasiram Dundale in the year 09/10/1998 and Gulabbai Nathmalji Dundale who predeceased her husband on 30/06/1996 their legal heirs namely i) Ramesh Nathmalji Dundale, their daughters ii)Ku. Mandakini Nathmalji Dundale iii) Ku.Sushila Nathmalji Dundale and iv) Parvatibai Nathmal Dundale inherited the 2H 48 Ares of land out of the said property as remaining property, after Nathamalji sold out about 10 Acres during his life time and out of said Land above mentioned legal heirs applied for conversion of agricultural land admeasuring 2H 27 Ares for non-agricultural use in Rev.Case No.N.A.P.-34/Shegaon-12/2005-2006 and by ordered dated 28/12/2006 the Hon'ble Court granted permission for non-agricultural use for the field admeasuring 2 H 27 R out of field s. no. 6/1C of mauja Shegaon as per the terms and condition mention in the said order.

That thereafter the unmarried daughter of Nathmalji Dundale namely Ku. Mandakini Nathmalji Dundale & Ku.Sushila Nathmalji

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Dundale who died on 23/05/2010 and 13/11/2007 respectively and by obtaining legal heir certificate from Naib Tahsildar, Amravati and Civil Court Amravati from time to time Ramesh Nathmalji Dundale and Parvatibai Surajmal Machiwal inherited above property as their only legal heir.

That Parvati Nathmalji Dundale after marriage Parvati Surajmal Machiwal executed registered relinquishment deed in favor of Ramesh Nathmalji Dundale on 26/03/2013 by document registered at serial no. 1617/2013 before Sub Registrar Amravati City 1 and relinquish her right on the above two plots including other plots in the same layout and in another layout and mutation was effected on the basis of the same by mutation entry no. 231/67 on 12/04/2013

That Ramesh Nathmalji Dundale by registered gift deed dated 07/09/2018 which is registered as Serial No. 3539/18 in the office of Sub Register Amravati City 2, gifted plot no.5,6 & 7 out of field s.no. 6/1C of Mouja Shegaon Pragane Nandgaon peth, Tq. Dist. Amravati admeasuring 2H 27R which is converted into non-agricultural used by the order of Collector Amravati Rev.Case No. N.A.P.-34/Shegaon-12/2005-2006 dated 28/12/2006 and as per sanctioned layout converted by the order of Assistant Town Planning Officer Amravati by their letter no. अमनपा/संसनर/अभि/१७/२००५ dated 22/09/2005 to his son Mayank Ramesh Dundale as absolute owner and from the date of gift deed he is in possession of the same.

That Mayank Ramesh Dundale applied for consolidation of plot no. 6 & 7 out of the above described 3 plots on 14/03/2019 and the Municipal Corporation Amravati has granted the permission for the same by the letter/order dated 10/04/2019 and so also the Office of Tahasildar Amravati has also granted the permission for consolidation of plot no. 6 & 7 on 13/05/2019.

That after Consolidation of plot no.6 & 7 it was renumbered as Plot no.6/7 & accordingly form no.7 was given in the name of Mayank Ramesh Dundale.

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That I have taken the search from the year 2008 till date and as per the record of index II register made available till the year 2012 but there after the index 2 register is not maintained and online search is to be taken but due to the fault in the said program it is desirable for additional safe keeping measures the present applicant/owner of the property should be asked to submit affidavit thereby expounding that the property under reference is not under the any type of compulsion in respect of their title for the same

Sir, I have searched index-2 at the office of Sub-Registrar Amravati City, Camp Amravati for subsequent period from 2008 till today i.e. 12 years which is made available to me by concern clerk of the office and during my search I did not came across any transaction, so as to affect the title and possession of the applicant/owner Mayank Ramesh Dundale in respect of the **said consolidated Plot no.6/7** nor I did notice prior mortgages, charges or liens in respect of the same, thereby it can be said that, the properties described above are free from all encumbrances and readily marketable one **but it is advisable to take affidavit from the applicant/owner regarding clear title from them.**

I am therefore of the opinion that the property describe above is absolutely owned by applicant/owner Mayank Ramesh Dundale and he is possessing the same and is having absolute clear and marketable title

22. I certify that Shri. **Mr. Mayank Ramesh Dundale**, is having valid clear, absolute, good, perfect & viable title to the assets shown above & there is no encumbrance on the said property.

This legal opinion has been given without any interest direct or indirect after verifying all the necessary Xerox copies of relevant papers which are returned back. Technical aspect has not been considered in this search report.

Date : 17/02/2020

Place : Amravati.

Encl:-

Receipt No. :- 1224

Yours faithfully,

Adv. V.P. Deshpande.

Dt. 15/02/2020

Address for Correspondence :

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