Akash B. Maloo
Advocate

NOTARY
(Govt. of India)

Shyam-Kunj, Ambapeth, Amravati - 444 601
Mob. 9890021155,

Date : **10/02/2018**

TO WHOM SO EVER IT MAY CONCERN

SEARCH AND TITLE VERIFICATION REPORT

SUBJECT : **Search and Title Verification Report for the period of last 30 years in respect of Commercial Plot No.6,7&8 total admeasuring 8731.40 sq.mtr. (93984. 79 Sq.ft.) situated at Survey No. 71/1 & 82/1, of Mouje-Rahatgaon, Pragane- Nandgaonpeth Tq. & Dist. Amravati owned and possessed by Shri Amba Business Park a partnership firm of Amravati.**

1) That, Shri. Gopal Narayandasji Panpaliya, resident of Balaji Plot, Amravati, partner of Shri Amba Business Park approached with the relevant documents of title and requested to give search and the title verification report in respect of the following described property, which is hereinafter referred to as the "Said Property". I **Aakash B. Maloo**, Advocate of Amravati do hereby give this search and title deed verification report as under :-

DESCRIPITION OF THE "SAID PLOTS"

" The layout situated at Mouje-Rahatgaon, Pragane- Nandgaonpeth Tq.& Dist. Amravati out of field Survey No. 71/1 & 82/1, admeasuring 4 Hector 10-R, which was sanctioned by the Amravati Municipal Corporation vide its order dtd. 03.11.2016 and converted in to non-agriculture land vide order of Collector Amravati passed in Revenue Case No. N.A.P.34/ Rahatgaon-52/2016-2017 dtd.11.11.2016, total 17 plots admeasuring 30731.74 sq.mtr. **out of which Commercial Plot No. 6,7 & 8 total** admeasuring **8731.40 sq.mtr. (93984. 79 Sq.ft.)** which are jointly bounded as under :-

Towards East	-	Road in the layout
Towards West	-	Service Road in the layout
Towards North	-	Service Road in the layout
Towards South	-	Field owned by others"

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2) That I have been provided with certain documents and caused the search of following documents for tracing the title of said property:-

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i. Sale deed in favour of one Jitendra Pransing Thakur executed by 2nd Joint Civil Judge, Senior Division, Amravati on behalf of one Shyam alias Ganpat Madhukarrao Sabnis registered at Sr.No. 26/2015 dtd. 01.01.2015. (in respect of 4 Hector 10 R of land situated at Mouje- Rahatgaon Pragane- Nandgaonpeth Tq. & Dist. Amravati out of field survey no. 71/1 & 82/1)

ii. Sale deed cum assignment deed executed by Jitendra Thakur, Prabhavati Madhukar Sabnis, Sneha Shirish Muzumdar, Kalindi Dipak Joshi in favour of 4 persons namely Shri.Gopal N. Panpaliya, Shri Pravin B. Maloo, Sandhya S.Talda and Shri. Suraj A. Talda for valuable consideration, registered at Sr.No.4769/2015 dtd.16.12.2015 (in respect of 4 Hector 10 R of land situated at Mouje- Rahatgaon Pragane- Nandgaonpeth Tq. & Dist. Amravati out of field survey no. 71/1 & 82/1)

iii. Assignment Deed cum Confirmation of Sale Deed dtd. 16.12.2015 registered at Sr.No. 4769/2015 executed by Smt.Rajna Shyam alias Ganpat Sabnis infavour of Shri.Gopal N. Panpaliya, Shri Pravin B. Maloo, Sandhya S.Talda and Shri. Suraj A. Talda for valuable consideration, registered at Sr.No. 1707/2016 dtd. 07.04.2016. (in respect of 4 Hector 10 R of land situated at Mouje- Rahatgaon Pragane- Nandgaonpeth Tq. & Dist. Amravati out of field survey no. 71/1 & 82/1)

iv. Assignment Deed cum confirmation of sale deed dtd.01.01.2015 registered at Sr.No. 26/2015, Sale deed dtd. 16.12.2015 registered at Sr.No. 4760/2015 and confirmation of assignment deed dtd. 07.04.2016 registered at Sr.No.1707 executed by Alka Shivaba Dongre alias Kanchan alias Alka w/o. Sushil Bhole and Simran d/o. Shyam alias Ganpat Sabnis, infavour of Shri. Gopal N. Panpaliya and three others by accepting valuable consideration which was registered at Sr.No. 1545/2016 dtd. 14.06.2016.

v. Copy of Judgment and decree of Spl. C.S. No.226/2013, filed by Jitendra Thakur (Jitendra -Vs- Shyam).

vi. Copy of Spl.Civil Suit No. 14/2015, filed by mother Prabhavati Sabnis (Prabhavati and others -Vs- Jitendra)

vii. Copy of Spl. Civil Suit No. 25/2015, filed by one Ranjana (Ranjana -vs- Prabhavati)

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viii. Copy of sanctioned map of the layout.

ix. Copy of conversion of the land into non-agriculture passed by Collector, Amravati in Revenue Case No. N.A.P.34/ Rahatgaon-52/2016-2017 dtd.11.11.2016.

x. 7/12 extract of above described 4 Hector 10-R of land infavour of Shri. Gopal N. Panpaliya and three others.

xi. Memorandum of understanding and partition deed in respect of 17 plots in between Shri. Pravin B. Maloo, Gopal N. Panpaliya, Sandhya Subhash Talda and Suraj A. Talda which has been registered at Sr.No.838/2017 dtd. 31.03.2017.

xii. Gaon Namuna 6 & 2 in respect of said plots i.e. Plot No. 6,7 & 8.

xiii. Copy of order of Collector dtd. 29.11.2017 passed in R.C.No. N.A.P.-34/Rahatgaon/17/2017-2018.

xiv. Copy of Reg.Sale Deed dtd.18.01.2018 at Sr.No.192 in favour of Shri Amba Business Park in respect of said plots.

3) That, upon perusal of above said documents, going through the records of the cases referred above and on making independent inquiries, it is observed that, the field admeasuring 4 H.10-R situated at Mouje- Rahatgaon, Pragane-Nandgaonpeth Tq. & Dist. Amravati out of field Survey Nos.71/1 and 82/1 (hereinafter referred to as the "said field") was initially owned and possessed by one Smt. Sarswati Ganpat Sabnis, and who has executed a will in respect of said field and bequeathed the said field to her grands on namely Shyam alias Ganpat Madhukarrao Sabnis.

That, after the death of said Smt. Sarswati Ganpat Sabnis her grand son Shyam alias Ganpat Madhukarrao Sabnis became the sole and absolute owner of the said fields and was in possession of the same.

That, subsequently said Shyam alias Ganpat Sabnis agreed to sale said field to one Jitendra Pransing Thakur on 01.02.2008 by accepting Rs.5,00,000/- as earnest money, for total sale consideration of Rs. 58,00,000/-.

4) That, as said Shyam Sabnis failed to execute the sale deed of the said field infavour of Jitendra Thakur, he has initated the proceedings for execution of sale deed in the court of law in Amravati which was registered as Spl. Civil Suit No. 226/2012 and in the said suit the decree was passed for execution of sale deed in

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favour of said Jitendra Thakur and in pursuance of said judgment and decree said Shri. Thakur has filed execution case no.17/2014 for obtaining the sale deed of the said fields and in the said execution the court of Civil Judge Senior Division, Amravati executed the registered sale deed in favour of Shri. Thakur registered at Sr.No. 26/2015 dtd. 01.01.2015 and thus Shri. Jitendra Pransing Thakur became the sole and absolute owner and possessor of the said fields. It is also noted that, no appeal is being preferred against the judgment and decree passed in Spl. Civil suit No. 226/2012.

5) That, the mother of Shyam alias Ganpat Madhukarrao Sabnis namely Smt. Prabhavati Madhukar Sabnis and sister of Shyam Sabnis namely Sneha Muzumdar filed Spl. Civil Suit No. 14/2015 against Jitendra Pransing Thakur for setting aside judgment and decree, cancellation of sale deed and permanent injunction where Hon'ble 3rd Joint Civil Judge, Amravati has granted injunction from creating third party interest in favour of them. That, mother of Shyam alias Ganpat Madhukarrao Sabnis namely Smt. Prabhavati Madhukar Sabnis claimed herself to be the only class one legal heir of Shyam Sabnis by contending that Shyam Sabnis has expired. It was also contended by her that, Shyam alias Ganpat Madhukarrao Sabnis died unmarried and intestate.

6) That, said Jitendra Pransing Thakur, mother Smt. Prabhavati Madhukar Sabnis and sister of Shyam Sabnis namely Sneha Muzumdar and Kalindini Dipak Joshi have agreed to settle the disputes and differences amicably between them self without recourse to litigations and for that purpose they all jointly were willing to abandon their claims/ rights by way of selling out the said fields and accordingly all the parties to Special Civil Suit No. 14/2015 have filed compromise pursis in the court and withdrawn Spl. Civil No. 14/2015 on 16.12.2015.

7) Thereafter, with an intention to resolve the disputes and to put an end to the dispute raised by mother and sister of deceased Shyam alias Ganpat Madhukar Sabnis who have challenged the sale deed dtd. 01.01.2015 executed infavour of Jitendra Pransing Thakur by the court, said Jitendra Pransing Thakur, Smt. Prabhavati Madhukar Sabnis, Sneha Muzumdar and Kalindini Dipak Joshi have jointly decided to transfer all their rights, title, interest and possession of all and any nature whatsover infavour of 1) Shri. Gopal Narayandasji Panpaliya, 2) Shri. Pravin Balkrushnaji Maloo, 3) Sau. Sandhya Subhash Talda and 4) Suraj Ashokkumar Talda by accepting the valuable sale consideration and accordingly they have executed the sale deed of the said fields in favour of 1) Shri. Gopal Narayandasji Panpaliya, 2) Shri. Pravin Balkrushnaji Maloo, 3) Sau. Sandhya

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Subhash Talda and 4) Suraj Ashokkumar Talda (for the sake of brevity hereinafter collectively referred to as "purchasers") on 16.12.2015 which was registered of Sr.No. 4769/2015 and the possession of the said field as the absolute owners thereof has been transferred and handed over to the "purchasers" and accordingly the names of these four persons have been mutated in record of rights, 7/12 extracts and Government records.

8) During the course of my search I found that, one Smt.Ranjana was claiming herself to be the widow of late Shyam @ Ganpat Madhukar Sabnis filed Spl. Civil Suit No. 25/2015 for setting aside both the sale deeds dated 01.01.2015 and 16.12.2015, and also filed objections under section 47 in Spl. Execution Case No. 17/2014.

9) That, the "purchasers" of the said fields with an intention to resolve all the disputes and put an end to the disputes in connection to the said fields permanently negotiated with said Ranjana and accordingly Smt. Ranjana withdrawn the said Spl. Civil Suit No. 25/2015 and executed the Deed of Assignment cum Confirmation of sale deed dtd. 16.12.2015 infavour of the "purchasers" by accepting valuable consideration from them (vide registered Assignment Deed cum Confirmation of sale dtd. 16.12.2015 **registered at Sr.No. 1760/2016 dtd.07.04.2016**) and transferred assigned, demised and assured all her rights, title and interest in the said fields to infavour of the "purchasers" and confirmed the possession of them over the said fields as owners thereof under the sale deed dtd. 16.12.2015.

10) That, during the course of my search, I came across the fact that 1) Alka d/o. Shivaba Dongre alias Kanchan alias Alka w/o. Sushil Bhole and after separation with him claiming herself to be the widow of Shyam alias Ganpat Madhukar Sabnis and 2) Simran d/o. Shyam alias Ganpat Sabnis approached to said "purchasers" and represented that, Alka was married to one Sushil Bhole and is having one daughter out of wedlock with Sushil Bhole by name Komal Sushil Bhole and Komal has married with one Mr. Amit Kothari and also represented that after separation of said Sushil Bhole she became the wife of Shyam @ Ganpat Madhukar Sabnis and out of co-habitation with him daughter namely Simran Shyam alias Ganpat Sabnis was born and her name as his daughter was recorded in all Government records. It has also represented by both of them that, said Shyam Sabnis is having no issue except daughter namely Simran.

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11) That, said Alka and Simran approached to the "purchasers" and showed all the documents to them and requested to resolve all the disputes and the "purchasers" with an intention to resolve all the disputes and put an end to the

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disputes in connection to the said fields permanently paid consideration to said Alka and Simran and in leau of the valuable consideration paid by the "purchasers" to them they have executed Deed of Assignment Deed cum confirmation of sale deed dated 01.01.2015 registered at Sr.No.26/2015 and Sale deed dated 16.12.2015 registered at Sr.No.4769/2015 and confirmation of assignment deed dated 07.04.2016 registered at Sr.No.1707 **(which was registered at Sr.No. 1545 dtd. 14.06.2016)** .

12) That, on perusal of all the above mentioned and referred documents it is clear that the "purchasers" are the sole and absolute owners of the said fields for valuable consideration and accordingly their names have been mutated in the record of rights of the said fields and all the transfer deeds, assignment deeds, confirmation deeds are seems to be legal and valid one for valuable consideration and "purchasers" have resolved all the claims and disputes directly connected to the said fields.

13) That, after the "purchasers" became the joint owners of the said fields, their names have also been recorded as the owners in revenue record and all other Government records in proportion to their share in the land/ said fields. It has specifically mentioned in the sale deed Gopal Panpaliya will have 10% share, Pravin Maloo will have 50% share, Sandhya Subhash Talda will have 30% share and Suraj Talda will have 10% share in the said fields.

..6---

14) That, after "purchasers" became the owners of the said fields admeasuring 4 H.10-R they have applied to Amravati Municipal Corporation for sanctioning the layout converted map and also applied to the Collector for converting the said fields in to non-agriculture land and accordingly the Municipal Commissioner, Amravati vide its order dtd. 30.09.2016 and order of A.D.T.P. Amravati Municipal Corporation vide its order passed in A.M.C./A.D.T.P./F.S.-32/dtd.03.11.2016 sanctioned the layout converted map and the Collector vide its order passed in Revenue Case No.N.A.P.34/Rahatgaon-52/2016-2017 dtd.11.11.2016 converted said fields in to non-agriculture land and accordingly total 17 plots came in to existence total admeasuring 30731.74 Sq.mtr.

15) That, later on 31.03.2017, the "purchasers", in accordance to their share in the original fields, executed Memorandum of Understanding and Partition Deed (without consideration) and divided the said 17 plots amongst themselves.

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That, said Memorandum of Understanding and Partition Deed (without consideration) has been registered at Sr.No. 838/2017 dtd.31.03.2017 and in pursuance thereto out of "said plots", Plot No.**8** has been put to the share of

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Shri.Gopal Narayandasji Panpaliya and Plot Nos. **6 & 7** have been put to the share of Shri. Pravin Balkrushnaji Maloo as the absolute owners thereof and accordingly their name have been mutated and recorded as the owners thereof in Government Records.

15a) Subsequently, the owners of the said plots applied to the Collector Amravati for Amalgamation of the said three plots and the Collector Amravati vide its order dtd. 29.11.2017 passed in Rev.Case No. N.A.P. -34/Rahatgaon/ 17/2017-2018 by considering the letter of Amravati Municipal Corporation No.अमनपा/संसनर/उप.प्र./०३८४/२०१७ दि.०६.०६.२०१७ in which the permission for Amalgamation was granted, has granted the permission for Amalgamation of the "said plots".

That, thereafter the owners of the said plots have sold the said plots to Shri Amba Business Park, a partnership firm having PAN No. ADLFS4299M by receiving the valuable consideration from it. Similarly, have obtained the permission of construction over the "said plots" from Amravati Municipal Corporation and accordingly on visiting the spot, it reveals that actual construction work above plinth level is being completed and work is in progress.

16) That, all the sale deeds referred above are reflected in Index - II registers maintained by office Sub- Registrar Amravati as well as in 7/12 extracts of the said fields and now in Gaon Namuna 6/2.

17) That, all the transfers are for valuable consideration and accordingly possessions have been transferred which seems to be valid and legal one. Subsequently, the "purchasers" have divided said plots and accordingly the possession to respective owners have been handed over which is also seems to be valid one. Thus, the title of said Shri.Gopal Narayandasji Panpaliya and Shri.Pravin Balkrushnaji Maloo over the **"said plots"** seems to be legal and valid one.

Similarly, the sale of "said plots" made by Shri Maloo and Shri Panpaliya to Shri Amba Business Park, a partnership firm, for valuable consideration is also seems to be legal and valid one.

18) I have caused a search of Index No. II at the Sub Registrar's office and confirmed the registration of the documents referred in the above paras & for that purpose I have paid necessary charges with the office of Sub-registrar, Amravati.

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19) I have also caused a search of Index no. II at the office of Sub Registrar, Amravati for the period of last 30 years i.e. from the year 1989 to 2018 , vide receipt no. 1059 dated 06.02.2018.

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20) The during my search, I did not come across any transactions so as to effect title of said Shri.Gopal Narayandasji Panpaliya and Shri. Pravin Balkrushnaji Maloo over the "**said plots**", except the sale infavour of to Shri Amba Business Park, a partnership firm. Thus, in my opinion as on today to Shri Amba Business Park, a partnership firm is the owner of the "said plots".

I have also got confirmed that the "**said plots**" are not the subject matter of any acquisition proceeding 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 of any other enactment for the time being in force except sanctioned development plan of Municipal Corporation of City of Amravati.

21) That relying upon the document referred to in para no. 2 above and search taken, I am of the opinion and accordingly I opined that, to **Shri Amba Business Park, a partnership firm** is the recorded owner of the above "**said plots**" and the same is owned by it and is free from all encumbrances and there is no charge, mortgage and loan of any nature whatsoever over it.

22) That, said to Shri Amba Business Park, a partnership firm is the registered owner of "**said plots**" admeasuring **8731.40 sq.mtr. (93984. 79 Sq.ft.)** and in my opinion it will have right to transfer the same.

However, I advise to take separate affidavit to the effect that there is no encumbrances over the "**said plots**" admeasuring **8731.40 sq.mtr. (93984. 79 Sq.ft.)** from **Shri Amba Business Park, a partnership firm** of Amravati through its partners.

Hence, this title deed verification report.

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A. B. Maloo,
ADV. A. B. MALOO Advocate
Advocate & Notary For
Amravati District (M.S.) India 10/02/'18

Place : Amravati
Dated : 10.02.2018

Encl:- Payment receipt No.1059 dated 06.02.2018 issued by Sub-Registrar, Amravati for Search from 1989 to 2018.

Tuesday,06 February 2018 3:13 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 1059 दिनांक: 06/02/2018

गावाचे नाव: **रहाटगांव**
दस्तऐवजाचा अनुक्रमांक: **अरन1-0-2018**
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: **अँड आकाश बी मालु**
वर्णन **अर्ज् क्र 586, मौजा रहाटगाव मधील सनं 71/1,82/1, प्लॉट नं 6,7,8, सन 1989ते2018 एकुण 30 वर्षे तीन मिळकती**

शोध व निरीक्षणे	रु. 2250.00
एकूण:	रु. 2250.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 2250/-

सह. दुय्यम निबंधक वर्ग-२
अमरावती शहर-१