Swapnil S. Jaju, Advocate

Khaparde Bagicha, Amravati, ☎ 0721-2660590, Mobile : 9730306564, Email : adv.swapnil.jaju@gmail.com

***Date**: 16.07.2019*

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 :-**

   1) Ravindra Madhukarrao Dhule, R/o. Anand Vihar, Amravati
   2) Surendra Madhukarrao Dhule, R/o. Mahavir Nagar, Amravati

2. **DETAILS OF THE PROPERTY:-**

   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 Shegaon, Pragane Nandgaonpeth,** Tq. & Dist. Amravati, out of which **Field Survey No. 52/1** has been sanctioned by the Asstt. Director, Town Planning, Municipal Corporation vide order No. 38/2010 dated 29.06.2009 Amravati and converted to N.A. by an order of the Hon'ble District Collector, Amravati dated 30.08.2010 in Rev. Case No. N.A.P.34/Shegaon-09/2010-2011. from out of this layout Plot No. 10 admeasuring 254.70 sq.mtrs., layout Plot no. 11-A admeasuring 171 sq.mtrs. and layout Plot no. 11-B admeasuring 187.20 sq.mtrs., all the plots being adjoining to each other hence amalgamated vide order passed by Asstt. Director, Town Planning, Municipal Corporation vide order No. 330 dated 19.01.2019 thus total **admeasuring** 612.90 Sq.M. (6597.25 Sq.ft.), which is commonly bounded as under:-

   Towards East - 7.50 mtr wide Road,
   Towards West - 7.50 mtr wide Road,
   Towards North - 9 mtr wide Road,
   Towards South - Survey No. 53 part,

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

3. **NATURE OF THE PROPERTY** :-

   The Property mentioned in Para no. 2 above is "plot".

4. **LIST OF DOCUMENTS VERIFIED (ALL COPIES)**

Sr.No.	Date	Document type and no. of document	Executed by	In favour of	Original/ copy
1	01.07.2011	Sale deed regd at Sr. no. 3201	Atul Pandurangji Alshi+3	Ravindra Madhukarrao Dhule+1	Copy
2	01.07.2011	Sale deed regd at Sr. no. 3202	Atul Pandurangji Alshi+3	Ravindra Madhukarrao Dhule+1	Copy
3	19.01.2019	Amalgamation Order and amalgamation map	A.D.T.P, A.M.C., Amravati	Ravindra Madhukarrao Dhule+1	Copy
4	30.08.2010	NA Order	District Collector, Amravati		Copy
5	30.08.2010	Sanctioned map			Copy
6	18.06.2019	Sanctioned map of construction			Copy
7	----	7/12 extract	Issued by Shegaon Talathi	Ravindra Madhukarrao Dhule+1	Copy

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

A) On the basis of documents supplied to me it seems that originally land admeasuring 5H 68R out of Surve no. 52/1, of mauje Shegaon was purchased owned by 1) Atul Pandurangji Alshi, 2) Anuradha Atul Alshi, 3) Dilip Rupchand Tawani, and 4) Sunita Dilip Tawani

B) Thereafter 1) Atul Pandurangji Alshi, 2) Anuradha Atul Alshi, 3) Dilip Rupchand Tawani, and 4) Sunita Dilip Tawani being the owners of land admeasuring 5 H 68 R land out of the Surve No. 52/1 of Mauje Shegaon who converted the sand land for non-agricultural use by the sanction order of the Assistant Director of Town Planning vide order No. 38/2010 dated 29.06.2009 Amravati and converted to N.A. by an order of the Hon'ble District Collector, Amravati dated 30.08.2010 in Rev. Case No. N.A.P.34/Shegaon-09/2010-2011.

C) Thereafter 1) Atul Pandurangji Alshi, 2) Anuradha Atul Alshi, 3) Dilip Rupchand Tawani, and 4) Sunita Dilip Tawani sold out the Plot No. 10 admeasuring 106.40 sq.mtrs. out of Surve No. 20/1 of Mauje Saturna to its present owner Ravindra Madhukarrao Dhule and Surendra Madhukarrao Dhule vide registered sale deed dated 01.07.2011 regd. At Sr. no. 3201, with Sub-Registrar Amravati City-3 and mutated his name in record of rights vide entry no. 20026 and 21901 dated 05.01.2019 by the office of Talathi Shegaon.

D) Thereafter 1) Atul Pandurangji Alshi, 2) Anuradha Atul Alshi, 3) Dilip Rupchand Tawani, and 4) Sunita Dilip Tawani sold out the Plot No. 11A and 11B total admeasuring 358.20 sq.mtrs. out of Surve No. 52/1of Mauje Shegaon to its present owner Ravindra Madhukarrao Dhule and Surendra Madhukarrao Dhule vide registered sale deed dated 01.07.2011 regd. At Sr. no. 3202, with Sub-Registrar Amravati City-3 and mutated his name in record of rights vide entry no. 20026 and 21912 dated 10.12.2018 by the office of Talathi Shegaon.

E) Thereafter Ravindra Madhukarrao Dhule and Surendra Madhukarrao Dhule applied to A.D.T.P., Amravati Municipal Corporation, Amravati for amalgamation of the above said Plot Nos. 10, 11A and 11B total admeasuring 612.90 sq.mtrs. out of Surve No. 52/1of Mauje Shegaon and A.D.T.P., Amravati Municipal Corporation, Amravati allowed the said application and granted permission for amalgamation of the above said plots vide dated 01.07.2011 regd. At Sr. no. 3202, with Sub-Registrar Amravati City-3 and mutated his name in record of rights vide order No. 330 dated 19.01.2019.

F) Thereafter Ravindra Madhukarrao Dhule and Surendra Madhukarrao Dhule applied to A.D.T.P., Amravati Municipal Corporation, Amravati for the construction of residential flat scheme on the said amalgamated Plot No. 10,11A and 11B total admeasuring 612.90 sq.mtrs. out of Surve No. 52/1 of Mauje Shegaon, and the A.D.T.P., Amravati Municipal Corporation, Amravati allowed the application and sanctioned grant map for construction to construct the flat scheme consisting of 17 apartments vide building permit no. 0061 dated 18.06.2019,

Hence, I am of the opinion that the Ravindra Madhukarrao Dhule and Surendra Madhukarrao Dhule of Amravati, are the recorded owners of the property 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
15.07.2019	MH004023358201920E	2006 to 2019	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 14 years from the 2006 to 2019. I have to cause the search with Sub Registrar office Amravati City vides Search receipt No. MH004023358201920E dated 15.07.2019 for the period 2006 to 2019. That as the Index No. II registered for the year 2019 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 search taken by me and after scrutinizing documents as mentioned in para 4 above produced before me, I am of the opinion and accordingly I certify that the Ravindra Madhukarrao Dhule and Surendra Madhukarrao Dhule are the recorded owners of the above said property described in para No. (2) above and has got clear and marketable title free from all encumbrances.

Thanking you,

Advocate Swapnil S. Jaju

Adv. S. S. JAJU
Khaparde Bagicha,
AMRAVATI ☎ 0721-2660590

CHALLAN
MTR Form Number-6

GRN MH004023358201920E	**BARCODE**	**Date** 15/07/2019-19:04:50	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1		**Full Name**	Adv Swapnil S Jaju
Location AMRAVATI			
Year 2019-2020 From 15/07/2006 To 15/07/2019		**Flat/Block No. Premises/Building**	Khaparde Bagicha
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	350.00	**Area/Locality Town/City/District**	Amravati
		PIN	
		Remarks (If Any)	Survey No. 52/1 Plot No. 10 11A 11B total admeasuring 612.90 SqM
Total	350.00	**Amount In Words**	Three Hundred Fifty Rupees Only

Payment Details UNION BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02901792019071533973	34532173
Cheque/DD No.		Bank Date	RBI Date	15/07/2019-19:05:57	Not Verified with RBI
Name of Bank		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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 15-07-2019 07:06:06