P.U. Deshmukh
Advocate

Ph.0721-2663232
M. 9975609717

OFFICE : Near Dr. Belsare's Hospital,Khaparde Garden, Camp, AMRAVATI.

Date :.....

Ref. No.....

Date: 25/7/2017

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of M/s.Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wahkhade, Shri Dilip Damodhar Dabhade & Shri Shailesh Manoharrao Wankhade, all r/o Amravati.

Dear Sir,

Having been engaged by M/s.Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wahkhade, Shri Dilip Damodhar Dabhade & Shri Shailesh Manoharrao Wankhade, all r/o Amravati for preparing the title investigation and search report. I, P.U.Deshmukh, Advocate, r/o Khaparde Bagicha, Amravati, do hereby submit my report as under:-

SCHEDULE OF THE PROPERTY

(1) "Layout converted **plot No.4**, admeasuring **14443.88 sq.ft. (1341.87 sq.mtrs.)** from F.S.No.183/1-A of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Rahatgaon-101/2012-13 decided on 7/5/2013 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Road in the layout;

Towards West: Layout of survey no.183;

Towards North: Layout plot no.3;

Towards South: Layout of survey No.184."

(2) "TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/22/2010 dated 26/10/2010, certificate no.22 total area of 4279 sq.mtrs. in Zone-B of Amravati, **out of which T.D.R. rights, admeasuring 9393.48 sq.ft. (873.00 sq.mtrs.)** from F.S.No.6/1 of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati, acquired by Amravati Municipal Corporation for D.P.road...."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Revenue Records I find that the F.S.No.183/1-A, total admeasuring 2 Hec. 22 R, out of which land admeasuring 00

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Hec. 97 R of Mouje Rahatgaon was originally owned and possessed by Shri Sushant Sureshrao Charjan, r/o Rahatgaon, Amravati for the period relevant to this search report.

Thereafter I find that Shri Sushant Sureshrao Charjan has sold the said field, admeasuring 00 Hec. 97 R to Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wankhade, Shri Shailesh Manoharrao Wankhade, Shri Dilip Damodhar Dabhade & Shri Dnyaneshwar Shankarrao Hiwse as per registered sale deed dated 5/4/2013, which is registered with Sub-Registrar Office, Amravati at Sr.No.1775 and thus they became the joint owners of the said field. .

Thereafter I find that the said Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wankhade, Shri Shailesh Manoharrao Wankhade, Shri Dilip Damodhar Dabhade & Shri Dnyaneshwar Shankarrao Hiwse had obtained permission for conversion of the said field from agriculture into non-agriculture i.e. for residential purpose as per Rev.Case No. NAP-34/Rahatgaon-101/2012-2013. That in the said case, the Collector, Amravati has granted permission for conversion as per vide order passed on 18/7/2013. As per sanctioned layout plan, the total six plots in this layout. The number of the plots are as under:-

i) Plot No.1, admeasuring 990.00 sq.mtrs.
ii) Plot No.2, admeasuring 529.75 sq.mtrs.
iii) Plot No.3, admeasuring 1188.25 sq.mtrs.
iv) **Plot No.4, admeasuring 1341.87 sq.mtrs.**
v) Plot No.5, admeasuring 1232.00 sq.mtrs.
vi) Plot No.6, admeasuring 1078.00 sq.mtrs.

Thus Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wankhade, Shri Shailesh Manoharrao Wankhade, Shri Dilip Damodhar Dabhade & Shri Dnyaneshwar Shankarrao Hiwse became the joint owners of the said plots referred above and their names have been recorded in Gaon Namuna 2.

Besides the aforesaid plots, Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wankhade & Shri Dilip Damodhar Dabhade had purchased TDR rights, admeasuring 873.00 sq.mtrs. (9393.48 sq.ft.) as per registered sale deed dated 16/5/2016 registered at Sr.No.2272 from out of the TDS certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/22/2010 dated 26/11/2010, certificate no.22 for a total area of 4279 sq.mtrs. in Zone-B of Amravati from F.S.No.6/1 of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati, acquired by Amravati Municipal Corporation for D.P.Road.....

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That at the time of formation of the partnership by name Nakshatra Builders & Developers, there were total four partners, namely, Shri Sachin Ramdasrao Wankhade, Shri Shailesh Manoharrao Wankhade, Shri Dilip Damodhar Dabhade & Shri Dnyaneshwar Shankarrao Hiwse. Thereafter, out of the said partnership firm, Shri Dnyaneshwar Shankarrao Hiwse has decided to retire from the said partnership due to his own economical difficulty. However, the other partners of the partnership firm have considered the genuine difficulty of Shri Dnyaneshwar Shankarrao Hiwse and they have given consent his retirement from the said firm. Accordingly, a deed of modification & retirement has been executed among the partners on 1/1/2014 and thus Shri Dnyaneshwar Shankarrao Hiwse has been retired from the said firm with effect from 1/1/2014. Therefore, at present there are only three partners in the partnership of Nakshatra Builders & Developers and they have equal share in the said partnership firm.

Thereafter I find that Nakshatra Builders & Developers, through its Partners have decided to construct a flat scheme by name & styled as 'Uttara Residency' on the plot no.4, admeasuring 1341.87 sq.mtrs. (14443.88 sq.ft.) and they have submitted a building construction plan before A.D.T.P., Municipal Corporation, Amravati. The said building plan has been approved & sanctioned by A.D.T.P., Municipal Corporation, Amravati as per vide order No.1097 dated 19/9/2016.

I further find that after sanction of the building plan a Deed of Declaration of the said scheme was registered with the Sub-Registrar Office, Amravati on 28/10/2016 registered at Sr.No.4418/2016 as per the provisions of Maharashtra Apartment Ownership Act, 1970. As per the said deed of declaration, the grantors have decided to construct a apartment scheme by named and styled as Uttara Residency, consisting of 36 flats situated on the first, second, third, fourth, fifth & sixth floor.

Uttara Residency scheme shall consist of 36 family units. The details of family units are as under:-

Flat No.	Floor	Built up area in sq.mtr.	Super built up area in sq.mtr.	Location	Undivided Share in %
101	First	60.00	87.99	South-West	2.70
102		60.00	87.99	South-East	2.70
103		60.00	87.99	West	2.70
104		60.00	87.99	West	2.70
105		60.00	87.99	North-West	2.70
106		60.00	87.99	North-East	2.70
201	Second	60.00	87.99	South-West	2.70
202		60.00	87.99	South-East	2.70
203		60.00	87.99	West	2.70
204		60.00	87.99	West	2.70

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205		60.00	87.99	North-West	2.70
206		60.00	87.99	North-East	2.70
301	Third	60.00	87.99	South-West	2.70
302		60.00	87.99	South-East	2.70
303		60.00	87.99	West	2.70
304		60.00	87.99	West	2.70
305		60.00	87.99	North-West	2.70
306		60.00	87.99	North-East	2.70
401	Fourth	60.00	87.99	South-West	2.70
402		60.00	87.99	South-East	2.70
403		60.00	87.99	West	2.70
404		60.00	87.99	West	2.70
405		60.00	87.99	North-West	2.70
406		60.00	87.99	North-East	2.70
501	Fifth	60.00	87.99	South-West	2.70
502		60.00	87.99	South-East	2.70
503		60.00	87.99	West	2.70
504		60.00	87.99	West	2.70
505		60.00	87.99	North-West	2.70
506		60.00	87.99	North-East	2.70
601	Fifth	60.00	87.99	South-West	2.70
602		60.00	87.99	South-East	2.70
603		60.00	87.99	West	2.70
604		60.00	87.99	West	2.70
605		60.00	87.99	North-West	2.70
606		60.00	87.99	North-East	2.70

Thus I find that Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wankhade, Shri Dilip Damodhar Dabhade & Shri Shailesh Manoharrao Wankhade are intending to construct, 36 family units as described above and the said family units shall be available for purchase of the intending purchasers.

Thereafter I find that M/s.Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wahkhade, Shri Dilip Damodhar Dabhade & Shri Shailesh Manoharrao Wankhade has obtained project loan from State Bank of India, SME Branch, Cotton Market, Amravati. Therefore, subject to charge of project loan of State Bank of India, SME Branch, Cotton Market, Amravati, there is no other charge on the said property.

2) I further opine and certify that, I have gone through the Index-II registers with the Sub-Registrar Office, Amravati and I have verified the said register for the last since 30 years i.e. 1988 to 2017. After verification of the said records, I find that the title of the aforesaid property got by M/s.Nakshatra Builders & Developers, through its Partners Shri Sachin Ramdasrao Wahkhade, Shri Dilip Damodhar Dabhade & Shri Shailesh Manoharrao Wankhade is free from any charge, encumbrances, lien and obligation,

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subject to charge of project loan of State Bank of India, SME Branch, Cotton Market, Amravati.

3) That all the relevant document of title placed before me are xerox and appear to be genuine. I have verified and tallied these documents from the records of Registrar of Documents at Amravati.

4) I am satisfied and confirmed that the property is heritable and transferable and the transferer has right to transfer the same. All necessary parties have been joined in the documents and the documents have legal desired effect. Facts and event material to title have been satisfactorily proved.

5) I have also confirmed from Government and Public Land Acquisition Authorities that the property described in schedule is not subject to any acquisition or requisition from these authorities.

6) In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar's office upto date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of proposed purchaser is clear and marketable, subject to charge of project loan of State Bank of India, SME Branch, Cotton Market, Amravati.

7) I have to further add here that there is no impediment, if the intending borrower, mortgages the property for raising the loan and such property will be good and marketable security for the bank.

8) That all the following relevant documents of title have been verified by me.

1. Copy of registered sale deed dated 5/4/2013.
2. Copy of N.A.Order alongwith layout plan dated 18/7/2013.
3. Copy of sale deed of TDR dated 16/5/2016.
4. Copy of approved building plan dated 19/9/2016
5. Copy of Deed of Declaration dated 28/10/2016.
6. Copy of village form 2 dated 11/4/2016.

I have verified and tallied the aforesaid documents from the Revenue records of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati and also the records of Registering Authority.

Thanking you,

Yours faithfully,

Dated : 25/7/2017
Place: Amravati

(P.U.Deshmukh)
Advocate

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Tuesday,25 July 2017 2:13 PM

इतर पावती

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

पावती क्रं.: 5320 दिनांक: 25/07/2017

गावाचे नाव: रहाटगांव
दस्तऐवजाचा अनुक्रमांक: अरन1-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड पी यु देशमुख
वर्णन अर्ज् क्र 3380, मौजा रहाटगांव सनं 183/1ए, प्लॉट नं 4, सन 1988ते217 एकुण 3वर्षे

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

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