P.U. Deshmukh
Advocate

Ph.0721-2663232
M. 9975609717

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

Ref. No.....

Date :.....

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.5**, admeasuring **13261.25 sq.ft. (1232 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: Layout of survey No.183;

Towards West: Road in the layout;

Towards North: Layout plot no.6;

Towards South: Layout of survey No.184."

(2) "TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/50/2012 dated 30/4/2013, certificate no.50 total area of 17200 sq.mtrs. in Zone-B of Amravati, **out of which T.D.R. rights, admeasuring 8622 sq.ft. (801.00 sq.mtrs.)** from F.S.No.73/2 of Mouje Peth Amravati, Pragane Badnera, Tq. & Distt.Amravati, acquired by Amravati Municipal Corporation for Primary school ...."

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 Hec.

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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 "Purva Residency" on the plot no.5, admeasuring 1232 sq.mtrs. (13261.25 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.1896 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.4419/2016 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 Purva Residency, consisting of 33 flats situated on the first, second, third, fourth, fifth & sixth floor.

Purva Residency scheme shall consist of 33 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	60.90	84.419	North-West	2.99
102		60.90	84.419	North-East	2.99
103		60.90	84.419	East	2.99
104		60.90	84.419	East	2.99
105		60.90	84.419	South-East	2.99
106		60.90	84.419	South-West	2.99
201	Second	60.90	84.419	North-West	2.99
202		60.90	84.419	North-East	2.99
203		60.90	84.419	East	2.99
204		60.90	84.419	East	2.99

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205		60.90	84.419	South-East	2.99
206		60.90	84.419	South-West	2.99
301	Third	60.90	84.419	North-West	2.99
302		60.90	84.419	North-East	2.99
303		60.90	84.419	East	2.99
304		60.90	84.419	East	2.99
305		60.90	84.419	South-East	2.99
306		60.90	84.419	South-West	2.99
401	Fourth	60.89	84.400	North-West	2.99
402		60.89	84.400	North-East	2.99
403		60.89	84.400	East	2.99
404		60.89	84.400	East	2.99
405		60.89	84.400	South-East	2.99
406		60.89	84.400	South-West	2.99
501	Fifth	60.89	84.400	North-West	2.99
502		60.89	84.400	North-East	2.99
503		60.89	84.400	East	2.99
504		60.89	84.400	East	2.99
505		60.89	84.400	South-East	2.99
506		60.89	84.400	South-West	2.99
602	Sixth	62.85	86.36	North-East	3.09
603		62.85	86.36	East	3.09
605		62.85	86.39	South-East	3.09

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, 33 family units as described above and the said family units shall be available for purchase of the intending purchasers.

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.

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.

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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.

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 26/8/2016.
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 15/11/2016.

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