

Ref. :

Date : 19th Dec. 2016

- TO WHOMSOEVER IT MAY CONCERN -

SEARCH AND TITLE VERIFICATION REPORT

SUBJECT : Search and Title Verification Report for the period of last 13 years in respect of Shop/office bearing nos. G-01, G-02 & G-03 on ground floor, Apartments / Flat No. 101, 102 on first floor, Apartments / Flat No. 201, 202 on second floor, Apartments / Flat No. 301, 302 on third floor and Apartments / Flat No. 401, 402 on fourth floor, out of building name and style as "Shri Ganesh Residency", to be constructed on Plot No. 10, total admeasuring 3875 sq. ft. (360.12 sq. mtrs.), out of Field Survey No. 40/2, of Mouje - Benoda, owned and possessed by Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.

Dear Sir / Madam,

1. That **Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle**, resident of Amar Colony, Amravati, approached with the relevant documents of title and requested to give search report in respect of the property described herein below, which is hereinafter referred to as "said plot".

DESCRIPTION OF SAID PLOT

"All the piece and parcel of land situated at **Mouje - Benoda**, Tq. & Dist. Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati city in the area known as 'Pundlikbaba Sahakari Gruhnirman Sanstha', bearing **Field Survey No. 40/2**, of which layout conversion is passed in Rev. Case No. N.A.P. 34/Benoda-12/1981-82, dated 13.10.1981, out of this Layout **Plot No. 10**, total admeasuring **3875 sq.ft. (360.12 sq. mtrs)**, which is bounded as under :-

Towards East : Service Lane,
Towards West : Road,
Towards North : Layout Plot No. 11, and,
Towards South : Road....."

which is hereinafter referred to as the "land or said plot / land".



DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 56.69 sq. mtrs. (610 sq. ft.) from out of total rights admeasuring 1367.50 sq. mtrs. (Zone-B) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/37/2011, dated 04.07.2011 and certificate No. 37, for a lieu of 2500 sq. mtrs. of land from out of Field Survey No. 194/1 of Mouje - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...." which is hereinafter referred to as the "T.D.R. [Rights]".

DESCRIPTION OF THE SAID SHOP/OFFICE/APARTMENTS/FLATS

"Shop/office bearing nos. G-01, G-02 & G-03 on ground floor, Apartments / Flat No. 101, 102 on first floor, Apartments / Flat No. 201, 202 on second floor, Apartments / Flat No. 301, 302 on third floor and Apartments / Flat No. 401, 402 on fourth floor, from out of the building known as "Shri Ganesh Residency", situated in the area known as Pundlikbaba Sahakari Gruhnirman Sanstha, Bypass Road, Amravati, to be constructed on the said plot described above according to map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide Building Permit No. 1055, dated 15.09.2016, alongwith undivided proportionate share in the abovesaid property, which is bounded as per sanctioned map, the details of the said Shop/office and Flat / Apartment / Family Unit is as under :-

Situation of the Floor	Shop/Office / Flat Nos.	Builtup area in Sq. Mtrs.	Percentage (%) of Land Share
Ground Floor	Shop/Office No. G-01	10.29	2.64
	Shop/Office No. G-02	10.29	2.64
	Shop/Office No. G-03	10.29	2.64
First Floor	Flat No. 101 (Western Side)	73.11	11.51
	Flat No. 102 (Eastern Side)	73.11	11.51
Second Floor	Flat No. 201 (Western Side)	73.11	11.51
	Flat No. 202 (Eastern Side)	73.11	11.51
Third Floor	Flat No. 301 (Western Side)	73.11	11.51
	Flat No. 302 (Eastern Side)	73.11	11.51
Fourth Floor	Flat No. 401 (Western Side)	73.11	11.51
	Flat No. 402 (Eastern Side)	73.11	11.51
	TOTAL		100.00



2. That I have caused the search of following documents for tracing the title of said plot -:

- i) Sale Deed dated 05.01.2016, registered at sr. no. 36, with the office of Sub Registrar, Amravati City-1, executed by Shri Satish Kesharao Sewane, resident of Pundlikbaba Society, Amravati, in favour of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, in respect of Plot No. 10, admeasuring 314.12 sq.mtrs.
- ii) Sale Deed dated 10.06.2016, registered at Sr. No. 1416, with the office of Sub Registrar, Amravati City-2, executed by Pundlikbaba Sahakari Gruhnirman Sanstha Ltd., Amravati, in favour of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, in respect of Plot No. 10, admeasuring 46 sq.mtrs.
- iii) Sale Deed of T.D.R. dated 04.06.2016, registered on 06.06.2016, at sr. no. 1299, with the office of Sub Registrar, Amravati City-2, executed by Shri Atul Wamanrao Joshi & Smt. Sunanda Wamanrao Joshi, both resident of Bhaji Bazar, Amravati, in favour of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.
- iv) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1055, dated 15.09.2016 for construction of apartment.
- v) Deed of Declaration dated 18.11.2016, registered at Sr.No. 3522, with the office of Sub-Registrar, Amravati City-2, executed by Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.
- vi) Index - II register of Sale deeds dated 05.01.2016, 10.06.2016, 04.06.2016 and Deed of Declaration dated 18.11.2016.
- vii) N.A. order dated 13.10.1981, passed in Revenue Case No. N.A.P. 34/Benoda-12/1981-82, dated 13.10.1981.
- viii) Layout Map passed in Revenue Case No. N.A.P. 34/Benoda-12/1981-82, dated 13.10.1981.



(4)

ix) Gaon Namuna 6/2, dated 04.07.2016 showing ownership of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, issued by Talathi, Amravati.

3. That upon perusal of above said documents it is observed that the Field Survey No. 40/2, admeasuring 3 Acre 34.5 Gunthe was initially converted into layout vide order passed by Hon'ble Sub Divisional Officer, Amravati, in Rev. Case No. N.A.P. 34/Benoda-21/1979-80, dated 31.07.1980, which was got revised vide N.A.P. 34/Benoda-12/1981-82, dated 13.10.1981.

4. That, from out of the abovesaid layout, several plots were initially owned by Pundlikbaba Sahakari Gruhnirman Sanstha, Amravati, out of which the Layout Plot No. 10, admeasuring 3380 sq.ft. (314.12 sq. mtr.) i.e. part of said land/plot, from out of Field Survey No. 40/2, was allotted vide Society Resolution No. 5, dated 15.03.1988, to Shri Satish Kesharao Sewane, resident of Pundlikbaba Society, Amravati.

5. That Shri Satish Kesharao Sewane, resident of Pundlikbaba Society, Amravati, sold the Plot No. 10 (part), admeasuring 3380 sq.ft. (314.12 sq. mtr.), i.e. part of said land/plot, vide Sale Deed dated 05.01.2016, registered at sr. no. 36, with the office of Sub Registrar, Amravati City-1, to Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.

6. That Pundlikbaba Sahakari Gruhnirman Sanstha, Amravati, sold the Plot No. 10 (part), admeasuring 495 sq.ft. (46 sq. mtr.), i.e. part of said land/plot, vide Sale Deed dated 10.06.2016, registered at Sr. No. 1416, with the office of Sub Registrar, Amravati City-2, to Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.

7. That in pursuance of Sale Deed dated 05.01.2016 and 10.06.2016, Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, became the sole and absolute owner of the said land/plot, and mutated his name in records of right, which can be perused from the Gaon Namuna 6/2, dated 04.07.2016, issued by Talathi, Amravati.

8. That Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, vide Sale Deed dated



04.06.2016, registered on 06.06.2016, at sr. no. 1299, with the office of Sub Registrar, City-2, purchased T.D.R. (Rights) equivalent to 56.69 sq. mtr. (610 sq. ft.) from out of total rights admeasuring 1367.50 sq. mtr. Zone-B of TDR certificate bearing No. 37, Issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/37/11, dated 04.07.2011, for a lieu of 2,500 sq. mtr. of land from out of Field Survey No. 194/1 (Part) of Mauje - Rahatgaon, Tq. & Dist. Amravati, from Shri Atul Wamanrao Joshi & Smt. Sunanda Wamanrao Joshi, both resident of Bhaji Bazar, Amravati.

9. That Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, have got the map sanctioned by the Municipal Corporation of City of Amravati vide Building Permit No. 1055, dated 15.09.2016 to construct the building known as "Shri Ganesh Residency" which would consists of all together 3 (Three) Shop/office on ground floor and 8 (Eight) independent apartments / family units on first to upper floors, as per specification mentioned in description of the said Flats / Apartments. That Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amravati have also commenced the construction of the said "Shri Ganesh Residency".

10. That Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, has also submitted the said plot and Apartments to be constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the declaration as provided by sec. 11 of the said Act, dated 18.11.2016, registered at Sr. No. 3522, with the office of the Sub-Registrar, Amravati City-2.

11. 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 para no. 2.

12. I have also caused a search of Index No. II at the office of Sub Registrar, Amravati for the period of last 13 years i.e. from the year 2004 to 2016, vide receipt no. 7201, dated 14.12.2016, however it was informed by the concerned officer, that some part of Index-II register had been sent for the computerisation and binding purposes, thus the whole portion could not be availed in totality at once, on the other hand, as the process of registration is centralized, therefore it is not at all possible to



verify each and every entry of all the sub-registrar office, however due care was taken for obtaining search.

13. That during my search, I did not come across any transactions so as to effect title of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, in respect of plot under the said property. I have also got confirmed that the said plot is 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 or sanctioned development plan of Municipal Corporation of City of Amravati.

14. That relying upon the documents referred to in para no. 2 above and search taken, I am of the opinion and accordingly I certify that the said plot is free from all encumbrances and **Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle**, resident of Amar Colony, Amravati, is the sole and absolute owner of the plot under the said property, and having a clear marketable title with every right to construct the said "Shri Ganesh Residency" over the said plot and further sale the same to any person as per his wish.

Your's faithfully,

V.G.

V. G. Lakhotia,
Advocate

V. G. Lakhotia
Advocate
Rajawade, Amravati



Place : Amravati
Dated : 19.12.2016

Encl.: Receipt no. 7201, dated 14.12.2016



Wednesday, 14 December 2016 4:33 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7201 दिनांक: 14/12/2016

गावाचे नाव: बेनोडा

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड व्ही जी लखोटीया रा. राजापेठ अमरावती

वर्णन शोध अर्ज क्र 3340/2016 मौजे बेनोडा स. क्र 40/2 प्लॉट क्र 10 सन 2004 ते 2016 एकूण 13 वर्ष

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-