



SEARCH & TITLE VERIFICATION REPORT

To,

The Branch Manager,

Buldhana Urban Co-op. Credit Society

Ltd. Buldhana, Branch at Rathi Nagar, Amravati

Sir,

Maharudra Infracombines Pvt. Ltd. Through
Directors Dinesh Jayprakash Sabu and Abhijeet
Subhashchandra Bobade, Both R/o. Amravati, approached me
and requested for search and title deeds verification in respect
of property described as below :-

**Name of the Unit/concern/Company/Person offering the
property as security.**

That, Maharudra Infracombines Pvt. Ltd. Through
Directors approached for borrower on the security of the
property which is situated within the limit of Sub Registrar,
Amravati City and within the jurisdiction of Amravati
Municipal Corporation situated at Mouja - Rahatgaon, Pragane
- Nandgaon Peth, Tq. & Dist. Amravati,

- (1) Field Gut No. 186/1, Layout Plot No. 1, admeasuring
6134.09 sq.ft. (570.15 sq.mtr.) and
- (2) Field Gut No. 189/1, Layout Plot No. 26, thereon
construction Yashasvi Apartment 2, out of Flat No. 201,
built-up area 42.93 sq.mtr., proportionate share 15.91 %
in the land.

**Particulars of documents scrutinized serially and
chronologically**

Sandesh R. Aher
Reg. No. Mah/5475103
Near Anant Mangalkaryala
Taper Hostel, Rajapeth,
Amravati M-9049128365

That, the following documents supplied to me for scrutinized and submitting the title search report in respect of property described in this report.

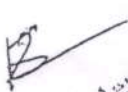
1. 16.07.2016	Gaon Namuna 6	Certified
2. 17.07.2016	Gaon Namuna 2	Certified
3. 10.06.2016	Sale deed	Xerox
4. 09.06.2016	Gaon Namuna 6	Certified
5. 09.06.2016	Gaon Namuna 2	Certified
6. 19.05.2015	Sale Deed	Xerox
7. 14.12.2015	Deed of Declaration	Xerox

Description of Property

A. That, the subject matter of legal scrutiny report, the property which is situated within the limit of Sub Registrar, Amravati City and within the jurisdiction of Amravati Municipal Corporation situated at Mouja - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, Field Gut No. 186/1, Layout Plot No. 1, admeasuring 6134.09 sq.ft. (570.15 sq.mtr.)

Brief History and Flow of Title

A. Upon verification of Index-II register and revenue records I find that, initially the owner of the Plot admeasuring area 570.15 sq.mtr. for Field Gut No. 186/1, Plot No. 1 at Mouje - Rahatgaon was originally owned and possessed by Mahavirprasad Rameshwarlal Vaishnav, R/o. Ichalkaranji, Dist. Kolhapur and his self acquired property thereafter he has sold the said plot to Shyam Prabhakar Rao Kedare


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Reg. No. Mah/54/505
Near Anand Mangankarwale
Tajur Hospital, Rajepeth,
Amravati. 430431/28385

by way of registered sale deed dated 29.07.2015 vide Regd. No.1684. Thereafter Shyam Prabhakar Rao Kedare sold the above said plot to Maharudra Infracombines Pvt. Ltd. Through Directors Dinesh Jayprakash Sabu and Abhijeet Subhashchandra Bobade by way of registered Sale Deed dated 10.06.2016, registered at Sr.No. 1399. By virtue of this sale deed Maharudra Infracombines Pvt. Ltd. Through Directors Dinesh Jayprakash Sabu and Abhijeet Subhashchandra Bobade became the absolute owner and possessor of above said plot and their name recorded in Gaon-Namuna 6 by mutation entry No. 31245 on dt. 13.06.2016.

Description of Property

B. That, the subject matter of legal scrutiny report, the property which is situated within the limit of Sub Registrar, Amravati City and within the jurisdiction of Amravati Municipal Corporation situated at Mouja - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, Field Gut No. 189/1, Layout Plot No. 26, admeasuring 3250 sq.ft. thereon construction **Yashasvi Apartment 2**, out of **Flat No. 201**, built-up area 42.93 sq.mtr., proportionate share 15.91 % in the land.

Brief History and Flow of Title

B. Upon verification of Index-II register and revenue records I find that, initially the owner of the Plot No. 26, admeasuring area 3250 sq.ft. for Field Gut No.

Desh R. Ahir
No. Mah/5475/06
Anant Mangalkaryala
Aper Hostel, Rajapeth,
Amravati M-9049128365

189/1 situated at Mouje - Rahatgaon was originally owned and possessed by Prakash Sahdeorao Tarekar, R/o. Amravati and his self acquired property thereafter he has sold the said plot to Rajendra Tryambakappa Akkalwar by way of registered sale deed dated 27.11.2000 vide Regd. No.5237. Thereafter Rajendra Tryambakappa Akkalwar sold the above said plot to Maharudra Infracombines Pvt. Ltd. Through Directors Dinesh Jayprakash Sabu and Abhijeet Subhashchandra Bobade by way of registered Sale Deed dated 19.05.2015, registered at Sr.No. 1758. By virtue of this sale deed Maharudra Infracombines Pvt. Ltd. Through Directors Dinesh Jayprakash Sabu and Abhijeet Subhashchandra Bobade became the absolute owner and possessor of above said plot and their name recorded in Gaon-Namuna 6 by mutation entry No. 29569 on dt. 25.05.2015.

Thereafter Maharudra Infracombines Pvt. Ltd. Through Directors Dinesh Jayprakash Sabu and Abhijeet Subhashchandra Bobade thereupon constructed residential complex known as "Yashasvi Apartment -2" by obtaining permission of A.M.C. Amravati vide Order No. 0860, on dated 28.09.2015 and executed Deed of Declaration on dt. 14.12.2015 vide Sr.No. 4698/2015, having Second floor Flat No. 201, built-up area 42.93 sq.mtr., proportionate share 15.91 % in the land.

Dinesh R. Ahir
S. Mah/5475/06
Smt. Mangalkaryala
At Mouje, Rahatgaon.
Amravati. Ph. 9924912335

I, have inspected the Index II Register kept for inspection in the Office of Sub Registrar Amravati by paying necessary fee for the period 2004 to 2016 vide receipt No. 8133 and 8131 on dt. 29.08.2016.

I am not across any transaction in respect of above said properties during the inspection of Index-II Register.

Upon the perusal of above said documents it appears that the documents place before me are beyond suspicious. There is no charge, loan, lien or encumbrances or obligations of over the said property either of any society or any other financial institute.

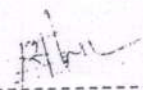
I have inquired before concern authorities about the said property and upon inquiry I have found that the above said property is not subject of any acquisition proceedings.

I certified that this property is owned and possessed by Maharudra Infracombines Pvt. Ltd. Through Directors Dinesh Jayprakash Sabu and Abhijeet Subhashchandra Bobade, Both R/o. Amravati, Tq. & Dist. Amravati, and is acceptable as a security for the purpose of loan. For the satisfaction of your society.

Hence this report.

Date : 30.08.2016

Place : Amravati



Adv. Sandesh R. Aher

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Reg.No. Man/5475/06
Near Anant Mangalkaryala
Tapor Hostel, Rajapur,
Amravati, Maharashtra