

To,

**Sahas Land & Infra Developers Pvt. Ltd.
Through its Director Shri. Surendra Ramchandra Mahakalkar,
r/o. Gitai Mandir road, Wardha Tq.Dist.Wardha**

Sub ; The Title Verification cum search Report.

Respected Sir,

Having been engaged by Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri. Surendra Ramchandra Mahakalkar, r/o. Gitai Mandir road, Wardha Tq.Dist.Wardha i.e. owner for preparing title verification and search report of the property, I Shri G. A. Jachak, Advocate, r/o Wardha do hereby submit my report as follows:-

1. That the borrower Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri. Surendra Ramchandra Mahakalkar, r/o. Gitai Mandir road, Wardha Tq.Dist.Wardha is absolute owner, possessor and title holder of Plot no. 30, area 278.71 sq.mt. and plot no. 32, area 404.12 sq. mtr. total area of both plots, 682.83 out of diverted field survey no. 19/2, 25 (old) and New no.39 situated at mouza Nalwadi, mouza no.73, Patwari Halka no.22, within limits of Gram Panchayat Nalwadi, Tq.Dist.Wardha.

(The property is fully described in Schedule hereto)

2. That the borrower/owner Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri. Surendra Ramchandra Mahakalkar is acquires the title of the properties i.e. Plot no. 30, area 278.71 sq. mtr. by virtue of registered sale-deed executed by Sau. Kavita Ajit Luniya, r/o. Gitai Nagar, Nagpur road, Wardha, Distt, Wardha vide document no. 2697/2016, dt. 21/11/2016, for valuable consideration of Rs.20,00,000/- before the Sub- Registrar, Wardha and Plot no. 32, area 404.12 sq. mtr. by virtue of registered sale-deed executed by Shri Ajit Punamchand Luniya and Sau. Kavita Ajit Luniya, both r/o. Gopuri chowk, Nalwadi, Tq. Distt, Wardha vide document no.2698/2016, dt.21/11/2016, for valuable consideration of Rs.30,00,000/- before the Sub- Registrar, Wardha.

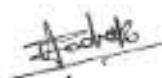
3. That, the title history for last 30 yrs. from this date shows the following chain of transactions. Originally the field survey no. 19/2, 25 (old) and New no.39, area 2.45 H.R. situated at mouza Nalwadi, Tq.Dist.Wardha was owned and possessed by Smt. Chandabai Punamchand Luniya. Thereafter Smt. Chandabai Punamchand

Jachak

Luniya has applied for conversion of said land into residential use before S.D.O., Wardha and hence as per order passed in Rev.case no.NAP-34/3/1982-83, vide order dated 28/01/1984, thereby granted sanction for residential purposes. Thereafter various plots were laid down therein including Plot no.30 & 32 and hence the said layout is well sanctioned layout. Thereafter, Smt. Chandabai Punamchand Luniya in her life time executed a registered a will-deed on dated 22/12/1988 vide registered document no. 1617 in respect above diverted layout. On perusal of will-deed it seems that she had given her property in percentage instead of allotment of specific plots in number. As per will deed she had bequithed 35 % area jointly to Ajit Punchand Luniya and Sau. Kavita Ajit Luniya and 35 % share given to Sau. Kavita Ajit Luniya seperately and 30% area given to Sau. Ravibala Surendrakumar Chordiya. Thereafter, Smt. Chandabai Punamchand Luniya has died and after her death her legal heirs as per will deed namely Shri Ajit Punamchandji Luniya, Sau. Kavita Ajit Luniya and Sau. Ravibala Surendrakumar Chordiya came on revenue record. As stated above deceased Chandabai Punamchand Luniya has not mentioned the specific plot numbers in her will-deed therefore for possession of specific plots numbers they executed a registered partition deed in between them on dated 10/10/2003 vide document no. 5029/2003 before Sub-Registrar, Wardha. And as per partitioned deed Plot no. 30, area 278.71 sq. mtr came into possession of Sau. Kavita Ajit Luniya and Plot no. 32, area 404.12 sq. mtr. came into possession of Shri Ajit Punamchand Luniya and Sau. Kavita Ajit Luniya.

Thereafter, Sau. Kavita Ajit Luniya sold out the plot no. 30, area 278.81 sq. mtr. to Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandrarao Mahakalkar by way of registered sale deed on dated 21/11/2016 for a valuable consideration of Rs.20,00,000/- before Sub-Registrar, Wardha vide document no. 2697/2016. On the same day Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandrarao Mahakalkar purchased the plot no. 32 area, 404.12 sq. mtr. from Shri Ajit Puamchand Luniya and Sau. Kavita Ajit Luniya by way of registered sale deed for valuable consideration of Rs. 30,00,000/- before Sub-Registrar, Wardha vide document 2698/2016. As per both sale-deed the name of Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandrarao Mahakalkar has been mutated in revenue record and Talathi of mouza issued a 7/12 extract in his name of above plot no. 30 & 32. Since from then he is absolute owner, title holder and possessor of the said property.

Thereafter, the said owner Shri Surendra Ramchandra Mahakalkar applied before SDO, Wardha on dated 13/01/2017 for getting permission for amalgamation of plot no. 30 & 32 and as per application the SDO, Wardha passed the amalgamation order vide case no. 57/KR-80/2016-17 on dated 11/04/2017 and thereby amalgamated the above plots area into total area of 682.83 sq mtr. The town planning authority also approved the amalgamation map on dated 11/04/2017 vide their letter no. 632.



Thereafter, Shri Surendra Ramchandra Mahakalkar decided to develop the plot and to construct the residential flats thereon. For the same they applied before the G.P. Nalwadi for construction permission and G.P. Nalwadi send the proposal to the B.D.O. Panchayat Samitee, Wardha and Town Planning authority, Wardha. The Town Planning authority Wardha vide their letter No. S.K.39/30 & 32/TPW/891/2017 dated 15/06/2017 approved the construction map and B.D.O. Panchayat Samitee Wardha also approved vide its letter dated PSV/construction/VS-1016/2017, dated 24/06/2017 and after the approval of above authorities Grampanchayat Nalwadi granted permission for construction vide resolution dated 05/07/2017 subject to conditions mentioned therein. Thus the permission for construction is duly accorded.

All the transactions have been duly verified from the record of Sub-Registrar, Wardha by paying search fee of Rs.750/- vide search receipt no. MH003301616201718E, dt. 08/07/2017 for the period from 1988 to 2017 i.e. total 30 years. The original search receipt/s is/are enclosed herewith. The above property is not found to be transferred to anybody else except the original owner/borrower. There is no any charge has been created. The property is transferable and marketable and the property is free from all type of encumbrances.

Hence this Search report.

SCHEDULE OF THE PROPERTY

All piece and parcel of land/plot no. 30 & 32 out of diverted field survey no.19/2, 25 (old) and New no. 39, situated at mouza Nalwadi, Mouza no.73, Patwari Halka no.22, which comes within limits of G.P. Nalwadi, Tq.Dist.Wardha, duly admeasuring as follows;

Plot no. 30.

Having total plot area 278.71 sq.mt.

Plot no. 32.

Having total plot area 404.12 sq. mtr.

Having total area of both plots, 682.83 sq. mtr.
(As per amalgamation order)

and said both plot Bounded(As per sale deed);

On towards east- Plot no. 31

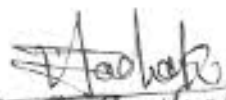
On towards west- Plot no. 33 & 29

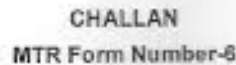
On towards north- 7.50 M wide Lay-out road

On towards south- 7.50 M wide Lay-out road

Place -Wardha.

Dated :- 08/07/2017.


G. A. Jachak
Advocate, Wardha.
Munim Nagar,
Vaapur Road, Wardha



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 Mobile No. : Not Available
 सार कार्याप आ पत्र नमूना का नसाळाना आ पत्र का नसाळाना करायचे दस्तऐवज आहे।