P.U. Deshmukh
Advocate
Regd No. MH-185 /1980

Ph.0721-2663232
M. 9975609717

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

Ref. No.....

Date :.....

Date: 5/4/2018

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Sai Dutta Developers, Amravati, through its Partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal, both r/o Amravati.

Dear Sir,

Having been engaged by Sai Dutta Developers, Amravati, through its Partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal, both r/o Amravati for preparing the title investigation and search report for the property. I, P.U.Deshmukh, Advocate, r/o Khaparde Bagicha, Amravati, do hereby submit my report as under:-

SCHEDULE OF THE PROPERTY

"Layout converted plot No.1, admeasuring 7160 sq.mtrs. (77041.60 sq.ft.) from field survey No.3/1, converted as per Rev.Case No.NAP-34/Saturna-01/2015-2016 dated 8/8/2016 of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Remaining portion of survey no.3/1;
Towards West: Layout of Khandelwal (Akoli Shiv) survey No.15;
Towards North: Survey No.4 of Shri Bhondu;
Towards South: F.S.No.32/2 owned by Digvijay Deshmukh & others."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Revenue Records I find that the field survey No.3/1, admeasuring 7 Hec. 61 R of Mouje Saturna was owned and possessed by Shri Purushottam Kashirao Deshmukh r/o Gandhi Chowk, Amravati for the period relevant to this search report.

Thereafter I find that out of the aforesaid field, the land admeasuring 1 Hec. 48 R & 1 Hec. 49 R was transferred by P.K.Deshmukh in the names of his sons by name Surendra Purushottam Deshmukh & Mahendra Purushottam Deshmukh as per oral partition effected between them.

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I further find that during the lifetime of P.K.Deshmukh, his son Narendra Purushottam Deshmukh died unmarried, another son Mahendra Purushottam Deshmukh died in the month of October, 1989 leaving behind him his legal heirs Smt.Jyoti Mahendra Deshmukh & Rajan Mahandra Deshmukh. As well as Purushottam Deshmukh died on 25/2/2006 and his wife Smt.Shantabai died in October, 1984. The son Surendra is died on 17/12/2006, leaving behind him his legal heirs by name Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh (after marriage Gouri Gashmir Mahajani) & Sau.Anuradha Ranjeet Patil.

I further find that P.K.Deshmukh has following legal heirs. Out of which he has three sons by name Narendra, Surendra & Mahendra and four daughters by name Smt.Shashikala Band, Sau.Chanda Kale, Sau.Sudha Deshmukh & Sau.Jayashri Deshmukh.

I further find that after death of P.K.Deshmukh, his three daughter by name Smt.Shashikala Band, Sau.Chanda Kale & Sau.Sudha Deshmukh have filed Spl.C.S.No.117/2007 as plaintiffs No.1 to 3 against the other legal heirs of late P.K.Deshmukh by name Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh (after marriage Sau.Gouri Gashmir Mahajani), Sau.Anuradha Ranjeet Patil, Smt.Jyoti Mahendra Deshmukh, Rajan Mahendra Deshmukh & Sau.Jayashri Dhanajirao Deshmukh for partition & separate possession and the said suit was pending before Hon'ble 2nd Jt.C.J.S.D., Amravati. In the said suit the plaintiffs no.1 to 3 have challenged the previous partition effected between P.K.Deshmukh and his sons Surendra & Mahendra

Thereafter I find that in the aforesaid suit the plaintiffs & defendants have made compromise of the property of late P.K.Deshmukh, which was the subject matter of Spl.C.S.No.117/2007. As per said compromise decree dated 9/7/2015, the dispute was settled amicably among them. As per the said compromise decree dated 9/7/2015, the land admeasuring 00 Hec. 99 R from survey no.3/1 of Mouje Saturna came to the share of Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil, who are the son & daughters of late Surendra Purushottam Deshmukh.

Thus as stated above Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil became full and absolute owner of land admeasuring 99 R of survey no.3/1 and their names have been recorded in 7/12 extract as joint owners of the said field.

Thereafter I find that Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil have executed two separate power of attorneys in favour of their brother Shri

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Digvijay Surendra Deshmukh for execution of sale deed on their behalf on 22/9/2015. The said power of attorneys were registered with Sub-Registrar Office, Amravati at Sr.Nos.2282 & 2283 respectively.

I further find that Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil have sold the land admeasuring 00 Hec. 99 R from survey No.3/1 of Mouje Saturna to Sai Dutta Developers, Amravati, through its Partners Sau.Jaya Suresh Dhole & three others as per registered sale deed dated 20/11/2015 registered with Sub-Registrar, Amravati at Sr.No.4359/2015 and 7/12 extract is recorded in the name of Sai Dutta Developers, Amravati as per mutation entry no.473 and thus Sai Dutta Developers, Amravati became owner of the said field, admeasuring 00 Hec. 99 R.

Thereafter I find that after purchase of the aforesaid field, admeasuring 99 R, Sai Dutta Developers, Amravati, through its Partners Sau.Jaya Suresh Dhole & others have applied before Hon'ble Collector, Amravati for conversion of the said field for residential user as per Rev.Case No.NAP-34/Saturna-01/2016-2017. In the said case the Competent Revenue Authority has granted permission for conversion as per vide order dated 8/8/2016.

I further find that after conversion of the said field, the layout converted area admeasuring 7160 sq.mtrs., bearing plot no.1 is recorded in the name of Sai Dutta Developers, Amravati, through its Partners Sau.Jaya Suresh Dhole & others in Gaon Namuna 2 of survey No.3/1. Thereafter, the said Sai Dutta Developers, Amravati, through its Partners have decided to construct a multistoried building on the aforesaid converted land, admeasuring 7160 sq.mtrs.

Initially Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole, Sevalal Infrawork Pvt. Ltd., through its Director Shri Sachin Madhavrao Jadhav & Shri Someshwar Vitthalrao Pusatkar were partners of M/s.Sai Dutta Developers. The said partnership firm was registered on 3/10/2016. After creation of the firm, one another person by name Shri Jayant Ramchandra Dalal was also willing to enter in the partnership firm. Therefore, all the partners have considered the name of Shri Jayant Ramchandra Dalal and finally they have decided to admit him as a partner of this firm. Accordingly, Shri Jayant Ramchandra Dalal has deposited his required funds in the partnership and thus his name has been added in the said partnership firm on 27/3/2017 and he became the partner of the firm by name M/s.Sai Dutta Developers, Amravati.

Thereafter I find that the partners of the firm by name Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole & Sevalal Infrawork Pvt. Ltd., through its Director

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Shri Sachin Madhavrao Jadhav were not willing to remain in the said partnership and therefore, they have given notice of their retirement from the partnership firm to the continuing partner Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal. Accordingly, Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal have given permission to them to retire from the partnership firm.

Thus as stated above, Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole & Sevalal Infrawork Pvt. Ltd., through its Director Shri Sachin Madhavrao Jadhav, who were the partners of the firm have been retired from the said partnership and after settlement of the account of the partnership, they have executed a deed of retirement from the firm in favour of existing partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal on 27/3/2017 and retiring partners have released their entire share, right, title and interest from the business of the partnership. Now the partnership business in the name & styled as 'M/s.Sai Dutta Developers' is being continued by Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal and at present they both are the partners of the said firm.

I further find that after formation of the new firm, the partners have informed to the Revenue Authority to take mutation for the change in partnership in Gaon Namuna 6 & 2. Accordingly, mutation was recorded in the name of M/s.Sai Dutta Developers, through its partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal by revenue authority as per mutation entry No.493. Thereafter, the partners of the firm have applied before Assistant Registrar of Firms, Nagpur for registration of their partnership firm. Accordingly, the said firm has been registered with Assistant Registrar of Firms, Nagpur as per registration No.NG000003307 dated 30/5/2017.

Thereafter I find that M/s.Sai Dutta Developers, through its partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal have decided to construct a commercial-cum-residential building on the said plot No.1. Accordingly, the building construction plan of the Wing-1 had been prepared and submitted by them before the Town Planning Authority of Municipal Corporation, Amravati. The said building plan submitted before the Municipal Authority has been approved and sanctioned by the Municipal Authority as per building permit No.4 dated 17/4/2017 and the said firm has started the construction work of the building on the portion of plot no.1 and the construction work of building known as 'Saiprasad Wing-1' and the said construction is in progress and reached upto completion level.

I further find that besides the constructing work of Wing-1, the M/s.Sai Dutta Developers, through its partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant

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Ramchandra Dalal are going to construct the Wing-2 known as 'Saidham' on the west-south corner of plot no.1, admeasuring 2869.73 sq.mtrs. Now the said building plan submitted by the developer before A.D.T.P., Municipal Corporation, Amravati and the sanction work of the said building plan is yet to be approved by the Municipal Authority.

I further find that in the aforesaid building plan, the developer has shown to be constructed total 11 shops & 105 family units alongwith one w.c., driver's room & watchman's room for the unit holders of Wing-2 and said building plan is yet to be sanctioned.

That the property under reference has already under charge of State Bank of India, SME Branch, Cotton Market, Amravati on which the developer has obtained project finance. Therefore, subject to charge of State Bank of India, SME Branch, Cotton Market, Amravati, there is no other charge on the said property.

Thus I find that Sai Dutta Developers, Amravati, through its Partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal is intending to construct 11 shops & 105 family units as described above and the said shops & family units shall be available for purchase after the completion of the scheme.

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. 1989 to 2018. After verification of the said records, I find that the title of the aforesaid property got by Sai Dutta Developers, Amravati, through its Partners Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal is clear and the same is readily marketable and same is free from any charge, encumbrances, lien and obligation thereof, **subject to charge 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.

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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 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 compromise decree dated 9/7/2015.
2. Copy of 7/12 extract dated 18/11/2015.
3. Copy of Sale deed dated 20/11/2015.
4. Copy of N.A.Order alongwith layout plan dated 8/8/2016.
5. Copy of Deed of Addition of new partner dated 27/3/2017.
6. Copy of deed of retirement dated 27/3/2017.
7. Copy of village form 6 & 2.

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

Thanking you,

Yours faithfully,

Dated : 5/4/2018
Place: Amravati

(P.U.Deshmukh)
Advocate

210/0
Wednesday,04 April 2018 5:05 PM

इतर पावती

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

पावती क्रं.: 2888 दिनांक: 04/04/2018

गावाचे नाव: सातुर्णा
दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड पी यु देशमुख
वर्णन अर्ज क्र 1590, मौजा सातुर्णा सनं 3/1, प्लॉट नं 1, सन 1989ते2018 एकुण 30 वर्षे

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amaravati

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

सह दुय्यम निबंधक वर्ग-२
अमरावती शहर-२