

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: 1/2/2018

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Sau. Nalini Pradeep Choudhari & Sau. Chanda Mahadeo Kale, both r/o Amravati.

Dear Sir,

Having been engaged by Sau. Nalini Pradeep Choudhari & Sau. Chanda Mahadeo Kale 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

1) "Layout converted plot No.21, admeasuring 3000 sq.ft. (278.81 sq.mtrs.) & plot No.22, admeasuring 3360 sq.ft. (312.26 sq.mtrs.), both plots amalgamated by the Hon'ble Collector, Amravati vide order passed in Rev. Case No. NAP-34/Rahatgaon-91/2016-2017 dated 17/2/2017, which bears amalgamated plot No.22, admeasuring 591.07 sq.mtrs. (6360 sq.ft.) from F.S.No.132 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation. The common boundaries are as under:-

Towards East: Plot No.20;

Towards West: Road in the layout;

Towards North: Service lane;

Towards South: Road in the layout."

2) "T.D.R. rights, admeasuring 4693.10 sq.ft. (436 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/73/16 dated 6/9/2016, certificate no.73 total area of 5608.8 sq.mtrs. in Zone-B of Amravati from F.S.No.61/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt. Amravati."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Revenue Records I find that the field survey No.132, admeasuring 4 Acres 13 Gunthe of Mouje Rahatgaon was originally



Ref. No.

2

Date :

owned and possessed by Shri Vishnu Wasudeo Bhat & others, all r/o Amravati for the period relevant to this search report.

Thereafter I find that the said field converted by Shri Vishnu Wasudeo Bhat & others from agriculture into non-agriculture i.e. for residential user as per Rev.Case No.NAP-34/Rahatgaon-51/1982-83 as per vide order passed by Hon'ble S.D.O., Amravati on 27/3/1984.

That after conversion of the said field I find that the layout owners sold the layout converted plots to various intending purchasers from time to time.

Thereafter I find that out of the said layout, a layout converted plot No.21, admeasuring 3000 sq.ft. (278.81 sq.mtrs.) initially purchased by Shri Sujit Sudhirrao Wankhade from layout owners vide registered sale deed dated 8/10/2001 registered at Sr.No.5431. As well as, the another plot No.22, admeasuring 3360 sq.ft. (312.26 sq.ft.) also purchased by Shri Nitin Sudhirrao Wankhade from aforesaid layout owners vide registered sale deed dated 8/10/2001 registered with Sub-Registrar Office, Amravati at Sr.No.5428.

I further find that Shri Sujit Sudhirrao Wankhade, who was owner of plot No.21, has executed a general power of attorney in the name of his father Shri Sudhir Wamanrao Wankhade on 15/4/2002 and it is registered with the Office of Sub-Registrar, Amravati at Sr.No.1333.

Thereafter I find that Shri Sujit Sudhirrao Wankhade through his POA Shri Sudhir Wamanrao Wankhade sold the plot No.21 to Sau.Chanda Mahadeo Kale by way of registered sale deed dated 19/7/2002 registered at Sr.No.2677 and thus she became absolute owner of the said plot and her name has been recorded in Gaon Namuna 6 & 2 as per mutation entry No.7726 dated 20/7/2002.

I further find that Shri Nitin Sudhirrao Wankhade, who was owner of plot no.22, has been purchased by Sau.Nalini Pradeep Choudhari vide registered sale deed dated 19/7/2002 registered with Sub-Registrar Office, Amravati at Sr.No.2676 and thus she became absolute owner of the aforesaid plot and her name has been recorded in Gaon Namuna 6 & 2 as per mutation entry No.7728 dated 20/7/2002.

I further find that after purchase of the said plots, Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale have applied before A.D.T.P., Municipal Corporation, Amravati for amalgamation of plot no.21 & 22. The said amalgamation has been approved and sanctioned by the Municipal Authority as per order No.1599 dated 15/12/2016. After sanction of the amalgamation, the conversion of the said plots also approved & sanctioned by the Revenue Authority i.e. Hon'ble Collector, Amravati as per

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3

Rev.Case No.NAP-34/Rahatgaon-91/2016-2017 vide order dated 17/2/2017 and the mutations to that effect has been recorded by the Revenue Authority in the names of Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale vide mutation entry No.32180 dated 18/2/2017.

Besides the aforesaid plots, the TDR rights, admeasuring 4693.10 sq.ft. (436 sq.mtrs.) has been purchased as per registered sale deed dated 15/4/2017 registered at Sr.No.1435 from out of the TDS certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/73/2016 dated 6/9/2016, certificate no.73 for a total area of 5608.8 sq.mtrs. from F.S.No.61/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati

I further find that Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale have jointly decided to construct a residential building in name & style of 'Sarvadnya Residency' on the aforesaid plot no.21 & 22 and they have submitted a building construction plan before A.D.T.P., Municipal Corporation, Amravati. The said building plan is approved & sanctioned by A.D.T.P., Municipal Corporation, Amravati as per vide order No.0941 dated 17/1/2018. As per the sanctioned building plan, Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale have proposed to construct abovenamed commercial-cum-residential complex on the said plots, consisting of four office premises, situated on the ground floor, four flats each, total 16 flats situated on the first, second, third & fourth floors. The details are as under:-

Office No.	Floor	Carpet Area	Built up area	Super built up area	Undivided Share in land
01	Ground	9.82 sq.mtr.			0.98%
02		12.25 sq.mtr.			1.25%
03		13.65 sq.mtr.			1.39%
04		11.23 sq.mtr.			1.15%
Flat No.					
101 (2 BHK)	First	52.25 sq.mtr.	57.89 sq.mtr.	71.56 sq.mtr.	5.89%
102 (2 BHK)		57.75 sq.mtr.	64.11 sq.mtr.	84.42 sq.mtr.	6.51%
103 (2 BHK)		58.04 sq.mtr.	64.40 sq.mtr.	85.10 sq.mtr.	6.54%
104 (2 BHK)		50.08 sq.mtr.	55.71 sq.mtr.	71.65 sq.mtr.	5.65%
201 (2 BHK)	Second	52.25 sq.mtr.	57.89 sq.mtr.	71.56 sq.mtr.	5.89%
202 (2 BHK)		57.75 sq.mtr.	64.11 sq.mtr.	84.42 sq.mtr.	6.51%

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4

Date :

203 (2 BHK)	Third	58.04 sq.mtr.	64.40 sq.mtr.	85.10 sq.mtr.	6.54%
204 (2 BHK)		50.08 sq.mtr.	55.71 sq.mtr.	71.65 sq.mtr.	5.65%
301 (2 BHK)		52.25 sq.mtr.	57.89 sq.mtr.	71.56 sq.mtr.	5.89%
302 (2 BHK)		57.75 sq.mtr.	64.11 sq.mtr.	84.42 sq.mtr.	6.51%
303 (2 BHK)		58.04 sq.mtr.	64.40 sq.mtr.	85.10 sq.mtr.	6.54%
304 (2 BHK)		50.08 sq.mtr.	55.71 sq.mtr.	71.65 sq.mtr.	5.65%
401 (1 BHK) with terrace	Fourth	41.79 sq.mtr.	47.43 sq.mtr.	61.83 sq.mtr.	4.80%
402 (1 BHK) with terrace		48.47 sq.mtr.	54.83 sq.mtr.	70.34 sq.mtr.	5.56%
403 (1 BHK) with terrace		47.78 sq.mtr.	54.14 sq.mtr.	74.33 sq.mtr.	5.49%
404 (1 BHK) with terrace		39.65 sq.mtr.	45.29 sq.mtr.	60.58 sq.mtr.	4.61%
	Parking Area	238 sq.mtr. (Covered)	202 sq.mtr. (Open)	85 sq.mtr. (Infront of shops)	

Thus I find that Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale are intending to construct four office premises & 16 family units as described above and the said office premises & 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 Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale is clear and the same is readily marketable and same is free from any charge, encumbrances, lien and obligation thereof.

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.

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 Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale is clear and marketable.

7) I have to further add here that there is no impediment, if Sau.Nalini Pradeep Choudhari & Sau.Chanda Mahadeo Kale, 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 N.A.Order alongwith layout plan dated 27/3/1984.
2. Copy of sale deeds dated 8/10/2001 registered at Sr.Nos.5428 & 5431 respectively.
3. Copy of sale deeds dated 19/7/2002 registered at Sr.Nos.2676 & 2677 respectively.
4. Copy of revenue order for amalgamation date 17/2/2017.
5. Copy of sale deed of TDR dated 15/4/2017 registered at Sr.No.1435.
6. Copy of approved building plan dated 17/1/2018.
7. Copy of village form 6 & 2 dated 17/1/2018

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,

Dated : 1/2/2018

Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate

210/0

Thursday, 01 February 2018 5:32 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 904 दिनांक: 01/02/2018

गावाचे नाव: रहाटगांव

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: पी यु देशमुख अँड रा अमरावती

वर्णन अर्ज क्रमांक 495 मौजा रहाटगांव सर्वे न 132 , प्लॉट क्र 21 व 22 मिळून प्लॉट क्र 1 (सन 1989 ते 2018) 30 वर्ष
शोध व निरीक्षणे रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amaravati

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

४६. दुय्यम निबंधक वग
अमरावती शहर-९