

Ajay S. Ingle

Advocate



Chamber / Residence :

"Dadaji Nivas" Yashoda Nagar No. 2

Bye-pass Road, Amravati.

Ph. 0721-2540621, Mob. 9423424435

Ref. No. :

Date :

To whom so ever it may concerned

Subject : Search and title deed verification report in
the matter of property belongs to Shri.
Arunprakash Mishrilal Dube

Dear Sir,

Having been engaged by Ghurde Engineers and Builders through
Prop. Shri. Ravikumar Panjabrao Ghurde, R/o, Amravati and requested for
search and title verification report in respect of property, which is owned and
possessed by Shri. Arunprakash Mishrilal Dube. I, Adv. Ajay S. Ingle, R/o.
Amravati do hereby submit my title report as under.

DESCRIPTION OF PROPERTY

Layout Converted plot No. 1, admeasuring 4492 sq.ft. (417.320
sq.mt.), from Survey No. 38/1, of Mouje - Peth Amravati, Pragane -Badnera,
Tq. & Dist. Amravati the same is bounded as under :

Towards East	:	Old Badnera Road
Towards West	:	7.50 ft. Galli
Towards North	:	Plot No.2
Towards South	:	Part of Survey No. 38

Situated within the limits of Municipal Corporation Amravati.

TITLE REPORT DETAILS OF THE TITLE REPORT

Upon verification of the Index-II register and Revenue Records for the
period before relevant to this search report. I find that the Field Survey No.
38/1, of mouje -Peth Amravati,Pragane - Badnera, Tq. & Dist. Amravati
was originally owned and possessed by Smt. Ramabai Wasudeo Ganorkar,
Shri. Ramesh Wasudeo Ganorkar, Shri. Sharad Wasudeo Ganorkar, Shri.
Ashok Wasudeo Ganorkar, Shri. Chandrakant Wasudeo Ganorkar, and Shri.
Shrikisan Amolakchand Changani.

I find that, said field owner has converted the said field from
agriculture into non-agriculture i.e. for residential purpose as per Rev.C.No.
NAP-34/Peth Amravati 7/1977-78. That in the said case, the Competent
Revenue Authority, Amravati has granted permission for conversion of the
said field as per vide Order passed on 22/06/1979.



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Thereafter I find that, out of the said layout, the layout converted Plot No. 1, total admeasuring 4492 sq.ft. (417.320 sq.mtrs.) came to be purchased by Shri. Arunprakash Mishrilal Dube from aforesaid layout owners, as per registered sale deed dated 20/04/1982, registered at Sr. No. 2069. And thereafter he has constructed house on the said plot. Since then, Shri. Arunprakash Mishrilal Dube became the owner of the said property and he is in actual peaceful possession as a recorded owner thereof.

Thereafter I find that, Shri. Arunprakash Mishrilal Dube has decided to develop the said plot by demolishing the old constructed house, but he has no experience about the construction and have no man power and financial assistance, therefore he has entered in to an agreement of development and building construction alongwith power of attorney with Ghurde Engineers & Builders through Prop. Shri. Ravikumar Panjabrao Ghurde, as per registered development agreement & power of attorney dated 17/10/2017, registered at Sr. no 2654. And thereafter the correction deed to the development agreement has been executed on 21/11/2017, registered at Sr. no. 2926, as per the said deed the mistake of plot area has been rectified which was occurred at the time of execution of the development agreement.

Thereafter I find that, Ghurde Engineers & Builders through Prop. Shri. Ravikumar Panjabrao Ghurde has purchased T.D.R. right admeasuring 182 sq.mtr. (3690 sq.ft) out folio No. AMC/ADTP/TDR/100/2017. Dated 28/06/2017, as per certificate No. 100, from Shri. Chandrakumar Madhusudan Jajodiya, as per registered sale deed dated 27/12/2017, registered at Sr. no.3375.

Thereafter, I find that, Ghurde Engineers & Builders through Prop. Shri. Ravikumar Panjabrao Ghurde has decided to construct a flat scheme on the said plot by using T.D.R. right admeasuring 182 sq.mtr., by name and style as "AVANI HERITAGE" Accordingly a building plan of the said Scheme was prepared and submitted before the Town Planning, Authority of Municipal Corporation, Amravati. That the said building plan approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 1029, dated 17/03/2018.

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I find that, deed of declaration of the aforesaid scheme prepared by aforesaid scheme owner & Developers and declare the scheme by name & style as "AVANI HERITAGE" and registered with sub registered office Amravati on 06/04/2018 registered at serial no.1393, under the provision of Maharashtra Apartment Ownership Act 1970.

The said AVANI HERITAGE consist of Six floor building, that as per sanctioned building plan the building consist of Six floor i.e. Lower Ground floor there is Four Shop unit and common parking area, on Upper Ground floor there are Four Shop units, on first floor there are Two flat units, on second floor there are Two flat units, on third floor there are Two flat units & on fourth floor there are Two flat units.

There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance Certificate for the period 1989 to 2018 pertaining to the Immovable Property / project land covered by above said Title Deeds. The property is free from all encumbrances. I certify that Shri. Arunprakash Mishrilal Dube has an absolute clear and marketable title over the Schedule property and by way of Agreement of Development and Building Construction, dated 17/10/2017 the Ghurde Engineers& Builders through Prop. Shri. Ravikumar Panjabrao Ghurde have acquired the right to developed the said plot and sale the shops and flat units.

As such the title of ownership as well as possession of the said developer Ghurde Engineers& Builders through Prop. Shri. Ravikumar Panjabrao Ghurde over the said project land and apartment propose to be constructed over the said project land is clear and marketable, therefore there is no any other restrictions to enter in to agreement, transfer of apartment in the said building in favour of proposed purchaser.

(Ajay S. Ingle)

Advocate

Place : Amravati
Date : 10/04/2018

Seal & Signature of the Advocate

210/0

Saturday, 07 April 2018 1:16 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2976 दिनांक: 07/04/2018

गावाचे नाव: पेठ अमरावती

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अजय एस. इंगळे रा. अमरावती

वर्णन शोध अर्ज क्रमांक 1638, मौजा पेठ अमरावती, सर्वे न. 38/1, प्लॉट क्र. 1 बरील अपार्टमेंट सन 1989 ते 2018 (वर्ष 30)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amaravati

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