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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4066 दिनांक: 16/12/2017

गावाचे नाव: सातुर्णा

दस्तऐवजाचा अनुक्रमांक: अरन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. निलेश आहूजा रा. राजापेठ अमरावती

वर्णन शोध अर्ज क्र. 1458/2017 मौजे सातुर्णा स.न. 32/1 मधील प्लॉट नंबर 53ए सन. 2005 ते 2017 (वर्षे 13)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Amaravati III

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

१६ द्दुय्यम निबध्दक, मय २०१७
अमरावती प्रदूर-१

12/16/2017

LEGAL TITLE REPORT

1. Name and Address of title holder

Devi Infraspace Pvt. Ltd. through its directors

i) Yogesh Roshnalal Hablani

r/o. Near Ice Factory, Daroga Plot, Rajapeth, Amravati

ii) Rohit Laxmandas Hablani

r/o. Devi Vill, Green Park Society,

Shankar Nagar Road, Amravati

2. Details / Description of the property/ies

Item No.	Survey No. Khata No. House No. Site No.	Extent / Areas of Land / Building	Location Sub District / District / Village / Municipality etc.	Boundary
1	Mouje Saturna, Pragane-Badnera, Tq. & Dist. Amravati within the limits of Amravati Municipal Corporation out of Field Survey No. 32/1, which is converted into non agriculture land by order dated 31.01.2017 in Revenue Case No. NAP-34/Saturna-83/2016-17 by Hon'ble Collector, Amravati and which was converted into layout plots vide order dated 12.02.2016 passed by Commissioner, Amravati by letter dated 19.11.2016 of Assistant Director of Town Planning, Amravati bearing plot no. 53-A admeasuring 136 sq. mtr. (1463.90 sq. ft.) which is bounded as under:- Towards East :- Layout road, Towards West :- Plot no. 48-B, Towards North :- Plot No. 52-B, Towards South :- Plot no. 53-B			

3. Details / description of the documents scrutinised

Sr. No.	Date of Document	Name of Document	Whether Original/Certified / True Copy / Photostat
1	16.07.2015	Sale deed regd. at Sr. No. 2678	Xerox
2	12.02.2016	Layout map	Xerox
3	31.01.2017	N. A. order	Xerox
4	09.03.2017	Partition deed regd. at S.No. 595	Xerox
5	29.11.2017	Sale deed regd. at Sr. No. 3095	Xerox

4. Brief history of the property/ies and how the owner have derived the title.

a) That eight purchasers namely 1) Maloo and Talda Developers through its partner Pravin Balkrushna Maloo, 2) Gaurav Gopal Panpaliya, 3) Puranlal Revachand Hablani, 4) Jaikumar Narayandasji Hemrajani, 5) Rohit Laxman Hablani, 6) Sarash Suresh Hablani, 7) Mahesh Chandrabhanji Kingrani and 8) Rajesh Chandrabhanji Kingrani purchased land admeasuring 1H. 90R. bearing Survey No. 3/1 of Mouja Saturna, Pragane Badnera, Tq. & Dist. Amravati and land admeasuring 2H. 81R. of Survey No. 32/1 of Mouja Saturna, Pragane Badnera, Tq. & Dist. Amravati from Smt. Shashikala Shyam Band, 2) Sau. Chanda Arvind Kale, 3) Sau.

Sudha Arvind Deshmukh, and 4) Dr. Sau. Jayshree Dhanajirao Deshmukh by sale deed dated 16.07.2015 regd. at Sr. No. 2678.

b) That by letter dated 19.11.2016 of Assistant Director of Town Planning, Amravati, the Municipal Commissioner, Amravati Municipal Corporation vide order dated 12.02.2016 converted the field survey No. 32/1 of Mouja Saturna, Pragane Badnera, Tq. & Dist. Amravati into layout plots.

c) That Hon'ble Collector, Amravati in NAP Case No. 34/Saturna/83/2016-17 by passing order on 31.01.2017 converted the field survey No. 32/1 of Mouja Saturna, Pragane Badnera, Tq. & Dist. Amravati, into non agriculture land.

d) That all the purchasers 1) Maloo and Talda Developers through its partner Pravin Balkrushna Maloo, 2) Gaurav Gopal Panpaliya, 3) Puranlal Revachand Hablani, 4) Jaikumar Narayandasji Hemrajani, 5) Rohit Laxman Hablani, 6) Saransh Suresh Hablani, 7) Mahesh Chandrabhanji Kingrani and 8) Rajesh Chandrabhanji Kingrani become the joint owner of layout plots of field survey no. 32/1 and by deed of partnership dated 09.03.2017 registered at Sr. No. 595 distributed the layout plots amongst themselves and each purchaser become the respective owner of plots mentioned in said deed of partition dated 09.03.2017.

e) That Mahesh Chandrabhan Kingrani become the individual owner of plots bearing No. 53-A which have been referred in para no. 2 as above.

f) That said Mahesh Chandrabhan Kingrani by sale deed dated 29.11.2017 registered at Sr. No. 3095 sold the plot bearing No. 53-A to Devi Infraspace Pvt. Ltd. through its Director Rohit Laxmandas Hablani. Thus Devi Infraspace Pvt. Ltd. become the sole and absolute owner of above plots referred in para no. 2 and its name was mutated in revenue records.

g) I have taken the search of records of Registrars Office (s) from inspection Book No. (I) and Index No. (II) and other relevant records, for last 13 years by paying necessary search fee of Rs. 325/- paid vide receipt No. 4066 dated 16.12.2017. The original search fee receipt is enclosed herewith.

h) On the basis of the documents placed before me, I certify that the property referred above is owned by Devi Infraspace Pvt. Ltd.

Place:- Amravati

Date:- 20.12.2017



Adv. N. R. Ahuja

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