

211/0

इतर पावती

Original/Duplicate

Saturday, 16 December 2017 1:34 PM

नोंदणी क्र.: 39म

Regn.: 39M

abar,

aravati - 444 606

- 50008

पावती क्र.: 8511 दिनांक: 16/12/2017

गावाचे नाव: सातुर्णा

दस्तावेजाचा अनुक्रमांक: अरन2-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.निलेश आहुजा रा.राजापेठ,अमरावती

वर्णन शोध अर्ज क्र.-3206/2017, मौजे - सातुर्णा,अमरावती, स.क्र.32/1,प्लॉट क्र.48ए,48बी,49ए,49बी,50,51,52ए,52बी,(वर्ष 2005 ते 2017) एकुण 13 वर्ष

शोध व निरीक्षणे

रु. 2600.00

एकूण:

रु. 2600.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 2600/-

सह. दुय्यम निबंधक वर्ग-२
अमरावती शहर-२

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 following plot <table border="1"> <thead> <tr> <th>Plot No.</th> <th>Admeasuring sq. mtr.</th> <th>Admeasuring sq. ft.</th> </tr> </thead> <tbody> <tr> <td>48-A</td> <td>129.62</td> <td>1395.22</td> </tr> <tr> <td>48-B</td> <td>129.62</td> <td>1395.22</td> </tr> <tr> <td>49-A</td> <td>129.62</td> <td>1395.22</td> </tr> <tr> <td>49-B</td> <td>129.62</td> <td>1395.22</td> </tr> <tr> <td>50</td> <td>304.79</td> <td>3280.75</td> </tr> <tr> <td>51</td> <td>314.32</td> <td>3386.34</td> </tr> <tr> <td>52-A</td> <td>136.00</td> <td>1463.90</td> </tr> <tr> <td>52-B</td> <td>136.00</td> <td>1463.90</td> </tr> </tbody> </table> which is collectively bounded as under:- Towards East :- Layout road, Towards West :- Layout road, Towards North :- Layout road, Towards South :- Plot no. 47-B & 53-A				Plot No.	Admeasuring sq. mtr.	Admeasuring sq. ft.	48-A	129.62	1395.22	48-B	129.62	1395.22	49-A	129.62	1395.22	49-B	129.62	1395.22	50	304.79	3280.75	51	314.32	3386.34	52-A	136.00	1463.90	52-B	136.00	1463.90
Plot No.	Admeasuring sq. mtr.	Admeasuring sq. ft.																													
48-A	129.62	1395.22																													
48-B	129.62	1395.22																													
49-A	129.62	1395.22																													
49-B	129.62	1395.22																													
50	304.79	3280.75																													
51	314.32	3386.34																													
52-A	136.00	1463.90																													
52-B	136.00	1463.90																													

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 Sr. No. 595	Xerox
5	29.11.2017	Sale deed regd. at Sr. No. 3033	Xerox
6	02.12.2017	Amalgamation permission	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 Rohit Laxman Hablani and Saransh Suresh Hablani become the joint and individual owner of plots bearing No. 47-A, 47-B, 48-A, 48-B, 49-

A, 49-B, 50, 51, 52-A and 52-B which have been referred in para no. 2 as above.

f) That said Rohit Laxman Hablani and Saransh Suresh Hablani by sale deed dated 29.11.2017 registered at Sr. No. 3033 sold the plots bearing No. 47-A, 47-B, 48-A, 48-B, 49-A, 49-B, 50, 51, 52-A and 52-B to Devi Infraspac Pvt. Ltd. through its Director Rohit Laxmandas Hablani. Thus Devi Infraspac Pvt. Ltd. becomes the sole and absolute owner of above plots referred in para no. 2 and its name was mutated in revenue records.

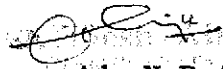
g) That Devi Infraspac Pvt. Ltd. by letter dated 14.11.2017 bearing No. 0571 applied for amalgamation of said plots to Assistant Director of Town Planning, Municipal Corporation, Amravati and by letter dated 02.12.2017 Assistant Director of Town Planning, Municipal Corporation, Amravati amalgamated the said plots.

h) 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. 2600/- paid vide receipt No. 8511 dated 16.12.2017. The original search fee receipt is enclosed herewith.

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

Place:- Amravati

Date:- 20.12.2017


Adv. N. R. Ahuja