



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 Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu, both Partners of C & D Engineers & Developers, Amravati, both r/o Amravati.

Dear Sir,

Having been engaged by Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu 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.18, admeasuring 3229 sq.ft. (300 sq.mtrs.) from survey No.193/1 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Rahatgaon-170/2011-2012 dated 24/7/2012, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot No.17;

Towards West: Plot No.19;

Towards North: Plot No.16;

Towards South: Road in the layout."

2) "T.D.R. rights, admeasuring 4321.20 sq.ft. (401.45 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/75/16 dated 19/10/2016, certificate no.75 total area of 11682 sq.mtrs. in Zone-B of Amravati from F.S.No.88/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati."

3) "T.D.R. rights, admeasuring 1300 sq.ft. (120.78 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/50/12 dated 30/4/2013, certificate no.50 total area of 17200 sq.mtrs. in Zone-B of Amravati from F.S.No.73/2 of Mouje Peth Amravati, Pragane Badnera, 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.193/1, admeasuring 4 Hee. 83 R of Mouje Rahatgaon was originally owned and possessed by Shri Dilip Gulabrao Lokhande & Sau.Panchfula Vitthalrao Lokhande, both r/o Rahatgaon, Amravati for the period relevant to this search report.

Thereafter I find that the said field purchased by M/s.Bhoomi Developers, through its Partners Shri Sureshkumar Ramkisan Agrawal, Shri Satish Vitthalrao Deshmukh, Shri Shyamsundar Satyanarayan Kabra, Shri Dnyaneshwar Shankarrao Hiwse & Sau.Alka Dilip Dabhade from said Shri Dilip Gulabrao Lokhande & Sau.Panchfula Vitthalrao Lokhande as per registered sale deed dated 9/11/2011 registered at Sr.No.5623.

Thereafter I find that M/s.Bhoomi Developers, through its Partners Shri Sureshkumar Ramkisan Agrawal, Shri Satish Vitthalrao Deshmukh, Shri Shyamsundar Satyanarayan Kabra, Shri Dnyaneshwar Shankarrao Hiwse & Sau.Alka Dilip Dabhade have applied before Hon'ble Collector, Amravati for conversion of said field from agriculture into non-agriculture i.e. for residential user. Accordingly, the Competent Revenue Authority has granted permission for conversion of the said field as per Rev.Case No.NAP-34/Rahatgaon-170/2011-2012 vide order dated 24/7/2012.

I further find that after conversion of the said field, the partners of M/s.Bhoomi Developers named above have executed a power of attorney in favour of Shri Milind Vasant Thakar on 23/5/2012, which is registered with Sub-Registrar Office, Amravati at Sr.No.2898 for execution of sale deeds only.

Thereafter I find that out of the aforesaid layout, a layout converted plot No.18, admeasuring 300 sq.mtrs. (3229 sq.ft.) came to be purchased by Shri Vijay Nanasaheb Kawalkar from M/s.Bhoomi Developers, through its Partners Shri Sureshkumar Ramkisan Agrawal, Shri Satish Vitthalrao Deshmukh, Shri Shyamsundar Satyanarayan Kabra, Shri Dnyaneshwar Shankarrao Hiwse & Sau.Alka Dilip Dabhade, through their POA Shri Milind Vasant Thakar by way of registered sale deed dated 14/9/2012 registered at Sr.No.4807/2012.

Thereafter I find that Shri Vijay Nanasaheb Kawalkar sold the said plot to Sau.Pushpa Ramrao Dungahu & Sau.Vaishali Pramod Choudhari vide registered sale deed dated 16/10/2015 registered at Sr.No.2285 and thus they became joint owners of the said plot as per mutation entry No.30282 dated 3/12/2015.

P.U. Deshmukh

Advocate

Regd No. MH-185 /1980



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

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Lastly I find that Sau.Vaishali Pramod Choudhari & Sau.Pushpa Ramrao Dungahu have jointly executed a registered gift deed in respect of the aforesaid plot no. 18 in the names of their husbands, namely, Shri Pramod Damodar Choudhari & Shri Ramrao Bajirao Dungahu on 16/6/2016. The said gift is registered with Sub-Registrar Office, Amravati at Sr.No.1593/2016.

Thus Shri Pramod Damodar Choudhari & Shri Ramrao Bajirao Dungahu became joint owners of the said plot and their names have been recorded in Gaon Namuna 6 & 2 owners thereof.

Thereafter I find that the TDR rights, admeasuring 1300 sq.ft.(120.78 sq.mtrs.) has been purchased by the aforesaid as per registered sale deed dated 10/6/2016 registered at Sr.No.1540 from out of the TDS certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/50/2012 dated 30/4/2013, certificate no.50 for a total area of 17200 sq.mtrs. from F.S.No.73/2 of Mouje Peth Amravati, Pragane Badnera, Tq. & Distt.Amravati.

I further find that the another TDR rights, admeasuring 4321.20 sq.ft (401.45 sq.mtrs.) has been purchased by the aforesaid persons as per registered sale deed dated 7/9/2017 registered at Sr.No.2270 from out of the TDS certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/75/2016 dated 19/10/2016, certificate no/75 for a total area of 11682 sq.mtrs. from F.S.No.88/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati.

I further find that Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu have jointly decided to construct a residential building in name & style of 'Govindkrupa Residency' on the aforesaid plot no.18 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.0922 dated 10/1/2018. As per the sanctioned building plan, Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu have proposed to construct abovenamed residential scheme on the said plot, consisting of nine flats, situated on the ground, first, second, third & fourth floors. The details are as under:-

Flat no.	Floor	Carpet Area	Built up area	Super built up area	Undivided share in land
001 (2 BHK)	Ground	55.74 sq.mtr.	62.83 sq.mtr.	75.02 sq.mtr.	9.50 %
101 (2 BHK)	First	70.93 sq.mtr.	77.8 sq.mtr.	87.21 sq.mtr.	11.77 %



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102 (2 BHK)		65.36 sq.mtr.	71.70 sq.mtr.	81.11 sq.mtr.	10.85 %
201 (2 BHK)	Second	70.93 sq.mtr.	77.80 sq.mtr.	87.21 sq.mtr.	11.77 %
202 (2 BHK)		65.36 sq.mtr.	71.70 sq.mtr.	81.11 sq.mtr.	10.85 %
301 (2 BHK)	Third	70.93 sq.mtr.	77.80 sq.mtr.	87.21 sq.mtr.	11.77 %
302 (2 BHK)		65.36 sq.mtr.	71.70 sq.mtr.	81.11 sq.mtr.	10.85 %
401 (2 BHK)	Fourth	70.93 sq.mtr.	77.80 sq.mtr.	87.21 sq.mtr.	11.77 %
402 (2 BHK)		65.36 sq.mtr.	71.69 sq.mtr.	81.10 sq.mtr.	10.84 %

Thus I find that Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu are intending to construct nine family units as described above and the said 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 Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu 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 conformed 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 conformed 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 the 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 Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu is clear and marketable.

P.U. Deshmukh

Advocate

Regd No. MH-185 /1980



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7) I have to further add here that there is no impediment, if Shri Pramod Damodhar Choudhari & Shri Ramrao Bajirao Dungahu, 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 24/7/2012.
2. Copy of sale deed dated 14/9/2012 registered at Sr.No.4807.
3. Copy of sale deed dated 16/10/2015 registered at Sr.No.2285.
4. Copy of gift deed dated 16/6/2016 registered at Sr.No.1593.
5. Copy of sale deed of TDR dated 10/6/2016 registered at Sr.No.1540.
6. Copy of sale deed of TDR dated 7/9/2017 registered at Sr.No.2270.
7. Copy of approved building plan dated 10/1/2018.
8. Copy of village form 6 & 2.

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 5:37 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 905 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 497 मौजा रहाटगांव सर्वे न 193/1, प्लॉट क्र 18 (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/-

मह. दुय्यम निबंधक बंग-
अमरावती शहर-२