

K.B. Bhadage,

Advocate
B.Com., LL.B.

Off. : First Floor, Shivaji Commercial
Complex, Ravi Nagar Square,
Shilangan Road, Amravati.
Resl.: Near Head Post Office,
Amravati.
Mobile : 9970447655
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TITLE VERIFICATION & SEARCH REPORT

To whom so ever it may concern,

R/Sir,

As the Deoganga Builder & Developer through it's Partner Raman Kamalkishorji Zanwar, R/o. Amravati, Tq. & Dist. Amravati has placed before me the documents of immovable property for title verification and search report of the property owned by firm. The following documents of title of property has been supplied to me by the firm.

The Firm has supplied to me the following documents of property for inspection and scrutiny.

Sr.No.	Particular of documents	Date of Document	Remarks
1	Regd. Sale deed in the name of firm	30/12/2014 Sr. No. 3175	Original Copy
2	Regd. Sale deed in the name of firm	29/12/2015 Sr. No. 2868	Original Copy
3	Regd. Sale deed	09/12/2013 Sr. No. 5043	Xerox Copy
4	Deed of Declaration	29/12/2015 Sr. No.2867	Original Copy
5	Sanction Plan & Order	01/12/2015	Original Copy
6	Revenue Record i.e. 6/2.	29/12/2015	Certified Copy
7	N. A. Order (Plot consolidation order)	11/03/2015	Certified Copy

DESCRIPTION OF PROPERTY

A. All that piece and parcel of the land comprising of layout plot No. 2 admeasuring 510.81 sq. mt. (5498.50 sq. ft.) from out of 00H. 33.35R of the land out of Field survey No. **29/1-A** of Mouje-Saturna, Pragane-Badnera, Tq. & Dist. Amravati converted to non-agricultural use vide order dated 25/10/2013 passed by Collector Amravati in R.C. No. NAP-34/Saturna-31/2013-2014 as per the layout plan sanctioned by Assistant Director Town planning, Amravati Municipal Corporation Amravati vide order No. AMC/ADTP/Layout-26/2013 dated 25/09/2013 and having boundaries as under :-

Towards East - Plot of Shri. Prakash Champalalji Heda
Towards West - Old Badnera Highway Road
Towards North - Plot No. 1 (Shri. Dagaji)
Towards South - Plot No. 3 (Shri. Hablani),

B. All that piece and parcel of the land comprising of layout plot No. 3 admeasuring 538.368 sq. mt. (5795 sq. ft.) from out of 00H. 33.35 R. of the land out of field Survey No. **29/1-A** of Mouje- Saturna, Pragane - Badnera, Tq. & Dist. Amravati converted to non-agricultural use vide order dated 25/10/2013 passed by collector Amravati in R.C. No. NAP-34/Saturna-



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31/2013-2014 as per the layout plan sanctioned by Assistant Director Town planning, Amravati Municipal Corporation Amravati vide order No. AMC/ADTP/Layout- 26/2013 dated 25/09/2013 and having boundaries as under :-

Towards East - Plot of Shri. Prakash Champalalji Heda
Towards West - Old Badnera Highway Road
Towards North - Plot No. 1 (Shri. Dagaji)
Towards South - Plot No. 3 (Shri. Hablani),

Over this plot residential cum commercial complex known as "SALASAR ICON-A" is under construction as per sanctioned plan by AMC dt. 01/12/2015 vide permit No. 1189.

This **SALASAR ICON-A** shall consist Six shops, Six office and Ten residential flats which are described herein below -

Description of Shop, Office and flats

The shops situated in on Western portion on the ground floor shall be numbered as S-001, S-002, S-003, S-004, S-005 & S-006.

The office situated in on Western portion on the first floor shall be numbered as F-103, F-104, F-105 & F-106 and office situated on the first floor behind F-103 & F-104 Northern side shall be numbered as F-102 and office situated on the first floor behind F-105 and F-106 southern side shall be numbered as F-107 and one Flat situated on the North-East corner on the first floor shall be numbered as 101.

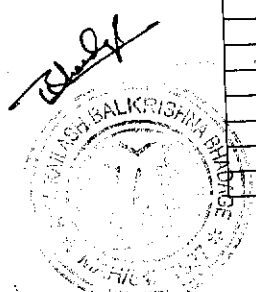
The Flat Situated in East-North corner on the Second Floor shall be numbered as 201, the Flat situated in West-North corner on the Second floor shall be numbered as 202 and the Flat situated in South -West Corner on the Second floor shall be numbered as 203.

The Flat situated in East-North corner on the Third floor shall be numbered as 301, the Flat situated in West-North corner on the Third Floor shall be numbered as 302 and the flat situated in South-West corner on the Third floor shall be numbered as 303.

The flat situated in east-north corner on the Fourth Floor shall be numbered as 401, the flat situated in West-North corner on the Fourth floor shall be numbered as 402 and the Flat situated in South-West corner on the Fourth floor shall be numbered as 403.

The built up area, super built up area of each shops, offices and apartments shall be as under :-

Shop/office/ Apartment No.	Built up Area (inclusive covered Balcony) in sq. mt.	Open Balcony/orna. Proj./Canopy in sq. mt.	Area under common share (Staircase, Lobby) area in sq. mt.	Terrace in Sq. ft.	Total Super Built Up Area	Undivided share in Land in Percentage
S-001	22.75	0.00	0.00		22.75	1.167%
S-002	22.08	0.00	0.00		22.08	1.133%
S-003	22.75	0.00	0.00		22.75	1.167%
S-004	22.75	0.00	0.00		22.75	1.167%
S-005	22.08	0.00	0.00		22.08	1.133%
S-006	22.75	0.00	0.00		22.75	1.167%
101	102.94	12.55	27.65		143.14	7.342%
F-102	61.44	0.00	0.00		61.44	3.151%
F-103	33.41	0.00	0.00		33.41	1.714%
F-104	33.41	0.00	0.00		33.41	1.714%
F-105	33.44	0.00	0.00		33.44	1.715%
F-106	33.44	0.00	0.00		33.44	1.715%
F-107	61.50	0.00	0.00		61.50	3.154%
201	102.94	12.55	27.65		143.14	7.342%
202	106.98	30.03	27.65	14.40	164.66	8.446%



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203	104.14	31.97	27.65	14.40	163.76	8.400%
301	102.94	12.55	27.65		143.14	7.342%
302	111.94	25.07	27.65		164.66	8.446%
303	109.10	27.01	27.65		163.76	8.400%
401	102.94	12.55	27.65		143.14	7.342%
402	111.09	25.92	27.65		164.66	8.400%
403	109.10	27.01	27.65		163.76	8.400%

Hereinafter, the aforesaid property which is the subject matter of this report, be referred as "said property".

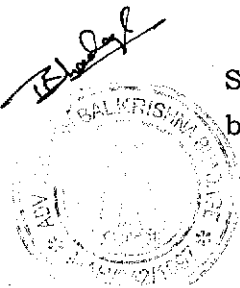
I have been asked to offer my opinion/ search and title verification report in respect of the said property. On the scrutiny of documents, I submit my report as under.

Title History : -

Originally Field Survey No. 29/1-A, of Mouje - Saturna, pragane-Badnera, Tq. & Dist. Amravati was owned by Smt. Ratnakanta Brijmohan Agrawal by virtue of Regd sale deed dt. 18/12/1982 sr. No. 5525. She sold the said field by Regd. Sale deed dt. 23/10/2008 at sr. No. 1522 to Prakash Kisanlal Soni. Thereafter, Prakash Kisanlal Soni who sold the said field by Regd. Sale deed dt. 26/06/2012 sr. No. 2216 to Puranlal Revachand Hablani, Sau. Mohinidevi Amritlal Mehta & Ku. Suraj Shriprakash Zanwar. Then, this owners by obtaining N. A. Conversion permission sold the plot No. 3 by Registered sale deed Date 09/12/2013 at sr. No. 5043 to Prakash Champalalji Heda. Thereafter, Prakash Champalalji Heda sold plot No. 3 by Regd. Sale Deed dt. 30/12/2014 at Sr. No. 3175 to the present owner i. e. Devganga Builders & Developers through it's partner.

Similarly out of field survey No. 29/1-A, plot No. 2 sold by to Puranlal Revachand Hablani, Sau. Mohinidevi Amritlal Mehta & Ku. Suraj Shriprakash Zanwar, who were the owner of the layout, to the present owner i.e. Devganga Builders & Developers through it's partner by Regd. Sale Deed dt 30/12/2014 at Sr. No. 3176. Thus as per sale deed dt 30/12/2014 at Sr. No. 3175 & 3176 the presen owner i.e. Devganga Builders & Developers through it's partner became the owner of plot No. 2 & 3. The mutation duly effected in revenue record in the name of present owner. Thereafter, the present owner obtained permission for consolidation of plots in one part. The said permission granted on 11/03/2015 vide case no. NAP-34/Saturna-115/2014-15.

Therafter, the present owner purchased TDR Rights admeasuring 2650 Sq. ft. from Kishor Narayanrao Tayade & Avinash Gulabrao Mandharikar by Regd. Sale deed dt 30/12/2014 at Sr. No. 2961. Similarly, TDR rights



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admeasuring 1900 Sq. Ft. purchased from Swapnil Ashokkumar Soni by
Regd. Sale Deed dt 09/04/2015 at Sr. No. 886.

Thereafter, the present owner obtained construction permission from
AMC on 01/12/2015 vide permit no. 1189 to construct residential and
commercial complex known as SALASAR ICON-A as described above. And
construction is in progress.

SEARCH OF INDEX REGISTER

2) In order to ascertain as to whether any charge, encumbrances, gift,
mortgage, lien or any third party interest created in respect of the said
property and to ascertain its marketable title, I have got inspected the
Index Register maintained with the office of Sub Registrar at Amravati.
since the year 1987 to 2016 by paying the necessary charges of Rs.
1500/-. The original search fee receipts dt. 23/03/2016 bearing No.
3278 is enclosed herewith this report.

On the basis of inspection of Index Registers, for the aforesaid
period, I hereby certify that the said property is free from all sorts of
encumbrances, charge, liabilities, liens, lis-pendens and attachment of
any kind whatsoever and the said property is absolutely clear.

It is also hereby certify that the above said property is not affected
by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and
it is fit for mortgage. Similarly, I have verified from the Sub Registrar's
office about the genuineness of the title deed examined by me and the
same is original and not duplicate or fake.

Date : 28-03-2016

Place : Amravati


(K.B. Bhadage, Adv.)

