Kaustubh S. Lawate
Advocate
Bar Council Regn. No. MAH/4991/1999

76-77, New Prabhat Colony,
Near Indrayani Colony,
Amravati - 444 607
Phone : 9422857292, 0721-2521614
email : kslawate@gmail.com

Date :

Date: 18/4/2018

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog, r/o Amravati.

Dear Sir,

Having been engaged by YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog, r/o Amravati for preparing the title investigation and search report for the property. I, K.S.Lawate, Advocate, r/o New Prabhat Colony, Amravati, do hereby submit my report as under:-

SCHEDULE OF THE PROPERTY

"Amalgamated plot Nos.26-A, 26-B, 27-A, 27-B & 37, total admeasuring 1024.25 sq.mtrs. (11020.93 sq.ft.) as per order no.890 dated 18/12/2017 from field survey No.38/1, converted as per Rev.Case No.NAP-34/Jewad-132/2001-2002 dated 31/8/2002 of Mouje Jewad, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is commonly bounded as under -

Towards East: Road;
Towards West: Road;
Towards North: Plot No.28-A;
Towards South: Plot No.25."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Revenue Records I find that the F.S.No.38/1, admeasuring 1 Hec. 34 R was originally belonged to Shri Gangadhar Balkrishha Ganu. He had purchased the same vide sale deed dated 09/07/1946. Shri Gangadhar Balkrishha Ganu expired on 10/3/1958. After death of Gangadhar Balkrishha Ganu, the said property came to be devolved upon the sons of Gangadhar Balkrishha Ganu, namely Shambhurao Gangadhar Ganu & Shripad Gangadhar Ganu equally. Thereafter Shambhurao Gangadhar Ganu had executed a will in favour of his son Ajit Shambhurao Ganu and thereby

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bequeathed his half share in favour of his son Ajit Shambhurao Ganu vide will dated 08/02/1998 registered at sr. no. 2271 on 24/05/1999. Shri. Shambhurao Ganu expired on 17/02/1999. Thereafter, mutations have been effected after death of Shambhurao Gangadhar Ganu vide Ferfar no. 185 dated 06/09/1999 by virtue of will and thus Shri Ajit Shambhurao Ganu became the owner of half portion, which is earlier owned by his father Shambhurao, along with his uncle Shripad Gangadhar Ganu. In other words, Shri. Shripad Gangadhar Ganu and Ajit Shambhurao Ganu r/o. Amravati became the joint owners of the said field.

Then I find that Shri Shripad Gangadhar Ganu & Shri Ajit Shambhurao Ganu have jointly decided to convert the said field survey No.38/1 of Mouje Jewad and they have obtained permission for conversion of the said field from agriculture into non-agriculture as per Rev.Case No.NAP-34/Jewad-132/2001-2002. That in the said case, the Competent Revenue Authority, Amravati has granted permission for conversion as per vide order passed on 31/8/2002.

Then I find that after conversion of the said field the layout owners sold the layout converted plots to various purchasers from time to time.

Then I find that after conversion of the said field, the layout converted plot nos.26-A, 26-B, 27-A & 27-B, each admeasuring 153 sq.mtrs. (1647 sq.ft.) & plot no.37, admeasuring 412.21 sq.mtrs. (4437 sq.ft.), total admeasuring 1024.25 sq.mtrs. (11020.93 sq.ft.) came to be purchased by YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog from the layout owners i.e. Shri Shripad Gangadharrao Ganu & Shri Ajit Shambhoorao Ganu as per three different registered sale deeds dated 16/11/2017 registered at Sr.Nos.2338, 2337 & 2339 respectively.

Since then YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog has become full and absolute owner of the said plots and its name has been mutated in village form 6 & 2 vide ferfar Nos.20977, 20978 & 20979 dated 17/11/2017 respectively.

Then I find that YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog has applied for amalgamation of the abovementioned plot Nos.26-A, 26-B, 27-A, 27-B & 37, total admeasuring 1024.25 sq.mtrs. (11020.93 sq.ft.) before A.D.T.P., Municipal Corporation, Amravati. The said amalgamation approved and sanctioned by the Municipal Authority as per order No.0890 dated 18/12/2017.

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Then I find that YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog has purchased TDR rights, admeasuring 405 sq.mtrs. (4359.42 sq.ft.) from Shri Anil Kisanchand Dembla vide registered sale deed dated 20/12/2017 registered at Sr.No.2640.

Then I find that YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog has decided to construct a residential apartment scheme known as "Pushp:shri Apartment" on the above mentioned amalgamated plots and therefore, he has applied before A.D.T.P., Municipal Corporation, Amravati for sanction of building plan. The said building plan approved and sanctioned by Municipal Corporation, Amravati as per building permit No.0012 dated 10/4/2018.

Then I find that in the aforesaid scheme, the developer has shown to be constructed total 25 family units. Out of the said 25 family units, there will be five flats on each floor 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 YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog 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 confirmed 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 confirmed 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 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

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am satisfied that the property in question is free from all types of encumbrances and the title of proposed purchaser is clear and marketable.

7) I have to further add here that there is no impediment, if the intending borrower, 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 31/8/2002.
2. Copy of sale deed dated 16/11/2017 at Sr.No.2337.
3. Copy of sale deed dated 16/11/2017 at Sr.No.2338.
4. Copy of sale deed dated 16/11/2017 at Sr.No.2339.
5. Copy of sale deed of TDR dated 20/12/2017 at Sr.No.2640.
6. Copy of village form 6 & 2 of three plots.

I have verified and tallied the aforesaid documents from the Revenue records of Mouje Jewad, Pragane Badnera, Tq. & Distt.Amravati and also the records of Registering Authority.

Thanking you,

Yours faithfully,

Dated: 18/4/2018
Place: Amravati

(K.S.Lawate)
Advocate