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इतर पावती

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नोंदणी क्र.: 39म
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पावती क्र.: 2145 दिनांक: 14/03/2018

गावाचे नाव: शेगांव

दस्तावेजाचा अनुक्रमांक: अरव1-0-2018

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. पी. यु. वैद्यमुख रा. अमरावती

वर्तून शोध अर्ज क्रमांक 1230, मौजा शेगाव, नसुल शिट क्र. 44, प्लॉट क्र. 2081, सन 1989 ते 2018 (वर्ग 30)

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amravati

1). देयकाचा प्रकार: By Cash रक्कम: रु 750/-



Date: 14/3/2018

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Shri Bhagwant Keshavrao Pansare, Smt. Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare, Shri Jagdish Vasant Pansare, Sau. Sangeeta Sachin Jadhao & Sau. Savita Vijay Nere through their developer M/s. Nirmiti Construction, Amravati by its Partners Shri Milind Narayan Suryawanshi and others.

Dear Sir,

Having been engaged by Shri Bhagwant Keshavrao Pansare, Smt. Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare, Sau. Sangeeta Sachin Jadhao & Sau. Savita Vijay Nere through their developer M/s. Nirmiti Construction, Amravati by its Partners Shri Milind Narayan Suryawanshi & others 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

"Nazul plot No.2081, admeasuring 9600 sq.ft. (892.19 sq.mtrs.) from nazul sheet No.44 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Service lane;
Towards West: Road;
Towards North: House of Shri Pasari;
Towards South: Shopping complex."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Nazul Records I find that the property under reference i.e. nazul plot No.2081, admeasuring 1829.8 sq.mtrs. from nazul sheet No.44 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati was owned and possessed by Shri Rambhau Govindrao Pansare. During his lifetime, he has sold some portion of his plot to the various purchasers and lastly the plot, admeasuring 12800 sq.ft. was remained with him at the time of his death. Rambhau Pansare died on 15/2/1992 and hence the plot, admeasuring 12800 sq.ft., which was owned by Rambhau Pansare has been transferred in the name of his wife Smt. Gayabai Rambhau Pansare, who



was his only legal heir. In the year 1994, Smt. Gayabai Rambhau Pansare had executed a will of her plot, admeasuring 12800 sq.ft. on 24/6/1994. As per the said will, the plot admeasuring 6000 sq.ft. was devolved upon her nephew by name Shri Vasant Keshavrao Pansare and remaining northern plot, admeasuring 6800 sq.ft. was devolved upon her another nephew, namely, Shri Bhagwant Keshavrao Pansare. That Smt. Gayabai Rambhau Pansare died on 24/7/1994 and thus the aforesaid property was transferred in the names of Shri Vasant Keshavrao Pansare and Shri Bhagwant Keshavrao Pansare as per the said will and their names have been recorded in P.R. Card as a owner of the said plot.

Thereafter I find that in the year 1999, Shri Bhagwant Keshavrao Pansare has sold 3200 sq.ft. plot out of his own plot, admeasuring 6800 sq.ft. as per registered sale deed dated 3/2/1999 and therefore, the plot admeasuring 3600 sq.ft. was remained with him.

I further find that Vasant Keshavrao Pansare, who was owner of the plot, admeasuring 6000 sq.ft. from sheet no.44 died on 25/3/2003, leaving behind him his widow Smt. Leelabai, son Jagdish and daughter Sau. Sangeeta Sachin Jadhao & Sau. Savita Vijay Nere. Therefore, after the death of Vasant Keshavrao Pansare, his aforesaid legal heirs became the joint owners of the plot, admeasuring 6000 sq.ft. and their names have been recorded in P.R. Card as a owner thereof.

Thereafter I find that in the year 2017, Shri Bhagwant Keshavrao Pansare and legal heirs of Vasant Keshavrao Pansare, namely, Smt. Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare, Sau. Sangeeta Sachin Jadhao & Sau. Savita Vijay Nere have decided to develop the aforesaid property by erecting multistoried building on it. Therefore, they have approached to the partners of M/s. Nirmiti Construction, Amravati by name Shri Milind Narayan Suryawanshi and others and they have settled the terms and conditions of the development of the said property.

Thereafter I find that after settlement of the terms of the development agreement, Shri Bhagwant Keshavrao Pansare, who is owner of plot, admeasuring 3200 sq.ft. & Smt. Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare, Sau. Sangeeta Sachin Jadhao & Sau. Savita Vijay Nere, who are the owners of plot, admeasuring 6000 sq.ft. from sheet no.44, the total plot, admeasuring 9600 sq.ft. have given for development to M/s. Nirmiti Construction, Amravati through its Partners Shri Milind Narayan Suryawanshi and others and they have executed a development agreement of the property under reference on 23/2/2017 and it is registered with Sub-Registrar Office, Amravati at Sr.No.648. Besides the development agreement, a separate power of attorney is also executed by the



aforesaid plot owners in the name of M/s.Nirmiti Construction, Amravati by its Partners Shri Milind Narayan Suryawanshi and others on 23/2/2017 and it is registered with Sub-Registrar Office, Amravati at Sr.No.649.

I further find that as per the aforesaid development agreement dated 23/2/2017, the developer is the promoter of the scheme, which is to be erected on nazul plot no.2081, admeasuring 9600 sq.ft. from sheet no.44. As per the terms of development agreement, the promoter has applied before A.D.T.P., Municipal Corporation, Amravati for sanction of the building plan. The said building plan approved and sanctioned by the Municipal Authority vide building permit no.0804 dated 10/11/2017.

Thus as stated above, the promoter of the scheme is having legal title of the property under reference and he can dispose off the units from the aforesaid scheme as a promoter as per terms of the development agreement and therefore, he has started the construction work of the scheme and the same is in progress.

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 Bhagwant Keshavrao Pansare, Smt.Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare, Sau.Sangeeta Sachin Jadhao & Sau.Savita Vijay Nere through their developer M/s.Nirmiti Construction, Amravati by its Partners Shri Milind Narayan Suryawanshi & others 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 am satisfied that the property in question is free from all types of encumbrances and the title of Shri Bhagwant Keshavrao Pansare, Smt.Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare,

Handwritten signature/initials



Ref. No.

4

Date :

Sau.Sangeeta Sachin Jadhao & Sau.Savita Vijay Nere through their developer M/s.Nirmiti Construction, Amravati by its Partners Shri Milind Narayan Suryawanshi & others is clear and marketable.

7) I have to further add here that there is no impediment, if Shri Bhagwant Keshavrao Pansare, Smt.Leelabai Vasant Pansare, Shri Jagdish Vasant Pansare, Sau.Sangeeta Sachin Jadhao & Sau.Savita Vijay Nere through their developer M/s.Nirmiti Construction, Amravati by its Partners Shri Milind Narayan Suryawanshi & others, 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 will deed dated 24/6/1994 registered at Sr.No.9416.
2. Copy of development agreement dated 23/2/2017 registered at Sr.No.648.
3. Copy of special power of attorney date 23/2/2017 registered at Sr.No.649.
4. Copy of approved building plan dated 10/11/2017.
5. Copy of P.R.Card dated 22/4/2016

I have verified and tallied the aforesaid documents from the nazul records of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati and also the records of Registering Authority.

Thanking you,

Dated : 14/3/2018
Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate