



Arun Gupta

ADVOCATE & NOTARY

*Opposite Arun Hostel Building,
Mor Bag, AMRAVATI-444 601*

(0721) (Off.) 2572543 (Res.) 2578604, Mobile – 93701-54533

Date :- 22-10-2018

LAND LEGAL TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject: Search and title deed verification report, in respect of property owned & possessed by Saffron Developers, through it's Partner 1) Shri. Ajay Ramchandra Ahuja 2) Shri. Sushil Ramkrushna Bhuskade R/o. Chandur Bajar, Ta. Chandur Bajar, Dist. Amravati

Sir,

Having been engaged by the applicant, for preparing the title investigation and search report for the property to be mortgaged for securing the financial assistance from any Bank or Financial Institution, I hereby submit my report as under:-

Whereas the applicant approached to the Bank for loan limit facilities. And whereas Borrower offered the property owned by above named applicant to mortgage the aforesaid property by way of collateral security for the said proposed loan, and whereas Mortgagor is claiming his absolute title to the aforesaid property approached me for seeking the report under reference. The applicant produced before me the following documents for my verification.

List of Documents:-

- 1) Copy of Sale Deed, Dtd. 13-06-2017, registered at Sr. No. 2377
- 2) Copy of Sale Deed, Dtd. 25-05-2018, registered at Sr. No. 2099
- 3) Copy of Sale Deed, Dtd. 09-08-2012, registered at Sr. No. 4230
- 4) Copy of Sale Deed, Dtd. 15-10-2009, registered at Sr. No. 02151
- 5) Copy of Sale Deed, Dtd. 12-12-1991, registered at Sr. No. 652
- 6) Copy of N.A. Order Dtd. 03-04-1961
- 7) Original Copy of N.A. Order Dtd. 16-03-2018
- 8) Copy of Amalgamation Order
- 9) Copy of Gaon Namuna 7 Dtd. 23-05-2018
- 10) Copy of Gaon Namuna 6 Dtd. 23-05-2018

DESCRIPTION OF PROPERTY SCHEDULE

“Situating within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Rajapeth, Pragane- Badnera,

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Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No. 43, out of which 1 Acre 0 Gunthe land which was layout converted for residential purpose in revenue case No. N.A.P.-34/Rajapeth-14/1959-60, vide order Dtd. 30-04-1961 in the area known as "Dasra Maidan Road" out of which Layout Converted Plot No. 1 total admeasuring 4970 Sq. Ft. (461.89 Sq. Mtr.) out of which 377.89 Sq.Mtr. , AND out of Field Survey No. 44, out of which 3 Acre 27 Gunthe land which was layout converted for residential purpose by S.D.O. Officer Amravati in revenue case No. N.A.A.-15/Rajapeth-2/1968-69, in the area known as "Durga Vihar" out of which Layout Converted Plot No. 10, total admeasuring 346.28 Sq.Mtr. (3726 Sq.Ft.) both the plots amalgamated by the order of Hon'ble Commissioner vide letter No. AMNP/SSNR/UPVI/Order No. 1023 Dtd. 16-03-2018 and which was subdivided by order of Tahsildar vide order No. Aka-Kali/Prastu-1/Bhukhand Ekatrikaran / Vibhajan / Kavi-1115/2018 Dtd. 23-04-2018 out of which F.S. No.43/44/1 out of which layout Plot No. 1+10-B total admeasuring 541.88 Sq.Mtr. which is bounded as per sanctioned map.

(Which is hereinafter referred to as the "Said Property")

TITLE HISTORY OF THE PROPERTY.

1) Upon verification of the registered sale-deed and the Revenue Records for the period relevant to this search report, that the originally property situated at "Situated within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Rajapeth, Pragane- Badnera, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No. 43, out of which 1 Acre 0 Gunthe land which was layout converted for residential purpose in revenue case No. N.A.P.-34/Rajapeth-14/1959-60, vide order Dtd. 30-04-1961 in the area known as "Dasra Maidan Road" out of which Layout Converted Plot No. 1, total admeasuring 4970 Sq. Ft. (461.89 Sq. Mtr.) was originally owned by 1) Smt. Ushatai Manoharrao Mahore 2) Manish Manoharrao Mahore 3) Damodhar Mahadevrao Mahore 4) Murlidhar Mahadevrao Mahore 5) Anil Mahadevrao Mahore 6) Sau. Vijaya Vinayakrao Khond 7) Sau. Alk Sudhakar Rao Kakade.

That, thereafter the said property was purchased by Radheshyam Nandlalji Agrawal from 1) Smt. Ushatai Manoharrao Mahore 2) Manish Manoharrao Mahore 3) Damodhar Mahadevrao Mahore 4) Murlidhar Mahadevrao Mahore 5) Anil Mahadevrao Mahore 6) Sau. Vijaya Vinayakrao Khond 7) Sau. Alk Sudhakar Rao Kakade. vide registered sale deed Dtd. 12-12-1991 document registered at Sr. No. 652.

That, thereafter Radheshyam Nandlalji Agrawal expired on 05-10-1994 and after his death the said property was devolved upon his legal heirs i.e. 1) Smt. Premalata Radheshyam Agrawal 2) Niraj Radheshyam Agrawal 3) Ku. Shweta Radheshyam Agrawal and 4) Amit Radheshyam Agrawal.

That, thereafter the said property was purchased by 1) Bhupatrai Damodhar Shaha 2) Shri. Shailesh Ghanshyamdas Zanwar 3) Raman Kamalkishorji Zawar Agrawal 4)

Sau. Archana Ramankumar Zanwar from 1) Smt. Premrata Radheshyam Agrawal 2) Niraj Radheshyam Agrawal 3) Ku. Shweta Radheshyam Agrawal and 4) Amit Radheshyam Agrawal vide registered sale deed Dtd. 15-10-2009 document registered at Sr. No. 2151.

That, thereafter Bhupatrai Damodhar Shaha expired on 15-01-2009 and the his share in the said property was devolved upon 1) Smt. Smita @ Sarla Bhupatrai Shaha 2) Paresh Bhupatrai Shaha 3) Nita Umesh Lotiya (Shaha) 4) Megha Himanshu Gaglani.

That, thereafter the said property was purchased by 1) Sau. Kalyani Vikram Vasu 2) Sau. Nirmala Rajendra Varma from 1) Smt. Smita @ Sarla Bhupatrai Shaha 2) Paresh Bhupatrai Shaha 3) Nita Umesh Lotiya (Shaha) 4) Megha Himanshu Gaglani 5) Shri. Shailesh Ghanshyamdas Zanwar 6) Raman Kamalkishorji Zawar Agrawal 7) Sau. Archana Ramankumar Zanwar vide registered sale deed Dtd. 09-08-2012 document registered at Sr. No. 4230.

That, thereafter the said property was purchased by Saffron Developers through Partner Ajay Ramchandra Ahuja and Sushil Ramchandra Bhuskade from 1) Sau. Kalyani Vikram Vasu 2) Sau. Nirmala Rajendra Varma vide registered sale deed Dtd. 13-06-2017 document registered at Sr. No. 2377.

AND

land property "Situated within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Rajapeth, Pragane-Badnera, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No. 44, out of which 3 Acre 27 Gunthe land which was layout converted for residential purpose by S.D.O. Officer Amravati in revenue case No. N.A.A.-15/Rajapeth-2/1968-69, in the area known as "Durga Vihar" out of which Layout Converted Plot No. 10, total admeasuring 346.28 Sq.Mtr. (3726 Sq.Ft.) and Field Survey No. 43, out of which 1 Acre 0 Gunthe land which was layout converted for residential purpose in revenue case No. N.A.P.-34/Rajapeth-14/1959-60, vide order Dtd. 30-04-1961 in the area known as "Dasra Maidan Road" out of which Layout Converted Plot No. 1, total admeasuring 4970 Sq. Ft. (461.89 Sq. Mtr.) both the plots amalgamated by the order of Hon'ble Commissioner vide letter No. AMNP/SSNR/UPVI/Order No. 1023 Dtd. 16-03-2018 and which was subdivided by order of Tahsildar vide order No. Aka-Kali/Prastu-1/Bhukhand Ekatrikaran / Vibhajan / Kavi-1115/2018 Dtd. 23-04-2018 out of which F.S. No.43/44/1 out of which layout Plot No. 10-B total admeasuring 861.44 Sq.Ft. (80.03 Sq.Mtr.) was originally owned by Madhukar Pralhadrao Deshpande who has purchased the same on 18-11-1985 vide registered sale deed Dtd. 7090.

That, thereafter Madhukar Pralhadrao Deshpande expired on 16-07-2013 and after his death above property was devolved upon his legal heirs 1) Ramesh Madhukar Deshpande and 2) Kishori Sanjayrao Deshpande. That, Kishori Sanjayrao Deshpande relinquished her share in the said property in favour of Ramesh Madhukar Deshpande vide relinquishment deed Dtd. 29-01-2018 document registered at Sr. No. 404.

That, thereafter the above said property was purchased by Saffron Developers through Partner Ajay Ramchandra Ahuja and Sushil Ramchandra Bhuskade from Ramesh Madhukar @ Madhusudan Deshpande vide registered sale deed Dtd. 25-05-2018 document registered at Sr. No. 2099.

That, as property situated at Mauje - Rajapeth out of Survey No. 44 plot no.10 was not having equal sides hence it's owner in with owner of adjoining Survey No. 43 Plot No.1 amalgamated both these plots and thereafter subdivided both the said plot as per convenience of both the owners of the said plot and thus after their sub division formed Plot No. 10-A and 10-B.

That, Saffron Developers through Partner Ajay Ramchandra Ahuja and Sushil Ramchandra Bhuskade purchased shop No.1 to 7 by different Seven Sale Deeds. The area of the shop is included in total area of Plot No.1 i.e. admeasuring 4970 Sq. Ft. (461.89 Sq. Mtr.)

Thus Saffron Developers through Partner Ajay Ramchandra Ahuja and Sushil Ramchandra Bhuskade became the owner of Plot No. 1+10-B total admeasuring 541.88 Sq.Mtr.

Since then applicant became the sole and absolute owner of the said property and is in peaceful possession thereof.

- 2) I have taken the search of the records of Sub-Registrar Office, Amravati City, for the last 13 years, i.e. from 2006 to 2018 with sub-registrar, Amravati City. I have verified and tally the Index-II register from the records of Sub-Registrar office, Amravati. Dist. Amravati, and the said records were duly searched and Search fee receipt No. 1111434476 Dtd. 22-10-2018 is attached with report.
- 3) That, in the record of Records of Talathi/Patwari of Mouje - Rajapeth, i.e. in the Gaon Namuna 7/12, the name of the applicant is mutated, hence the applicant is recorded owner of the said property.
- 4) I have verified all the Certified/Xerox documents of title relating to the subject matter of the present report. All the documents were original and I have verified and tallied these documents from the records of sub- Registrar. All these documents are registered one, and therefore, it was not necessary for me to collect any other proof.
- 5) All these documents were original/Certified and registered one, and verified by me. I am satisfied that the property is transferable and the transferors have right to transfer the same. All the necessary parties have been joined in the documents and the documents have legal desired effect. The facts and event material to title have been

satisfactorily proved. I do not come across any entry affecting the title & ownership of the applicant.

- 6) That, the said properties are not affected by or covered under the provisions of Bombay Public Land Acquisition Act, Bombay Land Ceiling Acquisition Act or any other Act, for the time being in force.

OPENION:-

On the basis of the search made by me, I certify that the property described in Schedule is owned by Saffron Developers, through it's Partner 1) Shri. Ajay Ramchandra Ahuja 2) Shri. Sushil Ramkrushna Bhuskade is free from all types of charges, encumbrances and obligation or any other claims affecting the clear title as on date. I have to further add here that there is no impediment if the applicant mortgages it to any Bank or Financial Institution, for raising the loan and the said property will be good and marketable security for intending loan advance, subject to clearance of the notes given hereinbelow.

Thanking you,

Yours Faithfully,



(A.G.Gupta,Adv.)

Note :-

Please collect the, following documents from the applicant.

- 1) Copy of Sale Deed, Dtd. 13-06-2017, registered at Sr. No. 2377
- 2) Copy of Sale Deed, Dtd. 25-05-2018, registered at Sr. No. 2099
- 3) Copy of Sale Deed, Dtd. 09-08-2012, registered at Sr. No. 4230
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(A.G.Gupta,Adv.)



CHALLAN
MTR Form Number-6



GRN MH007408429201819E	BARCODE	Date 20/10/2018-16:21:12	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name Arun Ganpatlal Gupta	
Location PUNE			
Year 2018-2019 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		325.00	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total		Amount In	Three Hundred Twenty Five Rupees Only
		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572018102016016 IK00UGWZQ5
Cheque/DD No.		Bank Date	RBI Date 20/10/2018-16:21:45 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 27482388

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available

MH007408429201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Oct 2018	Receipt	Receipt no.: 1111434476
	Name of the Applicant :	Arun Ganpatlal Gupta
	Details of property of which document has to be searched :	Dist :Amravati Village :Raja Peth S.No/CTS No/G.No. : 43
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007408429201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		