P. U. Deshmukh
Advocate
Regd. No. MH-185 / 1980

Ph. 0721-2663232
M.: 99756 09717

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

Ref. No. ..... Date : .....

Date: 19/9/2020

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil, both r/o Amravati.

Dear Sir,

Having been engaged by Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil 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 PROPERTY

"Layout converted plot No.1, admeasuring 19753.22 sq.ft. (1835.12 sq.mtrs.) from field survey Nos.25/3 & 25/4, admeasuring 0.53.50 R converted as per Rev.Case No.NAP-34/Mhasla-55/2018-2019 dated 28/3/1999 of Mouje Mhasla, Pragane Nandgaon Peth, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Field survey No.28;
Towards West: Field survey no.25/2;
Towards North: Layout plot No.20, 2 & road;
Towards South: Tapovan Road."

TITLE HISTORY FOR LAST 13 YEARS

1) Upon verification of the Index-II register, and Revenue Records I find that the title of field survey No.25, total admeasuring 24 Acres 05 Gunthe, out of which 23 Acres 18 Gunthe of Mouje Mhasla had acquired by Shri Balkisan Bansidhar Khandelwal & his father Shri Bansidhar Kanhaiyalal Khandelwal as per vide registered sale deed dated 14/3/1957 for the period relevant to this search report.

Thereafter I find that Shri Bansidhar Kanhaiyalal Khandelwal, through his POA Shri Satyanarayan Bansidhar Khandelwal sold southern portion of land admeasuring 1 Hec. 62 R from survey no.25 to Sau.Lalita Satyanarayan Khandelwal by virtue of registered sale deed dated 15/1/1996 registered at Sr.No.173. And whereas the northern

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portion of the said field, admeasuring 1 Hec. 62 R sold by him to Shri Matadin Surajmal Rajoriya vide registered sale deed dated 28/12/1995 regisered at Sr.No.2654 and thus Sau.Lalita Satyanarayan Khandelwal & Shri Matadin Surajmal Rajoriya became the owners of their respective portion of the said field and their names have been recorded in 7/12 extract as owners thereof.

I further find that out of the aforesaid field, land admeasuring 81 R from survey no.25/3 purchased by Shri Pravin Balkrishnaji Maloo from Sau.Lalita Satyanarayan Khandelwal as per registered sale deed dated 6/9/2015 registered at Sr.No.3484. As well as the land admeasuring 27 R from field survey no.25/3 & another portion of land admeasuring 13.5 R from survey no.25/4, total admeasuring 40.50 R purchased by Sau.Archana Arun Wankhade from Sau.Lalita Satyanarayan Khandelwal & Shri Matadin Surajmal Rajoriya vide registered sale deed dated 2/8/2002 registered at Sr.No.2874.

Thereafter I find that the remaining land admeasuring 13 R from field survey no.25/3 further sold by Shri Pravin Balkrishnaji Maloo to S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda vide registered sale deed dated 13/12/2017 registered at Sr.No.3427. As well as, the land admeasuring 27 R from field survey no.25/3 & another land admeasuring 13.5 R from survey no.25/4, total admeasuring 40.50 R sold by Sau.Archana Arun Wankhade to S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda vide registered sale deed dated 29/5/2017 registered at Sr.No.1380.

Thus as stated above, S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda became the owner of total land admeasuring 53.50 R from survey nos.25/3 & 25/4 and their names have been recorded in revenue record as a owner thereof.

I further find that S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda has applied before Tahsildar, Amravati for conversion of the said fields as per Rev.Case No.NAP-34/Mhasla-55/2018-2019. In the said case the Hon'ble A.D.T.P., M.C., Amravati has granted permission for layout under Section 42-A of M.L.R.Code as per order no.45 dated 28/3/2019. As well as per Section 27-A, the amount of Rs.6020/- has been deposited by the field owner as per challan dated 28/3/2019 and another misc. charges of Rs.1204/-.

On the basis of the aforesaid layout and the charges paid by the owner, the Tahsildar, Amravati has granted permission for conversion in aforesaid Rev.Case No.NAP-34/Mhasla-55/2018-2019 vide order dated 28/3/2019 and direction was given by the Talathi to record the conversion of the land, admeasuring 53.50 R from survey

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no.25/3 & 25/4 in Gaon Namuna 7 and accordingly, the Gaon Namuna 7 of the said land has prepared in the name of S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda.

It is specifically submitted that the civil litigation about some portion land from field survey No.25 was pending in the Civil Court, Amravati. The said litigation was related about the private layout plots, which were sold by Balkisan Bansidhar Khandelwal and others to the various purchasers in the year 1977. The said litigation went upto Supreme Court and finally it was settled by the parties to the litigation. In short SLP Petition No.7218 & 7219 before Supreme Court of India by Satyanarayan Khandelwal against the private plot owners. In the said petition, all the parties of the petition have compromised the matter amicably and accordingly, affidavit to that effect was filed in the Supreme Court by Satyanarayan Khandelwal on 18/3/2018. Hence due to compromise, the said SLP No.7218 & 7219 was dismissed as withdrawn as per vide order passed by Supreme Court on 19/3/2018. In view of the above facts and circumstances, the title of the field survey No.25/3 & 25/4 alongwith other land from field survey no.25 is clear and marketable, as no dispute is pending in any Court in respect of field survey No.25.

Therefore, the title got by S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda in respect of the land, admeasuring 53.50 R from survey no.25/3 & 25/4, out of which layout converted plot No.1, plot No.1, admeasuring 19753.22 sq.ft. (1835.12 sq.mtrs.) is clear and marketable.

I further find that S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda had decided to construct the multistoried building on the aforesaid plot. Accordingly, they have prepared the building plan of the multistoried building and it was submitted by them before A.D.T.P., M.C., Amravati. After going through the said plan, the A.D.T.P., M.C., Amravati has granted permission for construction as per order No.0160 dated 25/9/2019 and relevant development charges has been deposited by them in the Municipal Corporation.

Recently the aforesaid property i.e. plot no.1 alongwith the proposed building construction i.e. the total scheme has taken over by Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil from S.V.Properties, through its Partners Sau.Manavi Amit Talda & Sau.Kanak Suraj Talda, through their POA Shri Manoj Radhavallabhji Bhattad as per registered sale deed dated 1/9/2020, which is registered with Sub-Registrar Office, Amravati at Sr.No.1642/2020 and thus they became absolute owner of the said plot.

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Thus as stated above, the title got by Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil is clear and the same is readily marketable and same is free from any charge, encumbrances, lien and obligation thereof.

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. 2008 to 2020. After verification of the said records, I find that the title of the aforesaid property got by Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil 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 Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil is clear and marketable.

7) I have to further add here that there is no impediment, if Anshuman Builders through its Partners Shri Mangesh Sudhakarrao Hajare & Shri Nilay Arunrao Patil, 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 sale deed dated 28/12/1995.
2. Copy of registered sale deed dated 15/1/1996.
3. Copy of registered sale deed dated 2/8/2002.
4. Copy of registered sale deed dated 16/9/2015.
5. Copy of registered sale deed dated 29/5/2017.
6. Copy of registered sale deed dated 30/12/2017.

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7. Copy of N.A.Order dated 28/3/2019
8. Copy of power of attorney date 13/5/2019.
9. Copy of approved building plan dated 25/9/2019.
10. Copy of Gaon Namuna 7 dated 30/4/2019.
11. Copy of registered sale deed dated 1/9/2020

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

Thanking you,

Yours faithfully,

Dated : 19/9/2020
Place: Amravati

(P.U.Deshmukh)
Advocate