



Date:

Date: 25/1/2021

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 No.65 & 119, total admeasuring 574.66 sq.mtrs. (6185
sq.ft.) as per order no.0124 dated 9/11/2020 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: Another's plot.

Towards North: Road;

Towards South: Road."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Revenue Records I find that
the field survey 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
bequeathed his half share in favour of his son Ajit Shambhurao Ganu vide will



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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 No.65, admeasuring 302.66 sq.mtrs. (3257 sq.ft.) & plot No.119, admeasuring 2928 sq.ft. (272 sq.mtrs.), total admeasuring 574.66 sq.mtrs. (6185 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 Shambhoo Rao Ganu as per registered sale deed dated 2/9/2020 registered at Sr.No.3278/2020.

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 7 vide ferfar No.23296.

Then I find that YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog has applied for amalgamation of the abovementioned plot No.65, admeasuring 302.66 sq.mtrs. (3257 sq.ft.) & plot No.119, admeasuring 2928 sq.ft. (272 sq.mtrs.), total admeasuring 574.66 sq.mtrs. (6185 sq.ft.) before A.D.T.P., Municipal Corporation, Amravati. The said amalgamation approved and sanctioned by the Municipal Authority as per order No.0124 dated 9/11/2020.

Then I find that YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Govind Janardan Jog has purchased TDR rights, admeasuring 210 sq.mtrs. (2259.60 sq.ft.) from Shri Jaiprakash Chunnilal Mantri, Shri Kishor



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Chunnilal Mantri, Sau.Sudhadevi Ashokkumar Mantri, Shri Ashok Chunnilal Mantri, Sau.Pushpa Omprakash Mantri, Sau.Neha Vikrant Mantri, Shri Ram Omprakash Mantri, Sau.Rakhi Ram Mantri & Shri Vikrant Omprakash Mantri vide registered sale deed dated 10/11/2020 registered at Sr.No.4772/2020.

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 "Mato: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.11 dated 18/1/2021.

Then I find that in the aforesaid scheme, the developer has shown to be constructed total 20 family units. Out of the said 20 family units, there will be four 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. 1992 to 2021. 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



CHALLAN
MTR Form Number-6



JRN	MH010541256202021E	BARCODE			Date	22/01/2021-19:50:04	Form ID
Department			Inspector General Of Registration				
Search Fee			Payer Details				
Type of Payment			Other Items				
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN				
Location			PUNE				
Year			2020-2021- One Time				
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			750.00				
Full Name			Kaustubh Sudhakar Lawate				
Flat/Block No.							
Premises/Building							
Road/Street							
Area/Locality							
Town/City/District							
PIN							
Remarks (if Any)							
Amount In			Seven Hundred Fifty Rupees Only				
Total			750.00				
Payment Details			STATE BANK OF INDIA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN Ref. No. 00040572021012205093 IK0AYAXD05				
Name of Bank			Bank Date RBI Date 22/01/2021-19:24:51 Not Verified with RBI				
Name of Branch			Bank Branch STATE BANK OF INDIA				
			Scroll No. Date Not Verified with Scroll				

Department ID: 924054851

Mobile No. 9422857292

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नॉट: चालन "उपरोक्त ऑफ पेमेंट" मध्ये नमूद कारणामुळेच लागू आहे. इतर कारणामुळे किंवा नोंदणी न करतासकण्या दस्तऐवजाची लागू नाही.

MH010541298202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Jan 2021	Receipt	Receipt no. : 1111939523
	Name of the Applicant	Kaustubh Sudhakar Lawate
	Details of property of which document has to be searched	Dist : Amravati Village : Jevad S.No/CTS No/G No. : 38
	Period of search	From : 2002 To : 2021
	Received Fee	500
The above mentioned Search fee has been credited to government vide GRN no : MH010541298202021E		
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/fmSearchChallanWithoutReg.php '		



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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.

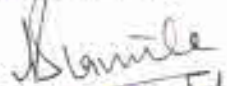
1. Copy of N.A.Order alongwith layout plan dated 31/8/2002.
2. Copy of sale deed dated 2/9/2020 at Sr.No.3278
3. Copy of sale deed of TDR dated 10/11/2020 at Sr.No.4772/2020.
4. Copy of village form 7 of two plots.
5. Copy of amalgamation plan dated 9/11/2020.
6. Copy of building plan dated 18/1/2021.

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

Thanking you.

Dated: 25/1/2021
Place: Amravati

Yours faithfully,


(K.S.Lawate) Esq.
Advocate