

P.U. Deshmukh

Advocate

Regd No. MH-185 /1980



Ph.0721-2663232

M. 9975609717

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

Ref. No.

Date

Date: 27/7/2018

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale, all Amravati, Tq. & Distt. Amravati.

Dear Sir,

Having been engaged by Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale 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:-

Description of Property

(1) "Layout converted **plot No.46**, admeasuring **3374.51 sq.ft. (313.50 sq.mtrs.)** from F.S.No.7 of Mouje Benoda, Pragane Nandgaon Peth, Tq. & Distt. Amravati, converted as per Rev. Case No. NAP-34/Benoda-106/2013-2014 dated 4/3/2014 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot No.47;

Towards West: Plot No.45;

Towards North: Plot No.37-A;

Towards South: Road in the layout."

(2) "**T.D.R. rights**, admeasuring **807.3 sq.ft. (75 sq.mtrs.)** from TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/91/16 dated 30/12/2016, certificate no.91 total area of 4587.01 sq.mtrs. in Zone-B of Amravati from F.S.No.33 of Mouje Benoda, Tq. & Distt. Amravati."

That while granting FSI, the A.D.T.P., Municipal Corporation, Amravati has considered the permissible FSI factor 1.10. Therefore, as per the said factor, permissible built up area comes to 344.85 sq.mtrs. Besides the above FSI, the TDR area alongwith premium granted by the Municipal Corporation comes to 125.40 sq.mtrs.. Thus the total permissible built up area comes to 470.25 sq.mtrs.

Title History for last 30 years:-

Upon verification of the Index-II register and Revenue Records I find that the original F.S.No.7, total admeasuring 5 Hec. 71 R, out of which land admeasuring 3 Hec. 23 R of Mouje Benoda was originally owned and possessed by Maloo & Talda

Handwritten signature/initials



Developers, through its Partner Shri Pravin Balkrishna Maloo, r/o Amravati for the period relevant to this search report.

Thereafter I find that Maloo & Talda Developers, through its Partner Shri Pravin Balkrishna Maloo has applied before Hon'ble Collector, Amravati for conversion of the said field from agriculture into non-agriculture i.e. for residential user. That the said application was registered as Rev.Case No.NAP-34/Benoda-106/2013-2014. In the said case the Competent Revenue Authority has granted permission for conversion as per vide order dated 12/3/2014.

That after conversion of the said field I find that the layout owner sold the layout converted plots to various intending purchasers from time to time.

Thereafter I find that out of the said layout, the layout converted plot Nos.8, 9, 10, 46 & 47, total five plots, total 2149.94 sq.mtrs. initially came to be purchased by Bhoomi Buildcon through its Partner Shri Subhash Nanakramji Talda from Maloo & Talda Developers, through its Partner Shri Pravin Balkrishna Maloo, through POA Shri Manoj Radhavallabhji Bhattad by way of registered sale deed dated 30/7/2014 registered with Sub-Registrar Office, Amravati at Sr.No.2676/2014.

I further find that out of the aforesaid layout plots, a plot bearing No.46, admeasuring 3374.51 sq.ft. (313.50 sq.mtrs.) came to be purchased by Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale from Bhoomi Buildcon through its Partner Shri Subhash Nanakramji Talda vide registered sale deed dated 30/8/2016 registered at Sr.No.3659.

Thus Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale became full and absolute owner of the said plot and its name has been recorded in Gaon Namuna 6 & 2 as per mutation entry No.21747 dated 10/9/2016.

Besides the aforesaid plot I find that Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan & Shri Purushottam Rangrao Dhumale has purchased TDR rights, admeasuring 807.3 sq.ft. (75 sq.mtrs.) from Shri Madhusudan Kamalkishorji Karwa & two others as per registered sale deed dated 11/9/2017 registered at Sr.No.1819/2017.

I further find that Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale have started development of the above plot and they have decided to construct a residential building on the aforesaid plot. Accordingly, the building plan of the scheme

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was submitted by them before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan approved and sanctioned by the Municipal Authority as per building permit No.0897 dated 20/12/2017. That as per the said plan, the promoter has decided to construct one commercial & nine family units on the aforesaid plot no.46. The details are as under:-

Flat No.	Floor	Calculation of carpet area as per RERA	Built up area	Super built up area	Undivided Share in land
Commercial shop 001	Ground	12.56 sq.m.	16.72 sq.m.	19.97 sq.m.	3.56%
Resd.Lift wall			0.52 sq.m.	0.52 sq.m.	0.11%
101	First	48.05 sq.m.	54.75 sq.m.	59.03 sq.m.	11.67%
102		24.86 sq.m.	28.66 sq.m.	34.61 sq.m.	6.11%
103		29.79 sq.m.	34.65 sq.m.	40.12 sq.m.	7.39%
201	Second	44.80 sq.m.	50.50 sq.m.	59.69 sq.m.	10.77%
202		53.22 sq.m.	60.77 sq.m.	68.29 sq.m.	12.95%
301	Third	44.80 sq.m.	50.50 sq.m.	59.69 sq.m.	10.77%
302		53.22 sq.m.	60.77 sq.m.	68.29 sq.m.	12.95%
401	Fourth	44.80 sq.m.	50.50 sq.m.	59.69 sq.m.	10.77%
402		53.22 sq.m.	60.77 sq.m.	68.29 sq.m.	12.95%

Thus I find that Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale is intending to construct 1 commercial shop & 9 family units as described above and the said shop & 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. 1988 to 2017. After verification of the said records, I find that the title of the aforesaid property got by Sukhadi Infrastructure, through its Partners Shri Surendra Sukhdeo Chauhan, Shri Govind Shyamrao Kingaonkar & Shri Purushottam Rangrao Dhumale 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.

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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.

7) That all the following relevant documents of title have been verified by me.

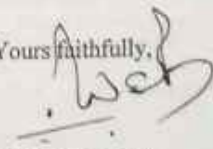
1. Copy of N.A.Order alongwith layout plan dated 12/3/2014.
2. Copy of registered sale deed dated 30/7/2014 at Sr.No.2776.
3. Copy of registered sale deed dated 30/8/2016 registered at Sr.No.3659.
4. Copy of registered sale deed of TDR dated 11/9/2017.
5. Copy of approved building plan dated 20/12/2017.
6. Copy of village form 6 & 2.

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

Thanking you,

Dated: 27/7/2018
Place: Amravati

Yours faithfully,


(P.U.Deshmukh)
Advocate

CHALLAN
MTR Form Number-6



MH004547718201819E		BARCODE		Date	30/07/2018-19:04:34	Form ID
Payment Inspector General Of Registration Search Fee Other Items				Payer Details		
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1				TAX ID (If Any)		
Location AMRAVATI				PAN No.(If Applicable)		
Year 2018-2019 One-Time				Full Name	ADV P U DESHMUKH	
Account Head Details		Amount In Rs.	Premises/Building	KHAPARDE NBAGICHA		
0030072201 SEARCH FEE		750.00	Road/Street	AMRAVATI		
			Area/Locality	AMRAVATI		
			Town/City/District			
			PIN			
			Remarks (If Any)	MOUJE BENODA S NO 7 PLOT NO 46 1989 TO 2018		
			Amount In	Seven Hundred Fifty Rupees Only		
Total		750.00	Words			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572018073012864	IK00RXEGP6
Cheque/DD No.			Bank Date	RBI Date	30/07/2018-19:05:08	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. : Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : 9975609717
 सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तऐवजी लागू नाही.