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: 9/1/2019

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Shri Gajanan Wasudeo Patil, Prop.Shri Om Sai, Amravati, r/o Appu Colony, Rathinagar, Amravati, Tq. & Distt.Amravati .

Dear Sir,

Having been engaged by Decent Construction through Shri Gajanan Wasudeo 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 THE PROPERTY**

"Layout converted plot No.11-B, admeasuring 2538 sq.ft. (235.87 sq.mtrs.) & layout plot no.12-A, admeasuring 2526.87 sq.ft. (234.84 sq.mtrs.), which are amalgamated as per order no.0233 dated 20/10/2018, which bears amalgamated plot plot no.11-B,12-A, total admeasuring 474.31 sq.mtrs. from field survey No.195/-B of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Rahatgaon-142/2001-02 dated 4/9/2002 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Another's layout;

Towards West: Road in the layout;

Towards North: Plot No.11-A;

Towards South: Layout No.12-B."

**Title History for last 30 years**:-

Upon verification of the Index-II register and Revenue Records I find that the field survey No.195/3-B, admeasuring 1 Hec. 11 R of Mouje Rahatgaon was originally owned and possessed by Shri Ramchandra Ganpatrao Mahulkar, r/o Amravati for the period relevant to this search report.

Thereafter I find that the Shri Ramchandra Ganpatrao Mahulkar has decided to convert his aforesaid agriculture field from agriculture into non-agriculture i.e. for residential purpose. Accordingly, he has applied before Collector, Amravati for conversion of the said field. That the said application was registered as Rev.Case

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No.NAP-34/Rahatgaon-142/2001-02. That in the said case, the competent revenue authority has granted permission for conversion vide order dated 4/9/2002.

That after conversion of the said field I find that Shri Ramchandra Ganpatrao Mahulkar has sold the layout converted plot No.11-B, admeasuring 2538 sq.ft. (235.87 sq.mtrs.) to Shri Ajay Narayanrao Deshmukh by way of registered sale deed dated 25/10/2002 registered with Sub-Registrar Office, Amravati at Sr.No.3876/2002.

I further find that the another plot no.12-A, admeasuring 234.84 sq.mtrs. (2526.87 sq.ft.) also sold by Shri Ramchandra Ganpatrao Mahulkar to Shri Gajanan Pandurangji Dhok by way of registered sale deed dated 25/10/2002 registered with Sub-Registrar Office, Amravati at Sr.No.3873/2002.

Thereafter I find that Shri Ajay Narayanrao Deshmukh, who was the owner of plot no.11-B, has executed a registered special power of attorney to sell his layout converted plot in favour of Shri Parshuram Kashinath Ekhande on 7/2/2008 and it is registered with Sub-Registrar Office, Amravati at Sr.No.465.

Now I find that Shri Ajay Narayanrao Deshmukh through his POA Shri Parshuram Kashinath Ekhande has sold the plot no.11-B to Shri Gajanan Wasudeo Patil, Prop. of Shri Om Sai vide registered sale deed dated 25/1/2010 registered with Sub-Registrar Office, Amravati at Sr.No.00327.

I further find that Shri Gajanan Pandurangji Dhok also sold his plot no.12-A to Shri Gajanan Wasudeo Patil, Prop. of Shri Om Sai by way of registered sale deed dated 21/12/2012 registered with Sub-Registrar Office, Amravati at Sr.No.6382/2012.

Thus as stated above, Shri Gajanan Wasudeo Patil became full and absolute owner of the aforesaid plot Nos.11-B & 12-A and his name has been recorded in Gaon Namuna 6 & 2 as a owner thereof.

Thereafter I find that Shri Gajanan Wasudeo Patil, Prop. of Shri Om Sai has applied before A.D.T.P., Municipal Corporation, Amravati for amalgamation of the plot nos.11-B & 12-A. The said amalgamation has been approved and sanctioned by the Municipal Authority, Amravati as per order No.0233 dated 20/10/2018.

I further find that after amalgamation of layout plot nos.11-B & 12-A, the A.D.T.P., Amravati has allotted new amalgamated number as plot no.11-B,12-A, total admeasuring 474.31 sq.mtrs. and it was submitted by Shri Gajanan Wasudeo Patil, Prop.of Shri Om Sai, Amravati for its mutation before the Talathi of Mouje Rahatgaon. But till this date the said mutation is yet to be recorded in revenue record.

I further find that Shri Gajanan Wasudeo Patil, Prop. of Shri Om Sai, Amravati has started development of the above plot and he has decided to construct a multistoried

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building in the name & styled as **'Kasturi Heights i.e. residential & commercial complex'** on the aforesaid plot. Accordingly, the building plan of the scheme was submitted by him 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.0308 dated 3/1/2019. In the Kasturi Heights complex, there are total six floors i.e. ground + five floors are proposed to be constructed. Out of which on the ground floor of the building there are three shops alongwith separate latrine & urinals are constructed and the remaining floors, there are total ten flats. Thus as stated above, the total thirteen units are in the Kasturi Heights scheme. Therefore, the RERA Act is applicable to this 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. 1990 to 2019. After verification of the said records, I find that the title of the aforesaid property got by Shri Gajanan Wasudeo Patil, Prop. of Shri Om Sai, Amravati 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 Gajanan Wasudeo Patil, Prop. of Shri Om Sai, Amravati is clear and marketable.

7) I have to further add here that there is no impediment, if Shri Gajanan Wasudeo Patil, Prop. of Shri Om Sai, Amravati, 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 4/9/2002.

J. Deshmukh
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2. Copy of sale deed dated 25/10/2002 registered at Sr.No.3873.
3. Copy of sale deed dated 25/10/2002 registered at Sr.No.3876.
4. Copy of special power of attorney dated 7/2/2008 registered at Sr.No.465.
5. Copy of sale deed dated 25/1/2010 registered at Sr.No.00327.
6. Copy of sale deed dated 21/12/2012 registered at Sr.No.6382/2012.
7. Copy of amalgamation plot dated 20/10/2018.
8. Copy of approved building plan dated 3/1/2019.
9. Copy of village form 6 & 2

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

Thanking you,

Yours faithfully,

Dated: 9/1/2019
Place: Amravati

**(P.U.Deshmukh)**
**Advocate**

# CHALLAN
## MTR Form Number-6

| MH010390863201819E | BARCODE | Date 08/01/2019-18:57:43 | Form ID |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | AMT1_HQR SUB REGISTRAR AMRAVATI 1 | Full Name | ADV P U DESHMUKH |
| Location | AMRAVATI | | |
| Year | 2018-2019 One Time | Flat/Block No. | KAHAPARDEA ABGICHA |
| | | Premises/Building | |
| Account Head Details | Amount In Rs. | Road/Street | AMRAVATI |
| 0030072201 SEARCH FEE | 750.00 | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| | | MOUJE RAHATGAON S NO 195/3 B PLOT NO 11 A AND 12A | |
| | | ADMEASURING 474.31 1990 TO 2019 | |
| Total | 750.00 | Amount In Words | Seven Hundred Fifty Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572019010819157 | IK00WNEPN2 |
| Cheque/DD No. | | Bank Date | RBI Date | 08/01/2019-18:58:45 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 9975609717

Department ID :

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.



Print Date 08-01-2019 06:58:45