



Ref. No.

Date

Date: 11/9/2018

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Decent Construction through Shri Jayant Parmanand Chhutlani, r/o Shivshaktinagar, Shegaon Rahatgaon Road, Amravati, Tq. & Distt. Amravati.

Dear Sir,

Having been engaged by Decent Construction through Shri Jayant Parmanand Chhutlani 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

(1) "Layout converted plot No.13, admeasuring 3338.29 sq.ft. (310.25 sq.mtrs.) from F.S.No.187/2-Part of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, converted as per Rev. Case No. NAP-34/Rahatgaon-72/2003-04 dated 31/12/2004 situated within the limits of Amravati Municipal Corporation & area popularly known as 'Priya Township, Amravati', which is bounded as under:-

Towards East: Plot No.27;

Towards West: Road in the layout;

Towards North: 18 mtr. wide D.P. Road;

Towards South: Layout No.14-A."

(2) "Layout converted plot No.27, admeasuring 3229.74 sq.ft. (300.05 sq.mtrs.) from F.S.No.187/2-Part of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, converted as per Rev. Case No. NAP-34/Rahatgaon-72/2003-04 dated 31/12/2004 situated within the limits of Amravati Municipal Corporation & area popularly known as 'Priya Township, Amravati', which is bounded as under:-

Towards East: 9 mtr. wide road in the layout;

Towards West: Plot No.13 & 14-A;

Towards North: Road;

Towards South: House constructed on plot no.26-B."

(3) "T.D.R. rights, admeasuring 1196.09 sq.ft. (111.12 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/75/16



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dated 19/10/2016, certificate no.75 total area of 11682 sq.mtrs. in Zone-A (NA) of Amravati from F.S.No.88/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati."

Title History for last 30 years:-

Upon verification of the Index-II register and Revenue Records I find that the original F.S.No.187/2, total admeasuring 7 Hec. 44 R of Mouje Rahatgaon was originally owned by Shri Dilip Gulabrao Lokhande, r/o Amravati for the period relevant to this search report.

Thereafter I find that out of the aforesaid field, land admeasuring 00 Hec. 81 R purchased by Shrihari Associates through Shri Pravin Balkrishna Maloo from said Shri Dilip Gulabrao Lokhande as per registered sale deed dated 11/5/2001 registered with Sub-Registrar Office, Amravati.

I further find that land admeasuring 1 Hec. 21 R also purchased by Shree Govinda Associates through Sau.Sandhya Subhash Talda & land admeasuring 00 Hec. 71 R came to be purchased by Shri Subhash Nanakram Talda & Shri Vinodkumar Holaram Kewalramani from said Shri Dilip Gulabrao Lokhande as per registered sale deeds dated 16/10/2002 & 5/5/2001 respectively, registered with Sub-Registrar Office, Amravati.

I further find that land admeasuring 00 Hec. 71 R & 00 Hec. 81 R which was owned by Shri Subhash Nanakram Talda + 1 & Shrihari Associates through Shri Pravin Balkrishna Maloo has been purchased by Shree Govinda Associates through Sau.Sandhya Subhash Talda as per two different registered sale deeds dated 14/11/2003 & 28/3/2002 respectively, registered with Sub-Registrar Office, Amravati.

Since then Shree Govinda Associates through Sau.Sandhya Subhash Talda became full and absolute owner of land admeasuring 2 Hec. 73 R from field Gut No.187/2.

I further find that the Shree Govind Associates through its Prop.Sau.Sandhya Subhash Talda has decided to convert her agriculture land from agriculture into non-agriculture i.e. for residential purpose and accordingly, she has applied before Collector, Amravati for conversion of the said field. That application was registered as Rev.Case No.NAP-34/Rahatgaon-72/2003-04 vide order dated 31/12/2004.

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, a layout converted plot No.13, admeasuring 3338.29 sq.ft. (310.25 sq.mtrs.) jointly purchased by Sau.Aruna Manoj



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Gupta & Sau.Aparna Sanju Gupta from said Shree Govind Associates through its Prop.Sau.Sandhya Subhash Talda by way of registered sale deed dated 28/4/2010 registered with Sub-Registrar Office, Amravati at Sr.No.2080/2010.

Now the said plot came to be purchased by Decent Construction through Shri Jayant Parmanand Chhutlani from Sau.Aruna Manoj Gupta & Sau.Aparna Sanju Gupta by way of registered sale deed dated 13/10/2016 registered with Sub-Registrar Office, Amravati at Sr.No.3058/2016.

Besides the above plot I find that the another plot no.27, admeasuring 3078.77 sq.ft. (286.02 sq.mtrs.) has been sold by Shree Govind Associates through its Prop.Sau.Sandhya Subhash Talda to Sau.Mangal Rajendra Magarde by way of registered sale deed dated 25/6/2009 registered with Sub-Registrar Office, Amravati at Sr.No.2362/2009.

I further find that Sau.Mangal Rajendra Magarde sold the said plot to Shri Aniruddha Shriram Ganorkar by way of registered sale deed dated 7/4/2012 registered with Sub-Registrar Office, Amravati at Sr.No.1859/2012.

Now I find that the said plot further purchased by Decent Construction through Shri Jayant Parmanand Chhutlani from Shri Aniruddha Shriram Ganorkar by way of registered sale deed dated 29/3/2017 registered with Sub-Registrar Office, Amravati at Sr.No.1162.

Thus as stated above, Decent Construction through Shri Jayant Parmanand Chhutlani became full and absolute owner of plot nos.13 & 27 and its name has been recorded in revenue record as owner of the said plots.

Thereafter I find that Decent Construction through Shri Jayant Parmanand Chhutlani also purchased TDR rights, admeasuring 1196.09 sq.ft. (111.12 sq.mtrs.) as per registered sale deed dated 20/1/2018 registered at Sr.No.234/2018 from Shri Pravin Balkrishnaji Maloo (HUF) through Karta Pravin Balkrishnaji Maloo through POA Shri Manoj Radhavallabhji Bhattad.

I further find that Decent Construction through Shri Jayant Parmanand Chhutlani has started development of the above plots and he has decided to construct a multistoried building on the aforesaid plots. 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.0025 dated 21/4/2018. The details of scheme are as under:-



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Building Name	Flat No.	Floor	Carpet area in sq.mtrs.	Undivided Share in %
A-Building	G-1	Ground	11.28	1.47
	G-2		7.84	1.03
	G-3		7.77	1.02
	101	First	49.46	6.47
	102		54.65	7.15
	103		49.32	6.46
	104		30.84	4.04
	201	Second	49.46	6.47
	202		54.65	7.15
	203		49.32	6.46
	204		30.84	4.04
	301	Third	49.46	6.47
	302		54.65	7.15
	303		49.32	6.46
	304		30.84	4.04
	401	Fourth	49.46	6.47
	402		54.65	7.15
	403		49.32	6.46
	404		30.84	4.04

Thus I find that Decent Construction through Shri Jayant Parmanand Chhutlani is intending to construct three shops & 16 family units as described above and the said shops & 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. 1989 to 2018. After verification of the said records, I find that the title of the aforesaid property got by Decent Construction through Shri Jayant Parmanand Chhutlani 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



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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 Decent Construction through Shri Jayant Parmanand Chhutlani is clear and marketable.

7) I have to further add here that there is no impediment, if Decent Construction through Shri Jayant Parmanand Chhutlani, 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 31/12/2004.
2. Copy of sale deed dated 28/4/2010 registered at Sr.No.2080.
3. Copy of sale deed dated 25/6/2009 registered at Sr.No.2362.
4. Copy of sale deed dated 7/4/2012 registered at Sr.No.1859.
5. Copy of sale deed dated 13/10/2016 registered at Sr.No.3058.
6. Copy of sale deed dated 29/3/2017 registered at Sr.No.1162.
7. Copy of sale deed of TDR dated 20/1/2018 registered at Sr.No.234.
8. Copy of approved building plan dated 21/4/2018.
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,

Dated: 11/9/2018

Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH003107275201819E	BARCODE	14 09 2018 09:50:26		Date	14/09/2018-09:50:26	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Type of Payment			Other Items					
Office Name			AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name			ADV P U DESHMUKH
Location			AMRAVATI		Flat/Block No.			KHAPARDE BAGICHA
Year			2018-2019 One Time		Premises/Building			AMRAVATI
Account Head Details			Amount In Rs.		Road/Street			AMRAVATI
0030072201 SEARCH FEE			750.00		Area/Locality			AMRAVATI
					Town/City/District			
					PIN			
					Remarks (If Any)			
					MOUJE RAHATGAON S NO 187/2 PLOT NO 13 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.		00040572018091425107 IK00TGJZK3	
Cheque/DD No.			Bank Date		RBI Date		14/09/2018-09:52:11 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. : 9957609717

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