



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

Ref. No.

Date :

Date: 18/3/2021

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh, both r/o Amravati, Tq. & Distt.Amravati .

Dear Sir,

Having been engaged by Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh 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

"Amalgamated plot No.4/5/6, admeasuring 1394.04 sq.mtrs. (15000 sq.ft.), amalgamated as per order No.07 dated 12/1/2021 passed by Municipal Authority, Amravati and said amalgamation converted by Hon'ble Tahsildar, Amravati as per Rev.Case No.NAP-34/Navsari-93/2020-2021 dated 20/1/2021 from field survey No.54/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-95/1983-84 dated 21/1/1985 situated within the limits of Amravati Municipal Corporation. The boundaries of after amalgamation are as under:-

Towards East: Plot No.7;

Towards West: Plot No.3;

Towards North: Road;

Towards South: Service lane."

(2) "T.D.R. rights, admeasuring 300 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/146/2020 dated 6/3/2020, certificate no.146 from field survey No.3/1-Part of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati."

(3) "T.D.R. rights, admeasuring 221 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/146/2020 dated 6/3/2020, certificate no.146 from field survey No.3/1-Part of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati."

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Title History for last 30 years:-

Upon verification of the Index-II register and Revenue Records I find that the original survey No.54/1, admeasuring 4 Acres 00 Gunthe of Mouje Navsari was owned and possessed by Jai Traders, through its Partners Shri Nitinkumar Bhupatlal Parekh, Shri Dinesh Bhupatlal Parekh, Saroj Dineshkumar Parekh, Dhirajben Ramniklal Bhuptani & Harshada Rajesh Bhuptani, all r/o Amravati for the period relevant to this search report.

Thereafter I find that Jai Traders, through its Partners Shri Nitinkumar Bhupatlal Parekh has decided to convert the said field from agriculture into non-agriculture i.e. for residential purpose and thereafter, he has applied before Hon'ble S.D.O., Amravati for conversion of said field. That the said application was registered as Rev.Case No.NAP-34/Navsari-95/1983-84. In the said case, the Competent Revenue Authority has granted permission for conversion of the said field as per vide order dated 21/1/1985.

Thereafter I find that Saroj Dineshkumar Parekh, Dhirajben Ramniklal Bhuptani & Harshada Rajesh Bhuptani, partners of Jai Traders has executed a special power of attorney to sell the layout converted plot Nos.4, 5 & 6 to incoming purchaser on their behalf in favour of Shri Nitinkumar Bhupatlal Parekh, who was partner of Jai Traders on 14/12/2017 and it was registered with S.R.O., Amravati at Sr.No.5114 with authorization that to submit the sign document before Sub-Registrar for registration and to execute registered sale deed on their behalf.

Thereafter I find that out of the said layout, the layout converted plot Nos.4 & 5, each admeasuring 464.68 sq.mtrs. (5000 sq.ft.), total admeasuring 10000 sq.ft. (929.36 sq.mtrs.) sold by Jai Traders, through its Partners Shri Nitinkumar Bhupatlal Parekh, Shri Dinesh Bhupatlal Parekh, Saroj Dineshkumar Parekh, Dhirajben Ramniklal Bhuptani & Harshada Rajesh Bhuptani, through POA Shri Nitinkumar Bhupatlal Parekh to Ambar Builders & Developers, Amravati, through its Partners Sau.Seema Sanjay Rathi & Shri Prakash Sundarlal Kela by way of two different registered sale deeds dated 3/3/2018 & 6/7/2018, which were registered with Sub-Registrar Office, Amravati at Sr.Nos.753 & 2463 respectively. That while execution of the registered sale deed dated 3/3/2018, some minor mistake regarding boundaries of the plot was occurred and thereafter, the said mistake has been corrected by the parties to the deed by executing a registered correction deed dated 6/7/2018, which was registered with S.R.O., Amravati at Sr.No.2462/2018.

Thus Ambar Builders & Developers, Amravati, through its Partners Sau.Seema Sanjay Rathi & Shri Prakash Sundarlal Kela became absolute owner of the plot Nos.4 & 5.

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I further find that Jai Traders, through its Partners Shri Nitinkumar Bhupatlal Parekh, Shri Dinesh Bhupatlal Parekh, Saroj Dineshkumar Parekh, Dhirajben Ramniklal Bhuptani & Harshada Rajesh Bhuptani, through POA Shri Nitinkumar Bhupatlal Parekh also sold a layout converted plot No.6, admeasuring 464.68 sq.mtrs. (5000 sq.ft.) to Shri Anil Keshavrao Wighe vide registered sale deed dated 7/7/2018, which was registered at Sr.No.2482/2018 and thus Shri Anil Keshavrao Wighe became absolute owner of plot No.6.

Thereafter I find that Shri Anil Keshavrao Wighe sold his aforesaid plot No.6 to Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh by virtue of registered sale deed dated 12/11/2020, which is registered at Sr.No.4836/2020.

I further find that Ambar Builders & Developers, Amravati, through its Partners Sau.Seema Sanjay Rathi & Shri Prakash Sundarlal Kela also sold their plot Nos.4 & 5 to Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh by virtue of two different registered sale deeds dated 14/12/2020, which are registered at Sr.Nos.5568 & 5567 respectively.

Thus Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh became absolute owner of plot Nos.4, 5 & 6 and its name has been mutated in Gaon Namuna 7.

I further find that Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh purchased TDR, admeasuring 300 sq.mtrs. from Sau.Manisha Anant Lingot as per registered sale deeds dated 8/2/2021, registered with Sub-Registrar Office, Amravati at Sr.No.1049/2021.

Thereafter I find that Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh also purchased another TDR, admeasuring 221 sq.mtrs. from Shri Gopal Narayandas Panpaliya and three others vide registered sale deed dated 9/2/2021, which is registered at Sr.No.1097/2021.

That after purchase of the above plots, 68.59 sq.mtrs. area has been acquired by Government for the purpose of DP Road. Therefore, deducting the 68.59 sq.mtrs. portion, the remaining portion, admeasuring 1285.81 sq.mtrs. remains with Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh.

I further find that after purchase of the aforesaid plot Nos.4, 5 & 6, Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh has applied before A.D.T.P., Municipal Corporation, Amravati



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for its amalgamation. The said amalgamation plan has been approved and sanctioned by the Municipal Authority, Amravati as per order No.07 dated 12/1/2021. That as per the sanctioned amalgamation plan, the plot Nos.4, 5 & 6 has been amalgamated. After sanction of the aforesaid amalgamation, the conversion of the said plots also approved & sanctioned by the Revenue Authority Amravati i.e. Hon'ble Tahsildar, Amravati on 20/1/2021 in Rev.Case No.NAP-34/Navsari-93/2020-2021 and the said amalgamated plot No.4/5/6, admeasuring 1394.04 sq.mtrs. has been mutated in revenue record in the name of grantor as per mutation entry No.26535 dated 21/1/2021 and thus Mauli Associates became absolute owner of the said amalgamated plot and its name has been mutated in Gaon Namuna 7 as per mutation entry No.26535.

Thereafter I find that after amalgamation of the plots, the Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh has started development of the above plots and it has decided to construct a commercial-cum-residential building upon the aforesaid plot. Accordingly, the building construction plan of the scheme has been submitted by the scheme owner 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.94/2021 dated 24/2/2021 and declared the scheme by name & style as "Mauli Complex".

That while granting FSI, the A.D.T.P., Municipal Corporation, Amravati has considered the permissible basic FSI factor 1.1 i.e. 1414.39 sq.mtrs. FSI on payment of premium is 0.50 i.e. 642.90 sq.mtrs. TDR, admeasuring 1800.13 sq.mtrs. is allowed, consumed TDR is admeasuring 1425 sq.mtrs. Ancillary FSI area is 60% i.e. 2089.37 sq.mtrs. Therefore, as per the said factor, maximum permissible FSI area as per road width is 7313.76 sq.mtrs. The proposed built up area as per P-line is 5548.81 sq.mtrs. Thus the total consumed FSI is 4.09. Thus the total built up area as floor, as per outer construction line is 6012.9 sq.mtrs.

I further find that the Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh has subjected the property under reference to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing and registering a deed of declaration. That the said declaration has been registered with Sub-Registrar Office, Amravati on 15/3/2021 at Sr.No.1564/2021. As per the said deed of declaration, the scheme owner has decided to construct apartment scheme by named and styled as Mauli Complex, consisting of 38 shops, one kitchen/living unit, eight office units & 48 family units. The details are as under:-



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Shop Number	Floor	Carpet area in sq.mtrs.	Built up area in sq.mtrs.	Super built up area in sq.mtrs.	Undivided Share in percentage
1	Ground	26.60	28.00	29.40	0.49
2		23.75	25.00	26.25	0.44
3		21.45	22.58	23.71	0.39
4		20.43	21.50	22.58	0.38
5		21.14	22.25	23.36	0.39
6		24.25	25.53	26.81	0.45
7		21.38	22.50	23.63	0.39
8		21.85	23.00	24.15	0.40
9		24.23	25.50	26.78	0.45
10		26.09	27.46	28.83	0.48
11		17.10	18.00	18.90	0.31
12		16.63	17.50	18.38	0.31
13		16.63	17.50	18.38	0.31
14		15.68	16.50	17.33	0.29
15		16.39	17.25	18.11	0.30
16		16.39	17.25	18.11	0.30
17		16.39	17.25	18.11	0.30
18		12.59	13.25	13.91	0.23
Office Number	Ground	Carpet area in sq.mtrs.	Built up area in sq.mtrs.	Super built up area in sq.mtrs.	Undivided Share in percentage
19	Ground	14.92	15.17	16.49	0.27
20		23.75	25.00	26.25	0.44
21		22.37	23.55	24.73	0.41
22		31.34	32.99	34.64	0.58
Shop No.	First	Carpet area in sq.mtrs.	Built up area in sq.mtrs.	Super built up area in sq.mtrs.	Undivided Share in percentage
1	First	20.43	21.50	22.58	0.38
2		18.53	19.50	20.48	0.34
3		17.26	18.17	19.08	0.32
4		20.16	21.22	22.28	0.37
5		21.35	22.47	23.59	0.39
6		20.20	21.26	22.32	0.37
7		18.98	19.98	20.98	0.35
8		18.29	19.25	20.21	0.34
9		18.46	19.43	20.40	0.34
10		22.42	23.60	24.78	0.41
11		27.99	29.46	30.93	0.51
12		17.00	17.89	18.78	0.31
13		16.60	17.47	18.34	0.31
14		15.69	26.52	17.35	0.29
15		27.54	28.99	30.44	0.51
16		16.50	17.37	18.24	0.30
17		16.50	17.37	18.24	0.30
18		12.80	13.47	14.14	0.24
22		27.22	28.65	30.08	0.50
23		26.54	27.94	29.34	0.49



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Office Number	First	Carpet area in sq.mtrs.	Built up area in sq.mtrs.	Super built up area in sq.mtrs.	Undivided Share in percentage
19		19.00	20.00	21.00	0.35
20		21.80	22.95	24.10	0.40
21		22.21	23.38	24.55	0.41
25		20.81	21.91	23.01	0.38
Kitchen /Living No.24		28.43	29.93	31.43	0.52
Flat Number	Floor	Carpet area in sq.mtrs.	Built up area in sq.mtrs.	Super built up area in sq.mtrs.	Undivided Share in percentage
201	Second	60.09	79.00	95.67	1.59
202		59.58	83.66	101.30	1.68
203		64.30	91.05	110.22	1.83
204		57.73	81.82	99.08	1.65
205		61.94	85.40	103.40	1.72
206		67.79	96.67	117.01	1.95
207		58.59	84.42	102.22	1.70
208		60.07	79.00	95.67	1.59
301	Third	60.09	79.00	95.67	1.59
302		59.58	83.66	101.30	1.68
303		64.30	91.05	110.22	1.83
304		57.73	81.82	99.08	1.65
305		61.94	85.40	103.40	1.72
306		67.79	96.67	117.01	1.95
307		58.59	84.42	102.22	1.70
308		60.07	79.00	95.67	1.59
401	Fourth	60.09	79.00	95.67	1.59
402		59.58	83.66	101.30	1.68
403		64.30	91.05	110.22	1.83
404		57.73	81.82	99.08	1.65
405		61.94	85.40	103.40	1.72
406		67.79	96.67	117.01	1.95
407		58.59	84.42	102.22	1.70
408		60.07	79.00	95.67	1.59
501	Fifth	60.09	79.00	95.67	1.59
502		59.58	83.66	101.30	1.68
503		64.30	91.05	110.22	1.83
504		57.73	81.82	99.08	1.65
505		61.94	85.40	103.40	1.72
506		67.79	96.67	117.01	1.95
507		58.59	84.42	102.22	1.70
508		60.07	79.00	95.67	1.59
601	Sixth	60.09	79.00	95.67	1.59
602		59.58	83.66	101.30	1.68
603		64.30	91.05	110.22	1.83
604		57.73	81.82	99.08	1.65
605		61.94	85.40	103.40	1.72
606		67.79	96.67	117.01	1.95



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607	Seventh	58.59	84.42	102.22	1.70
608		60.07	79.00	95.67	1.59
701		60.09	79.00	95.67	1.59
702		59.58	83.66	101.30	1.68
703		64.30	91.05	110.22	1.83
704		57.73	81.82	99.08	1.65
705		61.94	85.40	103.40	1.72
706		67.79	96.67	117.01	1.95
707		58.59	84.42	102.22	1.70
708		60.07	79.00	95.67	1.59

Thus I find that Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh is intending to construct 38 shops, one kitchen/living unit, eight office units & 48 family units as described above and the said 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 Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh 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 Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao Deshmukh is clear and marketable.

7) I have to further add here that there is no impediment, if Mauli Associates, through its Partners Shri Pravin Sahebrao Mahalle & Shri Rajendra Mahadeorao



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Deshmukh, 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.
2. Copy of sale deed dated 3/3/2018 registered at Sr.No.753.
3. Copy of sale deed dated 6/7/2018 registered at Sr.No.2463.
4. Copy of correction deed dated 6/7/2018 registered at Sr.No.2462.
5. Copy of sale deed dated 7/7/2018 registered at Sr.No.2482.
6. Copy of sale deed dated 12/11/2020, registered at Sr.No.4836.
7. Copy of sale deed dated 12/11/2020, registered at Sr.No.4836
8. Copy of sale deed dated 14/12/2020 registered at Sr.No.5568.
9. Copy of sale deed dated 14/12/2020 registered at Sr.No.5567.
10. Copy of sale deed of TDR dated 8/2/2021 registered at Sr.No.1049.
11. Copy of sale deed of TDR dated 9/2/2021 registered at Sr.No.1097
12. Copy of approved amalgamation plan alongwith revenue order after amalgamation.
13. Copy of approved building plan dated 24/2/2021.
14. Copy of deed of declaration dated 15/3/2021 registered at Sr.No.1564.
15. Copy of village form 7.

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

Thanking you,

Dated: 18/3/2021

Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate



CHALLAN
MTR Form Number-6



GRN MH013362803202021E		BARCODE 		Date 18/03/2021-10:31:49		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1				Full Name		ADV P U DESHMUKH	
Location AMRAVATI				Flat/Block No.			
Year 2020-2021 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00				
					Area/Locality AMRAVATI		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					MOUEJ NAVASARI S NO 54/1 PLOT NO 4/5/6 1992 TO 2021		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021031814219		IK0BASOBZ6	
Cheque/DD No.				Bank Date		RBI Date	
				18/03/2021-10:24:32		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 0000000000

संदर्भ चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.