



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

Ref. No.

Date :

Date: 26/3/2021

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal, both r/o Amravati, Tq. & Distt.Amravati.

Dear Sir,

Having been engaged by P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal 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.1, admeasuring 18292 sq.ft. (1700 sq.mtrs.) from field survey No.5/3 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-186/2019-2020 dated 29/7/2020 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Field of Shri Bherde (approved layout survey No.5/4-P);

Towards West: Field survey No.5/2-C of Shri Barabde;

Towards North: Service road and Akoli Ring Road;

Towards South: Another's layout/survey No.4-P."

(2) "T.D.R. rights, admeasuring 850 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."

Title History for last 30 years:-

Upon verification of the Index-II register and Revenue Records I find that the field survey No.5/3, out of which land admeasuring 00 Hec. 80 R of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati was owned and possessed by Shri Vankarsinh @ Onkarsinh Daryavsinh Pawar, r/o Amravati for the period relevant to this search report.

Thereafter I find that the said field has been sold by Shri Vankarsinh @ Onkarsinh Daryavsinh Pawar to Shri Ganesh Akaramji Mahalle vide registered sale deed



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dated 22/6/2005, which was registered at Sr.No.01926/2005 and thus Shri Ganesh Akaramji Mahalle became absolute owner of the said field.

Thereafter I find that Shri Ganesh Akaramji Mahalle has decided to convert the land admeasuring 00 Hec. 17 R from aforesaid field as per newly amended Section 42-A(i)(a) of Maharashtra Land Revenue Code, 1966.

I further find that initially a proposal for conversion and development of the land was submitted by Shri Ganesh Akaramji Mahalle before A.D.T.P., Municipal Corporation, Amravati. After submission of the proposal, a layout plan of the said field has been approved and sanctioned by the A.D.T.P., M.C., Amravati on 22/7/2020 as per order no.16/2020.

Thereafter I find that while passing of the layout, the development charges for conversion of the land was assessed by the revenue authority as per Section 47-A of the Maharashtra Land Revenue Code and assessment charges of Rs.6,120/- has been deposited by the land owner in Govt. Treasury as per challan No.MH002706216202021M dated 28/7/2020 and challan of conversion charges of Rs.1,224/- has been deposited as per challan no.MH002705965202021M dated 28/7/2020.

I further find that as per the old provisions of conversion, the authority for conversion of the agriculture land was the Collector, Amravati. But now the amendment is made to the M.L.R.Code and new Section 42-A(i)(a) is introduced. Therefore, as per the said section, the Collector, Amravati has delegated his power of conversion to the Tahsildar of the particular area. Therefore, as per the recent legal provision, the conversion order has been passed by Tahsildar, Amravati in respect of the aforesaid field survey no.5/3 of Mouje Navsari, admeasuring 17 R as per Rev.Case No.NAP-34/Navsari-186/2019-2020 as per vide order dated 29/7/2020.

Thus as stated above, the aforesaid field has been converted from agriculture into non-agriculture i.e. for residential purpose.

Thereafter I find that out of the said layout, a plot bearing No.1, admeasuring 1700 sq.mtrs. (18292 sq.ft.) has been sold by Shri Ganesh Akaramji Mahalle to P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal by virtue of registered sale deed dated 7/12/2020, which is registered at Sr.No.5320/2020.

Since then P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal has become full and absolute owner of plot No.1 and



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its name has been mutated in Gaon Namuna 7 as per mutation entry No.26021 dated 28/12/2020.

Besides the aforesaid plot I find that P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal has purchased T.D.R. rights, admeasuring 850 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation from field survey No.3/1-Part from Shri Gopal Narayandas Panpaliya and others as per registered sale deed dated 16/3/2021 registered at Sr.No.1584/2021.

I further find that P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal has started development of the above plot no.1 and they have decided to construct a commercial-cum-residential building upon the said plot no.1. Accordingly, the building plan of the scheme 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.130/2021 dated 17/3/2021 and the they have declared the scheme by name & styled as "GAJANAN PLAZA".

That while granting FSI, the A.D.T.P., Municipal Corporation, Amravati has considered the permissible basic FSI factor 1.1 i.e. 1870.00 sq.mtrs. FSI on payment of premium is 0.50 i.e. 850.00 sq.mtrs. TDR area used 1.40 is 2380.00 sq.mtrs. TDR area is 1520.00 sq.mtrs. loaded. Ancillary FSI area is 60% i.e. 2544.00 sq.mtrs. Therefore, as per the said factor, maximum utilization of built up area is 6784.00 sq.mtrs. Thus the total built up area used is 6776.48 sq.mtrs.

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 Decent Construction through P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal 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.



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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 P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal is clear and marketable.

7) I have to further add here that there is no impediment, if P.S.Associates through its Partners, Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal, 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 registered sale deed dated 22/6/2005.
2. Copy of N.A.Order alongwith layout plan.
3. Copy of registered sale deed dated 7/12/2020.
4. Copy of registered sale deed of TDR dated 16/3/2021.
5. Copy of approved building plan.
6. 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: 26/3/2021

Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate



CHALLAN
MTR Form Number-6



GRN MH014064790202021E		BARCODE		Date 26/03/2021-12:35:21		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name AMT2_JT AMRAVATI NO 2 SUB REGISTRAR				Full Name		ADV P U DESHMUKH	
Location AMRAVATI							
Year 2020-2021 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		AMRAVATI
					Town/City/District		
					PIN		
					Remarks (If Any)		
			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.	00040572021032654796	IK0BBELEG9
Cheque/DD No.				Bank Date	RBI Date	26/03/2021-12:24:36	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 : Mobile No. : 0000000000
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.