



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

Ref. No.

Date :

Date: 12/12/2019

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

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.27, admeasuring 4430 sq.ft. (411.70 sq.mtrs.) from field survey No.34/2 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-26/1976-77 dated 30/5/1977 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: 30 ft. wide road;

Towards West: Portion of plot no.26;

Towards North: Plot No.28;

Towards South: Service lane."

(2) "T.D.R. rights, admeasuring 3443.20 sq.ft. (320 sq.mtrs.) from TDR certificate issued by the Amravati Municipal Corporation. vide Folio No.AMC/ADTP/TDR/102/2017 dated 28/6/2017, certificate no.102 total area of 8690 sq.mtrs. of Amravati from field survey No.66/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati."

That while granting FSI, the A.D.T.P., Municipal Corporation, Amravati has considered the permissible FSI factor 1.40. Therefore, as per the said factor, permissible built up area comes to 576.38 sq.mtrs. Besides the above FSI, the



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

Ref. No.

2

Date :

consumed TDR area comes to 80.00 sq.mtrs. (consumed TDR, admeasuring 62.63 sq.mtrs.). Thus the total permissible built up area comes to 656.38 sq.mtrs.

Title History for last 30 years:-

Upon verification of the Index-II register and Revenue Records I find that the original field survey No.34/2, admeasuring 5 Acres 20 Gunthe of Mouje Navsari was originally owned and possessed by Raj & Company through its Partners Shri Mahadeo Namdeorao Kubde, Shri Chhaganlal Chiranjilal Agrawal, Shri Amrutlal Walji Dhuwaniya & Shri Radheshyam Chiranjilal Agrawal, all r/o Amravati for the period relevant to this search report.

Thereafter I find that the aforesaid field owner has decided to convert the said field from agriculture into non-agriculture i.e. for residential user and accordingly, they have obtained permission for conversion of the said field from Hon'ble Collector, Amravati as per Rev.Case No.NAP-34/Navsari-25/1976-77. That in the said case, the Collector, Amravati has granted permission for conversion as per vide order passed on 30/5/1977.

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.27, admeasuring 4430 sq.ft. (411.58 sq.mtrs.) jointly purchased by Shri Prakash Raghunathrao Mahalle & Shri Ravindra Raghunathrao Mahalle from Raj & Company through its Partners Shri Chhaganlal Chiranjilal Agrawal & others as per registered sale deed dated 7/3/1978 registered with Sub-Registrar Office, Amravati at Sr.No.574.

I further find that the said plot jointly sold by Shri Prakash Raghunathrao Mahalle & Shri Ravindra Raghunathrao Mahalle to Shri Nilesh Vilasrao Mahalle as per registered sale deed dated 30/3/1999 registered with Sub-Registrar Office, Amravati at Sr.No.1153.

I further find that Shri Nilesh Vilasrao Mahalle sold the aforesaid plot to Dr.Niwasrao Dnyaneshwarrao Kale as per registered sale deed dated 25/7/2008 registered with Sub-Registrar Office, Amravati at Sr.No.1617.

Now I find that the plot under reference came to be purchased by P.S.Associates through its Partners Shri Pravin Sahebrao Mahalle & Shri Subhash

**OFFICE : Near Dr. Belsare's Hospital, Khaparde Garden, Camp, AMRAVATI****Ref. No.****3****Date :**

Gulabchand Agrawal from Dr.Niwasrao Dnyaneshwarrao Kale as per registered sale deed dated 11/3/2019 registered with Sub-Registrar Office, Amravati at Sr.No.1129.

Thus P.S.Associates through its Partners Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal has become full and absolute owner of the said plot and its name has been recorded in Gaon Namuna 7 as per mutation entry No.22892 dated 3/4/2019.

Besides the aforesaid plot, P.S.Associates through its Partners Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal has purchased TDR rights, admeasuring 3443.20 sq.ft. (320 sq.mtrs.) as per registered sale deed dated 2/5/2019 registered at Sr.No.1572/2019 from out of the TDS certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/102/2017 dated 28/6/2017, certificate no.102 for a total area of 8690 sq.mtrs. from F.S.No.66/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati.

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 and it has decided to construct a commercial-cum-residential building on the aforesaid plot. Accordingly, the building plan of the scheme was 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.0139 dated 28/8/2019 and declared the scheme by name & styled as "Mahalaxmi Plaza".

That after sanction of the building plan, the P.S.Associates through its Partners Shri Pravin Sahebrao Mahalle & Shri Subhash Gulabchand Agrawal had prepared a deed of declaration of the scheme and it was submitted before the Sub-Registrar Office, Amravati for registration and registered with Sub-Registrar Office, Amravati on 2/12/2019 at Sr.No.4780/2019. The details of scheme is as under:-

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	8.940	12.18	14.29	1.91
2		8.900	11.86	13.92	1.86

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

Ref. No.

4

Date :

3		8.950	11.92	13.99	1.87
4		8.430	11.53	13.53	0.80
Office Number					
1	First	9.90	14.07	18.826	2.20
2		9.65	12.79	17.116	2.00
3		9.58	12.80	17.130	2.00
4		9.70	13.64	18.254	2.14
5		12.05	16.27	21.772	2.55
6		13.80	18.01	24.093	2.82
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
102	First	38.73	47.79	61.469	7.48
201	Second	39.93	52.98	64.18	8.29
202		41.43	52.86	69.34	8.27
203		38.80	46.21	59.61	7.23
301	Third	39.93	52.98	64.18	8.29
302		41.43	52.86	69.34	8.27
303		38.80	46.21	59.61	7.23
401	Fourth	39.93	52.98	64.18	8.29
402		41.43	52.86	69.34	8.27
403		38.80	46.21	59.61	7.23

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 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 original and appear to be genuine. I have verified and tallied these documents from the records of Registrar of Documents at Amravati.



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

Ref. No.

5

Date :

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 proposed purchaser is clear and marketable.

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

1. Copy of N.A.Order alongwith layout plan dated 30/5/1977.
2. Copy of registered sale deed dated 7/3/1978.
3. Copy of registered sale deed dated 530/3/1999.
4. Copy of registered sale deed dated 25/7/2008.
5. Copy of registered sale deed dated 11/3/2019.
6. Copy of registered sale deed of TDR dated 2/5/2019.
7. Copy of approved building plan dated 28/8/2019.
8. Copy of Deed of Declaration dated 2/12/2019.
9. 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 : 12/12/2019

Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate



CHALLAN
MTR Form Number-6



GRN MH009402111201920E		BARCODE 		Date 12/12/2019-10:14:35		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment 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 2019-2020 One Time				Flat/Block No.		KHAPDE BAGICHA	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		AMRAVATI	
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any) MOUJE NAVSARI SN 34/2 PLOT NO 27 1990 TO 2019			
				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.	00040572019121276806	IK0AJBWON6
Cheque/DD No.				Bank Date	RBI Date	12/12/2019-10:24:14	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. : 9975609717

Department ID : _____ Mobile No. : _____
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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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यांसाठी लागू नाही.