

FORMAT-A

(Circular no. 28/2021)

TITLE VERIFICATION & SEARCH REPORT

Date :- 26/04/2023

To,

MAHARERA,
Mumbai.

Sub : Title clearance certificate with respect to land out of field survey no. 29/1/T situated at Mouje Saturna, Pragane Badnera, Tq. & Dist. Amravati.

I have investigated the title of the said plot on the request of Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante and following documents i.e. :-

1] **Description of Property:-**

All that piece and parcel of land admeasuring 1749.81 Sq. mtr. out of field survey no. 29/1/T of Mouje Saturna, Pragane Badnera, Tq. & Dist. Amravati which was sanctioned for non agricultural purpose by ADTP, AMC by virtue of approval no. DDMCA/LF/2022/APL/00004 dated 20/10/2022 and converted for non agricultural purpose by Tahsildar Amravati in RCN.NAP-34/Satrana-150/2022-23 and which was decided on 31/10/2022 and out of which land admeasuring 1749.81 sq. mtrs. within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati, over which a residential as well as commercial building



namely Casa Grand was proposed to be constructed on said land and having boundaries as follows:-

Towards East :- Land of Digvijay Surendra Deshmukh,

Towards West :- Road,

Towards North :- Land of Shri. Samra,

Towards South :- Land of Tapadiya out of F. S. No. 15.

2] **The Documents of Allotment of Plot :-**

1. Copy of compromise decree dated 09/07/2015 passed by 2nd Joint Civil Judge Senior Division, Amravati in Special Civil Suit no. 117/2007.

2. Sale deed dated 27/04/2017 executed by Jyoti Mahendra Deshmukh and Rajan Mahendra Deshmukh in favour of Shri Gurudeo Builders and Developers through its partners Nitin Manikrao Watt, Ashok Nandlalji Mundhada, Pushpa Ramprakash Chandak, Shyamsundar Satyanarayanji Kabra, Vijaykumar Lalchandji Bhangdiya (HUF) through Karta Vijaykumar Lalchandji Bhangdiya, Dilip Rupchandji Tawani (HUF) through Karta Dilip Rupchandji Tawani, Satish Rambilasji Modani (HUF) through Karta Satish Rambilasji Modani, Jagdish Punamchandji Laddha (HUF) through Karta Jagdish Punamchandji Laddha, Pooja Sumit Chandak, Ravindra Mahadeorao Kadu, Krunal Shivkumar Panpaliya, Jagdish Punamchandji Laddha, Shila Kishor Lahoti, Manish Vallabhdasji Bajaj and Ritika Shailesh Kabra registered with office of Sub-Registrar Amravati at Sr. No. 788.

3. N. A conversion order dated 31/10/2022 passed by Tahsildar Amravati in RCN.NAP-34/Saturna-150/2022-23.



4. Order of Tahsildar dated 24/11/2022.

5. Sale deed dated 30/12/2022 executed by Shri Gurudeo Builders and Developers through its partners Nitin Manikrao Watt, Ashok Nandlalji Mundhada, Pushpa Ramprakash Chandak, Shyamsundar Satyanarayanji Kabra, Vijaykumar Lalchandji Bhangdiya (HUF) through Karta Vijaykumar Lalchandji Bhangdiya, Dilip Rupchandji Tawani (HUF) through Karta Dilip Rupchandji Tawani, Satish Rambilasji Modani (HUF) through Karta Satish Rambilasji Modani, Jagdish Punamchandji Laddha (HUF) through Karta Jagdish Punamchandji Laddha, Pooja Sumit Chandak, Ravindra Mahadeorao Kadu, Krunal Shivkumar Panpaliya, Jagdish Punamchandji Laddha, Shila Kishor Lahoti, Manish Vallabhdasji Bajaj and Ritika Shailesh Kabra in favour of Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante registered with the office of Sub-Registrar Amravati at sr. no. 7919.

6. Sale deed of TDR dated 01/03/2023 executed by Aman Subhash Talda through power of attorney holder Himanshu Sanjay Chhabada in favour of Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante registered with the office of Sub-Registrar Amravati at sr. no. 1093.

7. Building permission of AMC dated 12/04/2023 bearing building permission no. 17.

8. Village form no. 7/12.

Owners of the land: M/s Paras Buildcon



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3] 7/12 extract of said property issued by Talathi i.e. Revenue Authority on 03/02/2023 and by virtue of mutation entry no. 21073.

4] Search report for 30 years from 1993 to 2023.

2. On perusal of above mentioned documents and all other relevant documents relating title of said property I am of the opinion that the title of Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante is clear, marketable and without any encumbrances. Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante are owner of land admeasuring 0 H. 17.50 R i.e. 1749.81 sq. mtrs. out of field survey no. 29/1/T of Mouje Saturna, Pragane Badnera Tq. and Dist. Amravati.

3. The report reflecting the flow of the title of the **Paras Buildcon** through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante on the said land is enclosed herewith as annexure.



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FLOW OF TITLE OF THE SAID LAND

- 1.) 7/12 extract as on date of application for registration was issued by Revenue Authority i.e. Talathi.
- 2.) Mutation Entry No. 21073.
- 3.) Search Report for 30 years from 1993 to 2023 Taken from Sub-Registrar Office at Amravati.
 - a. Originally prior to search period field survey no. 29/1 of Mouje Saturna was owned and possessed by Purushottam Kashirao Deshmukh as their ancestral properties. Subsequently a Special Civil Suit no. 117/2007 was filed on the file of Hon'ble 2nd Joint Civil Judge Senior Division Amravati by his legal heirs namely Shashikala Shyam Band and others against Digvijay Surendra Deshmukh and others. Said Special Civil Suit was compromised by virtue of compromised decree dated 09/07/2015 and as such land out of field survey no. 29/1 of Mouje Saturna admeasuring 0 H. 17.50 R was came to the share of Jyoti Mahendra Deshmukh and Rajan Mahendra Deshmukh. As such they became sole owner of said land out of field survey no. 29/1 of Mouje Saturna admeasuring 0 H. 17.50 R
 - b. Thereafter by virtue of sale deed dated 27/04/2017 executed by Jyoti Mahendra Deshmukh and Rajan Mahendra Deshmukh in favour of Shri Gurudeo Builders



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and Developers through its partners Nitin Manikrao Watt, Ashok Nandlalji Mundhada, Pushpa Ramprakash Chandak, Shyamsundar Satyanarayanji Kabra, Vijaykumar Lalchandji Bhangdiya (HUF) through Karta Vijaykumar Lalchandji Bhangdiya, Dilip Rupchandji Tawani (HUF) through Karta Dilip Rupchandji Tawani, Satish Rambilasji Modani (HUF) through Karta Satish Rambilasji Modani, Jagdish Punamchandji Laddha (HUF) through Karta Jagdish Punamchandji Laddha, Pooja Sumit Chandak, Ravindra Mahadeorao Kadu, Krunal Shivkumar Panpaliya, Jagdish Punamchandji Laddha, Shila Kishor Lahoti, Manish Vallabhdasji Bajaj and Ritika Shailesh Kabra had sold said land admeasuring 0 H. 17.50 R out of field survey no. 29/1 of Mouje Saturna registered with office of Sub-Registrar Amravati at Sr. No. 788.

- c. In order to use said land for nonagricultural purpose Shri Gurudeo Builders and Developers through its partners Nitin Manikrao Watt and others had applied with Tahsildar Amravati. Accordingly N. A. conversion order dated 31/10/2022 was passed by Tahsildar Amravati in RCN.NAP-34/Saturna-150/2022-23.
- d. As said land was part of field survey no. 29/1 and as was having some technical issues for online transaction and therefore Shri Gurudeo Builders and Developers through its partners Nitin Manikrao Watt and others had applied with Tahsildar Amravati had applied with Tahsildar Amravati and accordingly by virtue of order dated 24/11/2022 said field was re numberd as field survey no. 29/1/T.



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- e. Thereafter by virtue of sale deed dated 30/12/2022 executed by Shri Gurudeo Builders and Developers through its partners Nitin Manikrao Watt, Ashok Nandlalji Mundhada, Pushpa Ramprakash Chandak, Shyamsundar Satyanarayanji Kabra, Vijaykumar Lalchandji Bhangdiya (HUF) through Karta Vijaykumar Lalchandji Bhangdiya, Dilip Rupchandji Tawani (HUF) through Karta Dilip Rupchandji Tawani, Satish Rambilasji Modani (HUF) through Karta Satish Rambilasji Modani, Jagdish Punamchandji Laddha (HUF) through Karta Jagdish Punamchandji Laddha, Pooja Sumit Chandak, Ravindra Mahadeorao Kadu, Krunal Shivkumar Panpaliya, Jagdish Punamchandji Laddha, Shila. Kishor Lahoti, Manish Vallabhdasji Bajaj and Ritika Shailesh Kabra in favour of Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante had sold said land admeasuring 0 H. 17.50 R i.e. 1749.81 sq. mtrs. bearing field survey no. 29/1/T of Mouje Saturna. Said sale deed was registered with the office of Sub-Registrar Amravati at sr. no. 7919.
- f. In order to make additional construction as permitted by AMC Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante had purchased TDR rights by virtue of sale deed of TDR dated 01/03/2023 executed by Aman Subhash Talda through power of attorney holder Himanshu Sanjay Chhabada in their favour. Said sale deed of TDR was registered with the office of Sub-Registrar Amravati at sr. no. 1093.
- g. In order to make construction of residential as well as commercial building Paras Buildcon through partners



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Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante had applied with AMC. Accordingly Building permission of AMC dated 12/04/2023 bearing building permission no. 17 was granted.

h. As such as per the documents submitted by the borrower and available record the link in chain regarding ownership and possession of Paras Buildcon through partners Sushil Sunil Lodha and Ghanshyam Prabhakar Jaswante is duly established, however they have further agreed to sale said flats/shops/offices/apartments to prospective purchasers.

4. Any other relevant title. :- Not Applicable

5. Litigation if any :- Nil

Date - 26/04/2023

Place - Amravati.

Email Id :- hbtapadiya3781@gmail.com

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Harish B. Tapadiya

Advocate

