Dinesh Gawai
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District & Session's Court,
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TITLE VERIFICATION AND SEARCH REPORT

To,

Maharashtra Housing and
Area Development Authority (MHADA),
Through Chief Officer,
Amravati Area Development Board,
Amravati.

Subject - ***Title Verification and Search Report in respect of Field Property, bearing Survey No. 52/1, 53/2, 53/3, 53/4 and 53/5, admeasuring respectively 1.81 H.R, 0.53 H.R, 0.53 H.R, 0.53 H.R and 0.53 H.R i.e. total 3.93 H.R, situated within the precincts of Municipal Council, Buldana, Tq.Dist. Buldana, owned and possessed by Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati.***

R/ Sir,

As per the instruction given to me by **Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati**, to submit Title Verification and Search Report in respect to their immovable Field property, bearing Survey No. 52/1, 53/2, 53/3, 53/4 and 53/5, situated within the precincts of Municipal Council, Buldana, Tq.Dist. Buldana, for the period of last **13 {Thirteen} years**, I submit my report as follows:-

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That, I have inspected the Index-II register maintained at Sub-Registrar office, **Buldana** for the period of last **13 years** i.e. from **2006 to 2017.**

SCHEDULE OF THE PROPERTY

That, the property i.e. Field Property, bearing Survey No. 52/1, 53/2, 53/3, 53/4 and 53/5, admeasuring respectively 1.81 H.R, 0.53 H.R, 0.53 H.R, 0.53 H.R and 0.53 H.R i.e. total 3.93 H.R, situated within the precincts of Municipal Council, Buldana, Tq.Dist. Buldana, owned and possessed by Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati.

Bounded by :-

Toward East	-	Lay-out of Deshlahara,
Toward West	-	Valley,
Toward North	-	Sanctioned Lay-out,
Toward South	-	Rashtrawadi Bhavan.

[The property comprised within above said four boundaries, having all easementary rights attached thereto]

TITLE HISTORY

That, the above said agricultural land, situated in Survey No. 53/2, 53/3, 53/4 and 53/5, admeasuring respectively 0.53 H.R, 0.53 H.R, 0.53 H.R, 0.53 H.R and 0.43 H.R i.e. total 2.12 H.R, situated within the precincts of Municipal Council, Buldana, Tq.Dist. Buldana was

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previously legally owned and possessed by land owner Rasik Premchand Kunkulol and Pritesh Rasik Kunkulol. Similarly, agricultural land, situated in Survey No. 52/1 and 53/5, admeasuring respectively 1.81 H.R and 0.10 H.R i.e. total 1.91 H.R, situated within the precincts of Municipal Council, Buldana, Tq.Dist. Buldana was previously legally owned and possessed by land owner Rajesh Vijaykumar Deshlahara and Ravindra Vijaykumar Deshlahara.

Thereafter, said Rasik Premchand Kunkulol and Pritesh Rasik Kunkulol and Rajesh Vijaykumar Deshlahara and Ravindra Vijaykumar Deshlahara have jointly sold above total 3.93 H.R land to **Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati** vide registered **Sale-Deed No. 1585/2010, Dt. 03.04.2010** for the valuable consideration of **Rs. 2,18,24,998/-**. Thereafter, its name is duly mutated vide **Mutation Entry No. 14574, Dt. 22.10.2010** in concerned revenue record and thus become legal owner and the possessor of said agricultural land.

That, the said **Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati, R/o. Kolwad, Tq.Dist. Buldana** acquired the title by virtue of following documents -

i) Copy of registered **Sale-Deed No. 1585/2010, Dt. 03.04.2010,**

ii) Copy of **Mutation Entry No. 14574, Dt. 22.10.2010**,

iii) Copy of 7/12 extracts (5 in number).

During the course of my inspection, I have not found any adverse entry creating charge upon the said property for a period of last **13 years i.e. 2006 to 2018**.

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ENCUMBRANCE CERTIFICATE :-

As per the search taken by me, with the office of the **Sub-Registrar, Buldana**, by paying the necessary search fee of **Rs. 1625/-**, paid vide Receipt No. **269**, Dt. **09.01.2018**, in respect of the above mentioned property. The original receipt is attached herewith.

I did not find any encumbrance recorded towards the said property by way of sale, mortgage, Gift or lease to anybody else.

I am of the opinion that, **Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati** have absolute ownership and possession over the above said property.

CERTIFICATE

I have examined the documents supplied by the **Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati**, in relation to the above described property. The title of the **Maharashtra Housing and Area Development Authority (MHADA), Through Chief Officer, Amravati Area Development Board, Amravati** qua said property is clear, marketable and free from all encumbrances.

I further certify that :- As per the search taken by me, pertaining to the Plot property alluded supra, it is free from all encumbrances.

Hence, this Title Verification and Search Report.

Buldana.
Dated : 9th January, 2018

Dinesh S. Gawai
Advocate, Buldana.

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