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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2703 दिनांक: 19/04/2017

गावाचे नाव: अमरावती

दस्तावेजाचा अनुक्रमांक: अरन1-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड रेणुका पाध्ये

वर्णन अर्ज क्र 1711 मौजा रहाटगाव प्लॉट न 72 स.न 162/1, 163/1 सन 1988 ते 2017 वर्ष 30

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Amaravati

1); देयकाचा प्रकार: By Cash रकम: रु 750/-

सह दुय्यम निबंधक टा-2

अमरावती शहर-9

RENUKA MANGESH PADHYE

BSL;LLB
ADVOCATE

103, Gulmohar Apartments, Opp: Hislop College, Civil Lines Nagpur

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SEARCH AND TITLE CERTIFICATE

TO WHOM SO IT MAY COME I Mrs. Renuka Padhye Medan name Miss Renuka Suhas Nagesh Advocate do here by certify that I have caused and taken search in respect of the captioned land and plot from year 1980 up to date. I have also investigated Title of the land. My findings and Reports are as follows: -

DISCRIPTION OF THE LAND → ALL THAT piece and parcel of the non agricultural Land or plot No.72 admeasuring 3225 sq feet 0H 02.99R = 299 sq . meter from the Joint Lay out of survey No. 162/1 and 163/1 lying being and situated at Village Rahatgaon Taluka Amarawati Dist Amarawati with in the Limits of Sub-Registrar Amarawati Rural .

THE LIST OF DOCUMENTS →

1. Record of Rights of the land
2. Mutations 20025, 31449
3. Copy of the sale deed
4. Original Gift deed dated 19/9/2016 regd.No.2436 /2016
5. Search Notes
6. NA order

(A) SEARCH FROM THE RECORD OF RIGHTS -

(01) Perused the record of Rights of the Land it reveals from the that said prior to 1982 Bakula Treders through its Managing Partner Mr. Ravindra Kishorbhai Soni was the Holder and owner of the plot and holding the same as absolute owner.



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(02) The said Plot No.72 is part and parcel of the Joint Lay out of the Land Survey No. 162/1 and 163/1 . The Lay out is approved by Collector Amarawati and Non Agricultural use permission is granted by NA order dated 23/02/1984 having No. N34/75/82-83. Accordingly effect is given in the Record of Rights by mutation No. 20025.

(03) Perused the Mutation No. 31449. The Mutation is carried out on the basis of Sale deed dated 01/11/1983. The sale deed is executed by Bakula Traders through its Managing Partner Mr. Ravindra Kishorbhai Soni in favor of Mr. Shrikrishna Ramchandra Chimote and accordingly Bakula Traders through its Managing Partner Mr. Ravindra Kishorbhai Soni sold said plot No.72 to Shrikrishna Ramchandra Chimote .. By the mutation name of the Purchaser " ShriKrishna Ramchandra Chimote " was inscribed as holder of the captioned Plot in the Record of Rights .

(04) Perused the Mutation No. 31677. The Mutation is carried out on the basis of Gift Deed dated 04/10/2016. The said Gift Deed is executed by Mr. Shrikrishna Ramchandra Chimote therein called as the Doner and Mr. Rohan Shrikrishna Chimote therein called as the Donee, the Doner transferred his right title interest in the said Plot no. 72 in favor of the Donee.



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(B)SEARCH FROM THE INDEX TWO -

(05) I have caused the search from 1980 up to date .During the search I have noticed entries herein after mentioned . Except that I have not come across any other entries of sale , Mortgage , Lease, Lien, charge, encumbrance, Gift , Agreement for sale , Development Agreement . No notice of lis pendency is registered till this date . ENTIRES –

YEAR	ENTRY
1980	NIL
1981	NIL
1982	NIL
1983	NIL
1984	NIL
1985	NIL
1986	NIL
1987	NIL
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2001	NIL



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2002	Nil
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2009	NIL
2010	Nil
2011	NIL
2012	NIL
2013	Nil
2014	Nil
2015	Nil
2016	See Table herein after
2017	Up to date nil

(6) Table of Recent Entry

Nature of document	Property	Name of the executing party	Name of the claiming party	Date and registration No.
Gift Deed	Plot No.72 admeasuring 3225 sq. feet from the Lay out of the Land Survey No.162/2 and 163/1 Village Rahatgaon	Mr. Shrikrishnan Ramchandra Chimote (Donor)	Mr. Rohan Shrikrishna Chimote (Donee)	04/10/2016



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(8) **LITIGATION** – The Plot is not subject matter of Litigation and attachment in any court.

(9) **TITLE DEEDS** – The present Holder of the Plot Mr. Rohan Shrikrishna Chimote is holding the Title Deeds (i) Gift Deed dated 19/9/2016 and (ii) Sale deed . dated 1/11/1983 The Title Deeds are not deposited as security with any Bank, Financial Institution , Society , credit Society.

(10) **POSSESSION** -- the Plot is in possession of the Holder Mr. Rohan Shrikrishna Chimote . The Plot as direct access and it is accessible from the Road .

In my opinion Title of Plot No.72 is marketable , clear and free from encumbrances and it is free Hold at the hands of Mr. Rohan Ramchandra Chimote .

Date:- 25/7/2017


ADVOCATE