



Thursday, 27 July 2017 6:00 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5437 दिनांक: 27/07/2017

गावाचे नाव: शेगांव

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अर्धे ए आर झटाले

वर्णन अर्ज क्र 3456, मीजा शेगांव सन 49/2, प्लॉट नं 7 सन 2005 ते 2017 एकूण 13 वर्षे

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

ध. पु. निबंधक कर्म-२
अमरावती शहर-२

Amol R. Zatale

Advocate

"Mauli" 26, Samata Colony
Kathora Road, Amravati.
444604. Ph. 2550304,
Mob: 9823712509,
E-mail: amolzatale@gmail.com

SEARCH REPORT

Date: 28.07.17

To,

Place: Amravati

Whomsoever it may concern,

I am entrusted with the relevant documents by **Shailesh Infrastructure Private Limited**, Office at 7, Shri Varad Regency, 11 - Swapnashree Colony, Shegaon Road, Amravati, Tq. Dist. Amravati and requested me, to take search to verify title and liabilities if any over the Plot. Accordingly, search is taken from 2005 till 2017 i.e. for about 13 years and title is accordingly traced out.

Names of the title holder: 1) **Prabhakar Shankarrao Patil,**

R/o- Gedampur Morshi, Tq., Morshi,
Dist.- Amravati.

2) **Swati Arun Bhelkar,**

R/o- Shubham Colony, Kathora Road,
Amravati, Tq. Dist.-Amravati.

I. Details /description of the documents scrutinized:

Sr. No.	Document	Date of Document	Registration No.	Original/Certified/True Copy/ Photostat
1.	Sale Deed	31/12/1997	3890	Xerox
2.	Sale Deed	18/12/2007	3469	Xerox
3.	Sale Deed	14/07/2010	3578	Xerox
4.	Sale Deed	02/09/2011	4509	Xerox
5.	Sale Deed	22/12/2011	6282	Xerox
6.	Development Agreement	898	25/02/2016	Xerox

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-- 2 --

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7.	GaonNamuna 6	26/07/2017	N.A.	Certified
8.	Gaon Namuna2	26/07/2017	N.A	Certified

II. Details / Description of the Property

A layout Plot no. 7 out of S.No.49/2 of Mouje - Shegaon, Pragane- Nandgaon Peth, Tq.& Dist. Amravati, admeasuring 5424 sq.ft. (503.88 sq.mtr.), within the layout sanction by Sub Divisional Officer Amravati in NAP/34/Shegaon-78/1995-96, Dated 14/12/1997, situated within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City No.1.

Towards East - Plot No.16 B
Towards West - Amravati-Kathora Road
Towards North - Plot No. 6
Towards South - Plot No. 8

(This is hereinafter referred to as said plot)

III. Opinion on Flow of Title

That initially said plot was owned by Tirupati Developers and Builders. That on 31/12/1997 said plot sold to Subhas Pateriya and Kishor Gupta vide sale deed at serial number 3890.

That Kishor Gupta sold his half share out of the said plot admeasuring about 2712 squire foot to Dilip Wadgaonkar by sale deed Sr, No. 3469 dated 18/12/2017. And Subhas Pateriya sold his half share out of the said plot admeasuring about 2712 squire foot to Vidhya Dadarao Patil by sale deed Sr, No. 4509 dated 02/09/2011.

That Dilip Wadgaonkar sold his plot admeasuring about 2712 squire foot to by sale deed Sr, No. 3578 dated 14/07/2010 to Vidhya Dadarao

- 2 -

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-- 3 --

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Patil. Shrimati Vidhya Dadarao Patil who in terms two sale deed became the owner of the said plot.

That thereafter Shrimati Vidhya Dadarao Patil sold the said plot to Prabhakar Shankarrao Patil and Swati Arun Bhelkar, who purchased said plot vide Register Sale Deed dated 22/12/2011 Regd. at Sr. No.6282, who in terms after purchasing the same became the owner of the said property.

That on 25/02/2016 the owners entered into an agreement of development of the said plot vide registered agreement at Sr. No. 898.

1)	Nature of title (viz., full ownership rights, leasehold rights, occupancy /possessory rights or any other)	:	Full Ownership
2)	Minor's interest, if any, If so, whether Court permission (except in case of HUF property) has been obtained for offering the property.	:	Not Applicable
3)	Whether the title holder is in unhindered possession of the property and if so, the period for which they are in such possession.	:	YES. Since last 5 Years.
4)	Is the property free from encumbrances	:	YES
5)	Whether from the documents produced, there exists any pending litigation with respect to the property.	:	No
6)	Whether up-to-date tax receipts have been verified and it is	:	Yes, up to the year 2016-17

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-- 4 --

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	ensured that there are no arrears of land as the case may be, over the property.		
7)	Whether search is made in the registers and the records maintained in the office of Collector and / or Revenue authorities.	:	Yes, search is made at the Sub-Registrar, Amravati vides receipt No.5437 of dated 27/07/2017 for last 13 years i.e. from 2005 to 2017 and search is taken in revenue record.

After verifying Index-II register, I did not find any adverse or objectionable entry effecting title of Prabhakar Shankarrao Patil and Swati Arun Bhelkar. I have therefore traced out and finds that the said plot is owned and possessed by Prabhakar Shankarrao Patil and Swati Arun Bhelkar, who appears to have clear and marketable title. The property appears to be free from every encumbrance, attachment, charge, and lien, obligation and other claims thereof.

The property under reference is not covered by or affected by Bombay Land Requisition Act, Urban Ceiling Regulation Act or any other enactment for the time being in force.

Therefore, I am of the opinion and accordingly certify that the said property is exclusively owned and possessed Prabhakar Shankarrao Patil and Swati Arun Bhelkar and they have clear marketable title. This property may be accepted as valuable security.

Amol R. Zatale



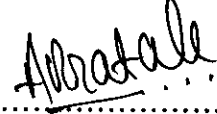
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-- 5 --

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This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers, Xerox copy of which is returned back duly authenticated.



Encl: Receipt issued by Sub-Registrar (I)

Amravati city dated 27/07/2017 vide no.5437.

AMOL R. ZATALE

Advocate

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Regd. No. 37192004

