

गावाचे नाव: शेगांव

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड निलेश आहुजा रा.राजापेठ अमरावती

वर्णन शीघ्र अर्ज क्र 1937/2017 मौजे शेगाव स क्र 12/2क व 34 प्लॉट क्र 71 सन 2005 ते 2017 एकूण 13 वर्ष

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Amaravati II

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

सह. दुय्यम निबंधक वर्ग-२  
अमरावती शहर-२

पावती क्र.: 5343 दिनांक: 29/07/2017

गावाचे नाव: शेगांव  
दस्तऐवजाचा अनुक्रमांक: अरन2-0-2017  
दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.निलेश आहुजा रा.अमरावती  
वर्णन शोध अर्ज क्र.-1952/2017, मौजे - शेगाव, अमरावती, स.क्र.12/2 क.34, प्लॉट क्र.72, ( वर्ष 2005 ते 2017 ) एकूण  
13 वर्ष

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Amaravati II

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

द दुय्यम निबंधक वर्ग - 2  
अमरावती शहर - 2.

पावती क्र.: 2464 दिनांक: 28/07/2017

गावाचे नाव: तारखेडा

दस्तऐवजाचा अनुक्रमांक: अरन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.निलेश आहूजा रा.अमरावती

वर्णन शोध अर्ज क्र.932/2017 मौज तारखेडा स.न.41 व शिट नंबर 51 मधील प्लॉट नंबर 13 सन.2005 ते 2017  
(वर्षे 13)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Amaravati !!!

रहस्यमय निवेदन, पत्रे १३

अमरावती नगर - ३

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

7/28/2017

**LEGAL TITLE REPORT****1. Name and Address of title holder**

- i) Sindh Associated, through its partner,  
Pramod Motiramji Rathod,  
Aged 40 years, r/o. Jairam Nagar,  
Rajapeth, Amravati.
- ii) Chandrakant Mahadeorao Wardhekar,  
Aged 65 years, r/o. Datta Wadi,  
Rahatgaon Road, Amravati.

**2. Details / Description of the property/ ies**

| Item No. | Survey No.<br>Khata No. House No.<br>Site No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Extent / Areas of<br>Land / Building | Location Sub District /<br>District / Village /<br>Municipality etc. | Boundary |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------|----------|
| 1        | Mouje Shegaon, Pragane-Nandgaon peth, Tq. & Dist. Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar, Amravati out of Survey No. 12/2-C and 34 which was converted into layout plots in Revenue Case No. NAP-34/Shegaon-134/1982-83 by order dated 09.09.1983 and the area which is commonly known as Aashiyad Colony, Amravati, out of which <b>plot bearing No. 72</b> total admeasuring 4025 sq. ft. (374.399 sq. mtr.) which is bounded as under:-<br>Towards East :- Shegaon road,<br>Towards West :- Service Lane,<br>Towards North :- 30 ft. road,<br>Towards South :- Plot No. 71  |                                      |                                                                      |          |
| 2        | Mouje Shegaon, Pragane-Nandgaon peth, Tq. & Dist. Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar, Amravati out of Survey No. 12/2-K and 34 which was converted into layout plots in Revenue Case No. NAP-34/Shegaon-134/1982-83 by order dated 09.09.1983 and the area which is commonly known as Aashiyad Colony, Amravati, out of which <b>plot bearing No. 71</b> total admeasuring 4407 sq. ft. (409.30 sq. mtr.) which is bounded as under:-<br>Towards East :- Shegaon road,<br>Towards West :- Service Lane,<br>Towards North :- Plot no. 72,<br>Towards South :- Warad Regency |                                      |                                                                      |          |

**3. Details / description of the documents scrutinised**

| Sr. No. | Date of Document | Name of Document                | Whether Original/Certified / True Copy / Photostat |
|---------|------------------|---------------------------------|----------------------------------------------------|
| 1       | 21.02.1984       | Sale deed regd. at Sr. No. 587  | Xerox                                              |
| 2       | 05.09.1984       | Sale deed regd. at Sr. No. 5444 | Xerox                                              |
| 3       | 26.06.2012       | Sale deed regd. at Sr. No. 3399 | Xerox                                              |

**4. Brief history of the property/ies and how the owner Chandrakant Mahadeorao Wardhekar derived the title.**

- a) That one Chhaganlal & Company through its partner Chhaganlal Chiranjilal Agrawal r/o. Jawahar Road, Amravati was the owner of the above described property who inturn sold the plot no. 72 to Chandrakant

Mahadeorao Wardhekar vide sale deed dated 21.02.1984 regd. at Sr. No. 587.

That said Chandrakant Mahadeorao Wardhekar become the owner and in possession of above described plot no. 72.

b) I have taken the search of records of Registrars Office (s) from inspection Book No. (I) and Index No. (II) and other relevant records, for last 13 years by paying necessary search fee of Rs 325/- paid vide receipt No. 5343 dated 29.07.2017. The original search fee receipt is enclosed herewith.

c) That on the basis of the documents placed before me, I certify that the property referred above bearing plot no. 72 is owned by Chandrakant Mahadeorao Wardhekar.

**5. Brief history of the property/ies and how the owner Sindh Associated derived the title.**

a) That one Chandrashekhar Janrao Bhuyar r/o. Amravati become the owner of the above described property vide sale deed dated 05.09.1984 regd. at Sr. No. 5444. That said Chandrashekhar Janrao Bhuyar sold the above described plot no. 71 to M/s. Sindh Associates through its partner Pramod Motiramji Rathod vide sale deed dated 26.06.2012 regd. at Sr. No. 3399.

That said M/s. Sindh Associates become the owner and in possession of above described plot no. 71 and its name was entered into 6/2 extract vide entry No. 24890.

b) I have taken the search of records of Registrars Office (s) from inspection Book No. (I) and Index No. (II) and other relevant records, for last 13 years by paying necessary search fee of Rs. 325/- paid vide receipt No.5302 dated 28.07.2017. The original search fee receipt is enclosed herewith.

c) That on the basis of the documents placed before me, I certify that the property referred above bearing plot no. 71 is owned by M/s. Sindh Associates.

6. That both the plots bearing no. 71 & 72 were amalgamated by the order dated 03.12.2014 passed by Collector, Amravati. That the consolidated area of both the plots is 784.30 sq. mts.

Place:- Amravati

Date:- 30.07.2017



**Adv. N. R. Ahuja**