SHRIKANT M. KHORGADE
(Advocate & Notary)

Address :
14, Congress Nagar,
Amravati,
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SEARCH REPORT

To whomsoever it may concern

Reference:-Title investigation, search and non encumbrance report in respect of plot No. 2-B, 3, 4-A, 4-B & 5-B, which is situated at Survey No. 16/5 of Mouje – Mhasla, Pragane – Nandgaon Peth, Tq. & Dist. Amravati, total admeasuring area 1119.52 sq.mtr. (12050.28 sq.ft.) out of duly converted Layout Plan as per Order passed by the Hon'ble Collector, Amravati in Revenue Case No. NAP-34/Mhasla-23/2002-2003 and the Plan duly sanctioned by the Municipal Corporation, Amravati on 17.08.1997 own and possessed by Smt. Ujjwala Satish Haware, Proprietor of M/s. Haware Legacy, R/o. 416, Wardhaman Market, Sector 17, Washi, New Mumbai – 400 705.

Present owner : - Smt. Ujjwala Satish Haware,
Proprietor of M/s. Haware Legacy,
R/o. 416, Wardhaman Market, Sector 17,
Washi, New Mumbai – 400 705

Sir,

In preparing title, verification, search for the property I submit my report as under : -

Description of property

That the **Plots Property** bearing Layout Plots No. 2-B, 3, 4-A, 4-B & 5-B, area 1119.52 sq.mtr. (12050.28 sq.ft.) situated in Survey No. 16/5 of Mouje – Mhasla, Pragane – Nandgaon Peth, Tq. & Dist. Amravati, admeasuring 0 H 55 R land duly converted into non-agriculture as per Order passed by the Hon'ble Collector, Amravati in Revenue Case No. NAP-34/Mhasla-23/2002-2003, decided on 18.10.2002 and Municipal Corporation, Amravati sanctioned layout as per order No. 108/97 decided on 17.08.1997 and the said plots situated within the limits of Sub Registrar Amravati and within the

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jurisdiction of Amravati Municipal Corporation and common Boundaries as under : -

Towards East	-	Portion of Survey No. 16/5,
Towards West	-	Plot No. 5-A and 2-A,
Towards North	-	Layout Road,
Towards South	-	Amravati to Mardi Road.

TITLE HISTORY AND OBSERVATION OF THE PROPERTY

Initially the field Survey No. 16/5, of Mouje – Mhasla, Pragane – Nandgaon Peth, Tq. & Dist. Amravati, total admeasuring 1 H 62 R was owned by Shriram Govindrao Ganorkar, Shri Aniruddha. Shriram Ganorkar and Manividdha Ganorkar. Thereafter they sold out of 0 H 55 R land Shri Vivek Dnyanchand Kothari by virtue of registered sale deed dt. 24.12.1993 at Sr.No. 70 at Sub Registrar Amravati.

Thereafter Shri Vivek Dnyanchand Kothari and Sau. Veena Ashokrao Pande executed Registered General Power of Attorney in favour of Sau. Shanta Dnyanchand Kothari on 07.03.1990 at Sr.No. 1071, which is registered at Sub Registrar, Amravati. Thereafter Sau. Shanta Dnyanchand Kothari applied for the conversion of the above field property into non-agriculture purpose and on the said application the case was registered vide Revenue Case No. NAP-34/Mhasla-23/2002-03 and in the said case on dt. 18.10.2002 the order was passed to that effect and approved the sanctioned layout in which Plot No. 2-B, area 196.50 sq.mtr. (2115.00 sq.ft.), Plot No. 3, area 504.75 sq.mtr. (5433.12 sq.ft.), Plot No. 4-A, area 123.75 sq.mtr. (1332.00 sq.ft.), Plot No. 4-B, area 170.77 sq.mtr. (1838.16 sq.ft.), Plot No. 5-B, area 123.75 sq.mtr. (1332.00 sq.ft.) along with the others plots are situated and which was owned by original layout holder Shri Vivek Dnyanchand Kothari.

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Thereafter Shri Vivek Dnyanchand Kothari through his power of Attorney Sau. Shanta Dnyanchand Kothari sold the above said Plots No. 2-B, 3, 4-A, 4-B & 5-B to Sarosh Daulatkhan Pathan by various sale deeds by Sr.No. 1216/2009, 1217/2009 and 1218/2009 on dt. 06.04.2009 and the said sale deeds which is registered at Sub Registrar, Amravati City 1.

Thereafter Sarosh Daulatkhan Pathan sold the above said Plots No. 2-B, 3, 4-A, 4-B & 5-B to Smt. Ujjwala Satish Haware, Prop. M/s. Haware Legaccy by virtue of registered sale deed dt. 23.04.2015 at Sr.No. 1001/20015 which is registered at Sub Registrar, Amravati City II.

Hence by virtue of registered sale deed dt. 23.04.2015 Smt. Ujjwala Satish Haware, Prop. M/s. Haware Legaccy became the lawful and absolute owner of the above described Plots property and the mutation was effected in the revenue record on dt. 08.02.2016 vide mutation No. 8743 and hence by virtue of sale deed dt. 23.04.2015 Smt. Ujjwala Satish Haware, Prop. M/s. Haware Legaccy became the lawful owner of the above described plots property and hence the title of the Smt. Ujjwala Satish Haware, Prop. M/s. Haware Legaccy is clear and marketable.

So I have taken search of these plots from the office of Sub Registrar Amravati, Tq. & Dist. Amravati last 23 years by paying necessary charges vide Receipt No. 6128, dt. 18.06.2016 and verified the Register from record to Sub Registrar Office at Amravati, Tq. & Dist. Amravati. That on the basis of search made by me and on the basis of document and Register available to me by Registrar Office.

I have gone through all the document of the title relating to total subject matter of this report, that the said Xerox documents and I have tallied those documents from the recorded of

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Sub Registrar. So also I have verified the entries of the revenue record in respect of the same of the owner of these plots. That after perusal of all documents submitted before me for inspection and revenue records in my opinion which is based on revenue record. Hence I submitted this report that the Plots No. 2-B, 3, 4-A, 4-B & 5-B, area 1119.52 sq.mtr. (12050.28 sq.ft.) of Mouje – Mhasla, Survey No. 16/5, is free from all encumbrances.

Hence this report.

Date : 28.06.2016
Place : Amravati

(Shrikant M. Khorgade)
Advocate

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Amaravati District (M.S.) India