

MANOJ A. AMBADKAR
B.SC., LL.B.
ADVOCATE



Jayshree Apartment, Electric tower
line road, Sourabh Colony, V.M.V.
Amravati, Tq. & Dist. Amravati.
Mb.No.9421829447
E-mail: adv.manojambadkar@gmail.com

TO WHOMSOEVER IT MAY CONCERN

SUBJECT:- Search and title deed verification report in advance in respect of open plot i.e. lay-out converted open plot no.20-A & 20-B total admeasuring 4906.56 Sq.ft.(456 Sq.Mtrs) out of field Survey No. 45/2 of Mauje - Shegaon, Pragane - Nandgaon peth, Tq. & Dist. Amravati, situated within the limits of Amravati Municipal Corporation Amravati and the Scheme of Apartment sanctioned by Assistant Director of Town Planning of Amravati Municipal Corporation, Amravati, vide order dated 05/04/2017 and in view of these sanction order, the Building Permit No.0085 dated 15/04/2017 has been issued by the A.M.C

Res.Sir,

I, Manoj A. Ambadkar, Advocate being appointed by my client **Shri Gopal @ Subhash Natthuji Malape R/o. Shrikrushna Apartment, Yashomangal Colony, Amravati and Shri Prakash Motiramji Kubde R/o. Vilas Colony, V.M.V. Road Amravati, Tq. & Dist. Amravati** for taking search of property mentioned herein below, I do hereby prepare and submit the title deed verification report as under.

DESCRIPTION OF PROPERTY

That the lay-out converted plot no.20-A & 20-B, admeasuring area 4906 Sq.ft. (456 Sq.mtrs.) out of field survey no. 45/2, situated at Mouje - Shegaon, Pragane - Nandgaon peth, Tq. & Distt. Amravati, the locality known as Shubham Colony, behind Rohini Park, Kahora Road, Amravati came within the jurisdiction of Sub Registrar Amravati City-1 and within the ambit of Amravati Municipal Corporation Amravati which is bounded as under :-

Towards East	-	Plot No. 21-A,
Towards West	-	Plot No.19-B,
Towards North	-	Open space and
Towards South	-	Lay-out Road,

(i.e. the subject matter of this search report.)

HISTORY OF PROPERTY

1] That the agricultural field admeasuring 2 H. 82 out of which 1 H.41 R of survey No.45/2, situated at Mauje- Shegaon, Pragane- Nandgaon Peth, Tq. & Dist. Amravati was initially stand in the name of Shriram Shankar Yadav. The owner of the said filed, has applied for conversion of the agricultural field in to non-agriculture i.e. for residential purpose by filling Revenue Case no. NAP.34/Shegaon-18/1995-96 before the Hon'ble Collector, Amravati, therein the Hon'ble Collector Amravati has passed an order on 06/06/1996, thereby converted the said land into non-agriculture i.e. for the use of residence. That the Hon'ble Assistant Director of Town Planning Amravati had granted permission to the said lay-out by his order dated 19/08/1995. That after perusing an order of N.A. I can say that the plot under reference is layout converted plot to be used for residential purposes.

2] That during the period of conversion of agricultural land into non-agricultural purpose, due to internal agreement between Shriram Shankar Yadav & Shri Jayantilal Jivanbhai Parmar, the Hon'ble Collector Amravati has informed the order of N.A. dtd. 6/6/1996. Thereafter the subject matter of this search report i.e. plot No. 20-A & 20-B was mutated in the name of M/s. Sanjivani Estate Agency through its partner Shri Jayantilal Jivanbhai Parmar and Shri Uttamrao Panduji Avinashe R/o. Amravati, Tq. & Dist. Amravati. That I have perused the copy of sale deed which is registered at Sr.No. 2019, dated 07/07/1997, I submit that one Sau. Madhuri Arun Khodaskar R/o. Appu Colony Amravati had purchased said Plot no. 19-B admeasuring 96 Sq.Mtrs, Plot No. 20-A admeasuring 228 Sq. Mtrs & Plot No. 20-B admeasuring 228 Sq. Mtrs. from M/s. Sanjivani Estate Agency through its partner Shri Jayantilal Jivanbhai Parmar and Shri Uttamrao Panduji Avinashe through his Power of Attorney Holder Shri Jayantilal Jivanbhai Parmar R/o. Amravati, Tq. & District

Amravati. That the said Sau. Madhuri Arun Khodaskar was continued to be an owner and possessor thereof till 06/05/2014.

3] Thereafter Sau. Madhuri Arun Khodaskar was sale out the plot No. 20-A & 20-B to Shri Shailendra Krushnarao Deshmukh R/o. Deshmukh Pura Warud, Tq. Warud, Dist. Amravati and Shri Ranjit Jagannathrao Wankhade R/o. Peth Mangaruli, Tq. Warud, Dist. Amravati by way of registered sale deed which is registered at Sr.No. 1025/2014, dtd. 07/05/2014 therefore they became an owner & possessor of the said plot no. 20-A & 20-B total admeasuring 4906.56 Sq. Ft. (456 Sq. Mtrs) which commonly bounded as -

Towards East - Plot No. 21-A, Towards West - Plot No.19-B,
Towards North -Open Space and Toward South - Lay-out Road.
That the concern Talathi of Mauje-Shegaon had mutated the said plots by way of mutation entry no. 23665 dtd. 08/05/2014 in the name of Shri Shailendra Krushnarao Deshmukh and Shri Ranjit Jagannathrao Wankhade as per sale deed dated 07/05/2014.

4] That, may client Shri Gopal @ Subhash Natthuji Malape and Shri Prakash Motiramji Kubde have purchased the said plot No. 20-A & 20-B from Shri Shailendra Krushnarao Deshmukh and Shri Ranjit Jagannathrao Wankhade by way of registered sale deed which is registered at Sr.No. 4126/2016, dtd. 07/10/2016 therefore they became an owner & possessor of the said plot no. 20-A & 20-B total admeasuring 4906.56 Sq. Ft. (456 Sq. Mtrs). Thereafter the concern Talathi of Mauje-Shegaon has mutated the said plots by way of mutation entry no. 24,999 dtd. 10/10/2016 in the name of my client as per sale deed mentioned above.

5] That I have perused the record i.e. documents which are supplied by applicants pertaining to the property and I verified the record with the office of Sub-Registrar, Amravati City-2, thereby taken search from the register of Index- II from the office of Sub-Registrar, Amravati, since years 2005 to 2017 by paying requisite fees as per

receipt no.5437, dated 01/08/2017. Further I have gone through the concern authority with the Land Acquisition and Requisition Act and thereby confirm that the above said subject matter is not affected and converted by Land Ceiling Regulation Act, Bombay Regulation Act OR any other enactment for the time being in force and which applicable to the said area. Thereby confirmed myself that the said subject matter of this search report is purchased by Shri Gopal @ Subhash Natthuji Malape and Shri Prakash Motiramji Kubde is clear and marketable and the same is in their actual possession.

6] That, my client Shri Gopal @ Subhash Natthuji Malape and Shri Prakash Motiramji Kubde wants to develop the said plots by constructing the Scheme of Apartment thereon by named & known as "SHREEJAY RESIDENCY" as per the Building Plan which is duly sanctioned by Assistant Director of Town Planning of Amravati Municipal Corporation, Amravati, vide order dated 05/04/2017 and in view of these sanction order, the Building Permit No.0085 dated 15/04/2017 has been issued by the A.M.C. That the A.M.C. Amravati has sanctioned construction map of multistoried building known as "SHREEJAY RESIDENCY". That as per the sanctioned plan, my client Shri Gopal @ Subhash Natthuji Malape and Shri Prakash Motiramji Kubde have started the construction of said apartment which consist of 14 flats/units out of which two flats are situated on Ground Floor and three flats are proposed to be constructed on First Floor, Second Floor, Third Floor & Fourth Floor respectively. The specification of building/apartment is given in sanction plan as well as deed of declaration. That after perusing all the documents myself confirmed that the said subject matter and the Scheme of Apartment is free from all type of encumbrances and now it is clear and marketable.

Thanking You.

Date:-02.07.2017.

AMRAVATI

Yours Faithfully


(Adv. M. A. Ambadkar)

211/0

इतर पावती

Original/Duplicate

Tuesday, 01 August 2017 2:40 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5437 दिनांक: 01/08/2017

गावाचे नाव: शेगांव

दस्तावेजाचा अनुक्रमांक: अरन2-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.एम.ए. अंबाडकर

वर्णन शोध अर्ज क्र.-1974/2017, मौजे - शेगाव,अमरावती, स.क्र.45/2,प्लॉट क्र.20 ए व 20 बी,(वर्ष 2005 ते 2017)

एकुण 13 वर्ष

शोध व निरीक्षणे

रु. 650.00

एकूण:

रु. 650.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 650/-