
SEARCH REPORT

To whomsoever it may concern

Reference:-Title investigation, search and non encumbrance report in respect of plot No. 25-B, 26-A, 26-B, which is situated at Survey No. 165/1 and 165/1-~~F~~ of Mouje - Rahatgaon, Tq. & Dist. Amravati, total admeasuring area 2 H 02 R, out of 1 H 62 R land which is converted into non-agriculture as per order passed by Hon'ble Collector, Amravati in R.C. No. NAP-34/Rahatgaon-05/2010-11, decided on 30.08.2010 and the layout approved and recommended by for residential purpose Plan duly sanctioned by the A.D.T.P. Municipal Corporation, Amravati vide Letter No. 18/2010, on 01.04.2010 and out of this Layout Plot No. 25-B admeasuring 181.25 sq.mtr., Plot No. 26-A admeasuring 177.00 sq.mtr. and Plot No. 26-B admeasuring 172.50 sq.mtr. own and possessed by Nitin Sahebrao Umap, R/o. Jijau Colony, Amravati.

Sir,

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

Description of property

Plots situated at Mouje - Rahatgaon, Tq. & Dist. Amravati, total admeasuring area 2 H 02 R, out of 1 H 62 R land which is converted into non-agriculture as per order passed by Hon'ble Collector, Amravati in R.C. No. NAP-34/Rahatgaon-05/2010-11, decided on 30.08.2010 and the layout approved and recommended by for residential purpose Plan duly sanctioned by the A.D.T.P. Municipal Corporation, Amravati vide Letter No. 18/2010, on 01.04.2010 and out of this Layout Plot No. 25-B admeasuring

181.25 sq.mtr., Plot No. 26-A admeasuring 177.00 sq.mtr. and Plot No. 26-B admeasuring 172.50 sq.mtr., commonly bounded as under : -

Towards East	-	Plot No. 27-A,
Towards West	-	Plot No. 25-A,
Towards North	-	Another's layout
Towards South	-	9 mtr. Road.

TITLE HISTORY AND OBSERVATION OF THE PROPERTY

Initially the field Survey No. 165/1 and 165/1-~~C~~ of Mouje - Rahatgaon, Tq. & Dist. Amravati, total admeasuring 2 H 02 R, out of 1 H 62 land owned and possessed by Shri Ramesh Nathamalji Dundale, Smt. Parwati Surajmalji Machiwal and Smt. Mandakini Nathmalji Dundale. They applied for conversion the said field into non-agricultural purpose before the Hon'ble Collector, Amravati, who as per order dt. 30.08.2010 in Revenue Case No. NAP-34/Rahatgaon-05/2010-11 duly sanctioned the layout as per terms and conditions laid down in the said order and accordingly the Municipal Corporation also sanctioned the layout plan on 01.04.2010.

Thereafter Shri Ramesh Nathamalji Dundale registered executed relinquish deed in favour of Smt. Parwati Surajmalji Machiwal of Plots No. 25-A, 25-B, 26-A and 26-B vide registered at Sr.No. 1616 on dt. 26.03.2013 and as per relinquish deed mutation was effected on revenue record vide mutation entry No. 27017, dated 03.10.2013.

Thereafter Smt. Parwati Surajmalji Machiwal was the absolute owner and possessor of Plots No. 25-A, 25-B, 26-A and 26-B.

Thereafter Smt. Parwati Surajmalji Machiwal executed Special Power of Attorney in favour Ramesh Nathumal Dundale vide registered at Sr.No. 2870/2014 on dt. 16.08.2014.

Thereafter Smt. Parwati Surajmalji Machiwal through P.A. holder Ramesh Nathumal Dundale sold one Plot No. 25-B admeasuring 181.25 sq.mtr. to Nitin Rameshrao Charhate and Rameshwar Laxmanrao Charhate by way registered sale deed bearing No. 2535/2016, dt. 31.05.2016.

Thereafter Nitin Rameshrao Charhate and Rameshwar Laxmanrao Charhate were absolute owner of Plot No. 25-B.

Thereafter Smt. Parwati Surajmalji Machiwal through P.A. holder Ramesh Nathumal Dundale sold Plot No. 26-A admeasuring 177 sq.mtr. and Plot No. 26-B admeasuring 172.50 sq.mtr. to Rajendra Mahadeorao Lande, Vinayakrao Ganpatrao Patil and Rameshwar Laxmanrao Charhate by way registered sale deed bearing No. 384/2016, dt. 25.01.2016.

Thereafter Rajendra Mahadeorao Lande, Vinayakrao Ganpatrao Patil and Rameshwar Laxmanrao Charhate were absolute owner of Plot No. 26-A and 26-B.

Thereafter Nitin Rameshrao Charhate and Rameshwar Laxmanrao Charhate sold Plot No. 25-B admeasuring 181.25 sq.mtr. to Nitin Sahebrao Umap by way registered sale deed bearing No. 3231/2016, dt. 26.07.2016.

Thereafter Rajendra Mahadeorao Lande, Vinayakrao Ganpatrao Patil and Rameshwar Laxmanrao Charhate sold Plot No. 26-A admeasuring 177 sq.mtr. and Plot No. 26-B admeasuring 172.50 sq.mtr. to Nitin Sahebrao Umap by way registered sale deed bearing No. 2628/2016, dt. 04.06.2016.

Thereafter Nitin Sahebrao Umap is the absolute owner of Plot No. 25-B, 26-A and 26-B.

Thereafter Nitin Sahebrao Umap applied before Hon'ble Collector, Amravati in Rev. Case No. NAP-34/Rahatgaon-71/2016-17 for the Plots No. 25-B, 26-A and 26-B amalgamation of said plots and the said application was sanctioned dated

28.12.2016 and the above said plot was amalgamated, which is total area in 530.75 sq. mtr.

Thereafter Nitin Sahebrao Umap mutated the plots No. 25-B, 26-A and 26-B, total admeasuring 530.75 sq.mtr. vide entry No. 32042 dated 29.12.2016.

So I have taken search of this plots from the office of Sub Registrar Amravati, Tq. & Dist. Amravati last 13 years by paying necessary charges vide Receipt No. 6445, dt. 12.09.2017 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 not personally visited the said property hence actual physical possession should be confirmed either by personal visit or reliable authority in this regard may be placed on the report of reliable authority as he personally visits the property for assessing it's market value.

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 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. 25-B, 26-A and 26-B of Mouje - Rahatgaon, Survey No. 165/1 and 165/1-~~F~~, total admeasuring 530.75 sq.mtr. is free from all encumbrances.

Hence this report.

Date : 14.09.2017

Place : Amravati



(Ashish K. Lande)

Advocate