

Rohit S. Kaloti Advocate

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Date: 04.12.2020

To,

WHOMSOEVER IT MAY CONCERNED

SUBJECT : **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, I submit my report as under:-

1. **NAME OF THE OWNER :-**

Amravati Mahanagarpalika, Amravati
R/o. Mahanagarpalika Amravati

2. **DETAILS OF THE PROPERTY:-**

"Situate at **Mauje - Mhasla**, Pragane Badnera, Tq. and Dist. Amravati - land bearing field survey no. 22, plot no. **01 to 16**, total admeasuring **2902.50 sq.mtrs.**, and which are collectively bounded as per map"
(* Note - Actual boundaries should be ascertained by spot visit.)

3. **NATURE OF THE PROPERTY :-**

The Property mentioned in Para no. 2 above is "Free Hold Property".

4. **LIST OF DOCUMENTS VERIFIED (ALL COPIES)**

Sr. No	Date	Document type and no. of document	Executed by	In favour of	Ori/ copy
1	04.04.1991	Layout map	ADTP Amravati	Smt. Ushadevi Ramkrushna Rathi	Copy
2	27.03.1991	Sale Deed Regd. at Sr. no. 1785	Smt. Ushadevi Ramkrushna Rathi	AMC Amravati	Copy
3	20.09.1995	Village extract 6	Talathi Mhasla	AMC Amravati	Copy

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5. **FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS :**

- A) On the basis of documents supplied to me it seems that originally the layout plot no. 1 to 16, total admeasuring 2902.50 sq.mtrs., out of field survey no. 228/1, of mauje Mhasla, was own by Smt. Ushadevi Ramkrushna Rathi.
- B) Thereafter, out of the said layout plot no. 1 to 16, total admeasuring 2902.50 sq.mtrs., out of field survey no. 228/1, of mauje Mhasla, was reserved for the development of the layout and hence, the said Smt. Ushadevi Ramkrushna Rathi, executed the safe deed in favour of Amravati Municipal Corporation, Amravati, on 27.03.1991, regd. at Sr. No. 1785, and the AMC Amravati mutated it's name in record of rights.

6. **MINOR'S INTEREST / HUF PROPERTY**
Not applicable

7. **APPLICABILITY OF LOCAL LAWS -**

I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force.

8. **SEARCHES IN THE OFFICE OF SUB -REGISTRAR OF ASSURANCE:**

Date	Receipt no.	Period	Sub Reg. Office
04.12.2020	MH007841321202021E	2008 to 2020	Amravati

9. **ENQUIRES MADE IN THE OFFICE OF MANDAL / REVENUE OFFICER :**

The names of the Amravati Municipal Corporation, Amravati, mutated in the revenue records.

10. **SERACHES IN THE OFFICE REGISTRAR OF COMPANIES.**
Not applicable


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11. **LIS PENDENS :**

As per the documents submitted to me there is no dispute in respect of the said immovable property.

12. **Encumbrance Certificate and legal opinion.**

That I have taken search of Index No. II Register, in the Sub Registrar Office, Amravati the period of last 13 years from the 2008 to 2020. I have to cause the search with Sub Registrar office Amravati vides Search receipt No. MH007841321202021E, dated 04.12.2020. That as the Index No. II registered for the year 2020 is yet to be prepared search for the said period could not be taken and hence affidavit regarding the ownership shall be taken from the owner.

That on the basis search taken by me and after scrutinizing documents as mentioned in para IV above produced before me, I am of the opinion and accordingly I certify that Amravati Municipal Corporation, Amravati, is the recorded owner of the said property described in para No. (2) above and has got clear and marketable title free from all encumbrances.

Note:

As desired, the documents as received are returned herewith.

In case any further information and/or clarification is desired, please do revert to us.

Thanking you,


Advocate Rohit S. Kaloti
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