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इतर पावती

Wednesday, 21 March 2018 3:10 PM

- Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1075 दिनांक: 21/03/2018

गावाचे नाव: आकोली

दस्तऐवजाचा अनुक्रमांक: अरन3-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.योगेश पी बाफणा रा.अमरावती

वर्णन शोध अर्ज क्र.371/2018 मौजे आकोली स.न.8/4 मधील प्लॉट नंबर 7 सन.2006 ते 2018 (वर्षे13)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar, Amaravati III

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

बहु दृष्ट्या निबंधक, वन-२
अमरावती महाराष्ट्र

3/21/2018

YOGESH P. BAFANA

Advocate

Resi. : Namuna Lane No.2,

Amravati - 444601

TITLE VERIFICATION AND SEARCH REPORT

I, Yogesh P. Bafana, advocate, Amravati having engaged by Ambar Builders And Developers, a partnership firm, through its partners Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela, both resident of Camp, Amravati, Tq. and Dist. Amravati, do hereby submit title verification and search report as under,

[1] That, Ambar Builders And Developers, a partnership firm, through its partners, Amravati, Tq. and Dist. Amravati is the absolute owner of layout plot no. 7 total admeasuring 4982 sq. feets (462.83 Sq. Mtrs.), out of field survey no. 8/4 of Mouje - Akoli, fully described in the SCHEDULE hereto.

[2] That the present owner Ambar Builders And Developers, a partnership firm, through its partners, Amravati, Tq. and Dist. Amravati, became the owner of the property described in SCHEDULE hereto by virtue of the following transactions,

(A) I have stated by the present owner Ambar Builders And Developers, a partnership firm, through its partners Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela, and they produced the documents relating to the layout plan and N.A. order, the field Survey no. 8/4, admeasuring 2 H. 21 R was previously owned by Rajesh Baban Sawarkar and others. The said previous owners namely Rajesh Baban Sawarkar and others had converted, said field Survey no. 8/4 admeasuring 2 H. 21 R, in to non-agricultural use vide order dated 13.06.1999 pass by The Collector, Amravati in R.C. no. N.A.P. 34/Akoli-62/1998-99 after the layout plan approved by The Assistant Director Of Town Planning, Amravati Municipal Corporation Amravati vide it's letter no. A.M.C./A.D.T.P./Conv.-169/99, dated 04.02.1999.

(B) That the property described in Schedule hereto is out of above stated layout and it is originally owned by Rajesh Baban Sawarkar and others sold, the said property described in schedule


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hereto, to Sau. Seema Prakash Bhoyar, vide sale deed dated 21.12.1999 registered with Sub-Registrar, Amravati City - 2 on 21.01.2000 at serial no. 54 (printed).

(C) That the said Sau. Seema Prakash Bhoyar sold, the property described in schedule hereto, to Sau. Kirantai Shuddhodhan Sardar, vide sale deed dated 18.05.2002 registered with Sub-Registrar, Amravati City - 3 on even date at serial no. 1743/2002.

(D) That the said Sau. Kirantai Shuddhodhan Sardar sold, the property described in schedule hereto, to Sau. Pushpadevi Ghanshamdas Kasat and other two vide sale deed dated 10.12.2009 registered with Sub-Registrar, Amravati City - 3 on 11.12.2009 at serial no. 2624/2009.

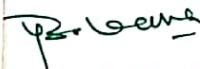
(E) That the said Sau. Pushpadevi Ghanshamdas Kasat and other two sold, the property described in schedule hereto, to Vinod Madhavrao Vasu vide sale deed dated 12.05.2010 registered with Sub-Registrar, Amravati City - 3 on 13.05.2010 at serial no. 1709/2010.

(F) That the said Vinod Madhavrao Vasu sold, the property described in schedule hereto, to Bhavesh Purushottam Bhadani vide sale deed dated 13.05.2011 registered with Sub-Registrar, Amravati City - 3 on 20.05.2011 at serial no. 2378/2011.

(G) That the said Bhavesh Purushottam Bhadani sold the property described in schedule hereto, to present Ambar Builders And Developers, a partnership firm, through its partners Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela, vide sale deed dated 01.03.2012 registered with Sub-Registrar, Amravati City - 2 on even date at serial no. 680/2012.

That the above referred all transactions were duly mutated in the revenue record including name of the present owner vide mutation no. 17981, as per documents regarding mutation of transactions are produce before me by the present owner.

I have stated by the present owner Ambar Builders And Developers, a partnership firm, through its partners Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela have got approval


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from Amravati Municipal Corporation, Amravati vide permission order no. 0981, dated 22.02.2018.

(H) I have stated by the present owner, Ambar Builders And Developers, a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela, they have purchased the T.D.R. rights for erecting constructions as per their plan to construct multistoried building on the property described in the schedule as per following transactions,

i) That the present owner Ambar Builders And Developers, a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela purchase the T.D.R. rights from Malu and Talda developers vide sale deed dated 05.07.2011 register with Sub-Registrar Amravati City - 3 on even date at serial no. 3278 admeasuring 6000 Sq.ft. (557.42 Sq.mtrs.) out of total area 13053.60 Sq.Mtrs. out of development certificate folio no. AMC/A.D.T.P./T.D.R./19/09/ dated 25.11.2009 bearing certificate no. 19, total admeasuring 13053.60 Sq.Mtrs., Zone B.

ii) That the present owner Ambar Builders And Developers, a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela purchase the T.D.R. rights from Swapnil Ashokkumarji Soni (H.U.F.) vide sale deed dated 22.01.2015 register with Sub-Registrar Amravati City - 3 on 18.02.2015 at serial no. 460 admeasuring 3025 Sq.ft. (281 Sq.mtrs.) out of total area 6000 Sq.Mtrs. out of development certificate folio no. AMC/A.D.T.P./T.D.R./36/11 dated 24.06.2011 bearing certificate no. 36, total admeasuring 6000 Sq.Mtrs., Zone B.

iii) That the present owner Ambar Builders And Developers, a partnership firm, by its partner Sau. Seema Sanjay Rathi and Shri Prakash Sunadrlal Kela purchase the T.D.R. rights from Chandrakumar Madhusudhan Jajodia vide sale deed dated 21.12.2017 register with Sub-Registrar Amravati City - 1 on 22.12.2017 at serial no. 3337 admeasuring 817.76 Sq.ft. (76 Sq.mtrs.) out of total area



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3690 Sq.Mtrs. out of development certificate folio no. AMC/A.D.T.P./T.D.R./100/2017 dated 28.06.2017 bearing certificate no. 100, total admeasuring 3690 Sq.Mtrs.

[3] That I have taken inspection of Index-II register maintained by the office of the Sub-Registrar, Amravati City - 3 for a period from 2006 to 2018 to verify the transactions in respect of the property described in the schedule by paying necessary fees of Rs. 325/- vide receipt no. 1075 dated 21.03.2018. I have not come across any other transaction except above referred in respect of property described in schedule hereto.

[4] I have peruse the copies of relevant documents like above referred sale deeds and village form no. 2 and other documents referred above, which are place before me by the present owner referred herein and upon perusal of the same, it appears that the same are genuine and beyond suspicious. However, it can be confirmed by obtaining certified copies of documents from the concern authorities and original from present owner its concern in this regard.

[5] I have also verified from the concerned authorities that the said property is not subject to any acquisition or requisition by any authority.

[6] On the basis of the inspection and search made by me I do hereby opinion that the title of said Ambar Builders And Developers, a partnership firm, through its partners, Amravati, Tq. and Dist. Amravati over the said property described in the schedule is clear and marketable and in the event of its transfer by them, the transferee will get an equally clear, valid and marketable title. Hence, this report.

SCHEDULE

All peace and parcel of land of layout plot no. 7 admeasuring 462.83 Sq. Mtrs. (4982 Sq. Ft.), out of field survey no. 8/4 admeasuring 2 H. 21 R of Mouje - Akoli, Pragane - Badnera, Tq. & Dist. Amravati was converted in to non-agricultural use vide order dated 13.06.1999 passed in R.C. No. N.A.P.-34/ Akoli -62/1998-99



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and within the limits of Amravati Municipal Corporation, Amravati
and within the jurisdiction of Sub-Registrar, Amravati city and
situated in Sawarkar Nagar locality and having boundaries as
under,

Towards East :- 60 ft. D.P. Road,
Towards West :- 3 Mtrs. wide passage and open land,
Towards North :- Plot no. 8,
Towards South :- 25 ft. wide Road out of layout.

Date : 21-03-2018.



Y. P. Bafana
(Y. P. BAFANA)

Advocate.

Yogesh P. Bafana
Advocate

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