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Monday, 18 March 2019 4:23 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1825 दिनांक: 18/03/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरग-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड एम. स. चांडक रा. अमरावती**

वर्णन अर्ज क्रमांक 709 शोध मौजे कठोरा , नादंगाव पेठ ता.जि.अमरावती प्लॉट नं. 01 सर्व्हे नं. 74/5 शोध 2007 ते 2019 एकूण 13 वर्ष

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Amaravati Rural

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

सह दुय्यम निबंधक वर्य-२

अमरावती ग्रामीण



Off. : 1st Floor, Gulshan Plaza, Rajapeth, Badnera Road, Amravati. Ph : (0721) 2578618 Mb. : 9422159942 / 7721866001

Residence : 203, 'Shivdhara', Shree Apartment, Near Shankar Nagar, Eknathpuram, Amravati - 444 607

Ref. No.

Date : 18/03/2019

TITLE VERIFICATION AND SEARCH REPORT

I, **Mahendra S. Chandak, Advocate** having been engaged by **Shri. Suresh Govindram Malviya**, R/o. Rathi Nagar, Amravati, Tq. & Dist. Amravati, do hereby submit the Title Verification and Search Report in respect of the property described in the Schedule hereto and presently owned by **Shri. Suresh Govindram Malviya**, R/o. Rathi Nagar, Amravati, Tq. & Dist. Amravati as under :-

1] That the property described in the Schedule and hereinafter referred to as the said property is at present owned and possessed by **Shri. Suresh Govindram Malviya**, R/o. Rathi Nagar, Amravati, Tq. & Dist. Amravati. He became the owner of the said property by virtue of the following transactions.

A) That the field survey no.74/5, admeasuring 3 H. 11 R (7 Acre 27 Gunthas) of Mouje Kathora, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Gram Panchayat Kathora and Zilla Parishad, Amravati and within the jurisdiction of Sub-Registrar Amravati Rural, owned and possessed by Shri. Nemichand Govindram Sharma, R/o. Lakhotiya Galli, Sakarsath, Amravati from its previous owner by virtue of sale deed dated 26.04.1996 registered at Sr.No. 862.

B) That thereafter Shri. Suresh Govindram Malviya purchased the said field survey no.74/5, admeasuring 3 H. 11 R (7 Acre 27 Gunthas) of Mouje Kathora, Pragane Nandgaon Peth, Tq. & Dist. Amravati from its previous owner Shri. Nemichand Govindram Sharma by virtue of registered sale deed dated 09.05.1996 at Sr.No. 911 registered with the Sub-Registrar Amravati Rural. As such Shri. Suresh Govindram Malviya became the owner of the said field survey no. 74/5 admeasuring 3 H. 11 R. The property has been duly mutated in the Revenue Record in the name of said Shri. Suresh Govindram



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Malviya on the basis of the said sale deed dated 09.05.1996 referred to above.

C) That thereafter Shri. Suresh Govindram Malviya made a application before the Sub-Divisional Officer, Amravati for the said field converted into non-agricultural use and Sub-Divisional Officer converted the said field by virtue of the order dated 30.05.2018 in Rev. Case No. NAP-34/Kathora-29/2017-18. As such he became the owner of the said plot no. 1 admeasuring 1626.86 sq.mt. described in the Schedule hereto. The property has been duly mutated in the Revenue Record in the name of said Shri. Suresh Govindram Malviya on the basis of the said sale deed dated 09.05.1996 referred to above.

2] I have caused the Index II Registers for the last 13 years maintained by the office of the Sub Registrar, Amravati to be inspected to verify the transactions relating to the said property described in the schedule by paying the requisite fees vide Receipt No. 1825 dated 18.03.2019. The transaction referred to above is duly reflected in the concerned record and except the said transaction, I have not come across any other transaction in respect of the above mentioned property. The link in chain is therefore duly established. The property is duly recorded in the Government record in the name of said Shri. Suresh Govindram Malviya.

3] I also confirmed from the concerned authority that the said property described in the schedule hereto is not subject to any acquisition or requisition by any authority.

9 4] That I have verified the copies of document of title, Village Form No. VI, Village Form No. II, N.A. Conversion order, sanctioned layout plan, sanctioned building plan etc. in respect of the said property. The same appears to be genuine and beyond any doubt.

5] That the said Shri. Suresh Govindram Malviya obtain the permission of Sub-Divisional Officer, Amravati vide building permit No.



॥ श्री गणेशाय नमः ॥
3



Mahendra Chandak
Advocate

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R.C.No.-43/MRC-81/Kathora Bk/2018-2019 dated 18.02.2019 for the construction of a multi storied building consisting of separate self contained apartments and shops therein (Wing-A & Wing-B()).

6] That on the basis of the search taken and the inspection made by me I opine that the said **Shri. Suresh Govindram Malviya**, R/o. Rathi Nagar, Amravati, Tq. & Dist. Amravati, is the exclusive owner of the property described in the schedule hereto and he has a clear valid and marketable title over the said property and in the event of it's transfer by him, the transferee shall get an equally clear valid and marketable title over the said property. Hence accordingly I have issued this report.

SCHEDULE

All that piece and parcel of the land bearing Layout Plot No.1 total admeasuring 1626.86 sq.mt. out of field survey no.74/5, admeasuring 3 H. 11 R (7 Acre 27 Gunthas) of Mouje Kathora, Pragane Nandgaon Peth, Tq. & Dist. Amravati, converted into non-agricultural purpose by the order of Sub-Divisional Officer, Amravati in Rev. Case No. NAP-34/Kathora-29/2017-18 dated 30.05.2018 and situated within the limits of Gram Panchayat Kathora and Zilla Parishad, Amravati and within the jurisdiction of Sub-Registrar Amravati Rural, and having boundaries as under :-

Towards East	:	30 + 12 meter wide road
Towards West	:	Other's land
Towards North	:	Field Survey No. 74/4
Towards South	:	Plot No. 2

Your's Faithfully,


(M. S. Chandak, Advocate)