



mb1825@gmail.com

Adv. Mangesh S. Bhagwat**Notary****Asst. Government Pleader & Public Prosecutor**

Off./Res.:
26, Dewashih,
Infront of Water Supply Office
New Swastik Nagar,
Behind Nanda Motors
AMRAVATI-444 607
Mob. 9423426011

Ref:.....

Date :

To,

Whom So-ever it may concern.

Amravati.

"THE SEARCH & TITLE VERIFICATION REPORT"**Subject-**

Search and title deed verification report for the period of last 13 years in respect of layout Plot No. 3 out of Nazul Plot No. 18, Nazul Sheet No. 19 having area of this plot is of 7098 Sq. Ft., situated at Mouje Camp Amravati, Pragane Badnera, Tq. & Dist. Amravati, with having proposed construction for "Devalaya Residency" having sanction plan for construction of G+6 floors. Ground Floor is meant for Hall & Covered Parking. There are 3 (Three) residential Flats/units each on First, Second, Third, Fourth, Fifth & Sixth Floor. Thus there are in all 19 (Nineteen) independent and self-contained separate units/flats in the said building, all are for residential purpose which is presently developed by M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan.

Sir,

M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan, R/o. Amravati, had approached to me and requested for search & title deed verification report of the above said property described in details as under.

1. Original Agreement of Development & Sale executed in favour of M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan by Smt. Anuja Amulya Ambardekar Regd. at Sr. No. 732 dated 22/02/2018.
2. Original Gift deed executed in favour of Smt. Anuja Amulya Ambardekar by Smt. Meena Sudhakar Bhusari Regd. at Sr. No. 47 dated 03/01/2015.
3. Original sale deed executed in favour of Smt. Meena Sudhakar Bhusari by Mrs. Khorshed Hosang Dotiwala Regd. at Sr. No. 4707 dated 22/09/1983.
4. P. R. Card.
5. Sanction Plan for construction from Amravati Municipal Corporation.



mb1825@gmail.com

Adv. Mangesh S. Bhagwat

Notary

Asst. Government Pleader & Public Prosecutor

Off./Res.:
26, Dewashish,
Infront of Water Supply Office
New Swastik Nagar,
Behind Nanda Motors
AMRAVATI-444 607
Mob. 9423426011

Ref.:.....

Date :

Description of the property presently developed by M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan :-

That the immovable property situated at Mouje Camp Amravati, Pragane Badnera, Tq. & Dist. Amravati from N. S. No. 19, layout Plot No. 3, out of Nazul Plot No. 18 having area of this plot is of 7098 Sq. Ft. which is developed by M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan by the virtue of Agreement of Development and Sale Regd. at Sr. No. 732 dated 22/02/2018.

The boundaries this Plot No. 3 is as follows:-

Toward East : Road Circuit House to Biyani Chowk.

Toward West : Service Lane.

Toward North : Layout Plot No. 4.

Toward South : Layout Plot No. 2.

On this plot M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan as per plan sanctioned by Municipal Corporation Amravati by Permit No. 51 dated 07/05/2018 constructing a residential apartment named as "Devalaya Residency" consisting of G+6 floors. Ground Floor is meant for Hall & Covered Parking. There are 3 (Three) residential Flats/units each on First, Second, Third, Fourth, Fifth & Sixth Floor. Thus there are in all 19 (Nineteen) independent and self-contained separate units/flats in the said building. Each unit have built up & Super built area with their undivided share in land.

Title history :-

The report relates back to covering the period of last 13 years and for the same documents referred above i.e. Sale deed, P. R. Card, sanction plan and other related document traced and verified accordingly for the said period.

Upon the verification of index II register and documents placed before me, I submit that the N. S. No. 19, layout Plot No. 3 out of Nazul Plot No. 18 having area of 7098 Sq. Ft. was prior to period relevant to this search report, belongs to Mrs. Khorshed Hosang Dotiwala who sold this Plot No. 3



mb1825@gmail.com

Adv. Mangesh S. Bhagwat

Notary

Asst. Government Pleader & Public Prosecutor

Off./Res.:
26, Dewashish,
Infront of Water Supply Office
New Swastik Nagar,
Behind Nanda Motors
AMRAVATI-444 607
Mob. 9423426011

Ref:.....

Date :

to Smt. Meena Sudhakar Bhusari by the virtue of sale deed Regd. at Sr. No. 4707 dated 22/09/1983. It is submitted that, daughter in law of Smt. Meena Sudhakar Bhusari i.e. wife of deceased Jitendra Sudhakar Bhusari was divorced as per the order of Family Court, Nagpur and as per the order of this court charge for maintenance alimony for amount of Rs. 3000/- per month was created on the said property and as per the application of Anjali Jitendra Bhusari the Nazul Department without any intimation to Smt. Meena Bhusari noted the said charge and for the removal and correction of this entry in P. R. Card, Smt. Meena Sudhakar Bhusari has filed an appeal before Superintendent of Land Records, Amravati and presently same is pending, except this charge of maintenance alimony shown on Nazul Record there is no any charge on said property or stay of any court of law for transfer of this property in any name.

Further Smt. Meena Sudhakar Bhusari gifted the Plot No. 3 having area of 7098 Sq. Ft. to her daughter Smt. Anuja Amulya Ambardekar by the virtue of Gift deed Regd. at Sr. No. 47 dated 03/01/2015.

Hence from the date of this Gift deed Smt. Anuja Amulya Ambardekar became the full and absolute owner of the said Plot No. 3 and same is under her peaceful possession and ownership. According to this Gift deed and after establishing the chain properly as per transactions referred above, name of Smt. Anuja Amulya Ambardekar mutated in Nazul record and record of right as a owner thereof.

Further for the purpose of construction on this Plot No. 3 Smt. Anuja Amulya Ambardekar made an Agreement of Development & Sale with M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan which is registered at Sr. No. 732 dated 22/02/2018.

Plan for construction of G+ 6 storied building name as "Devalaya Residency" on this plot is sanctioned by Amravati Municipal Corporation by permit no. 51 dated 07/05/2018, consisting of G + 6 floor building. Ground Floor is meant for Hall & Covered Parking. There are 3 (Three) residential Flats/units each on First, Second, Third, Fourth, Fifth & Sixth Floor. Thus there are in all 19 (Nineteen) independent and self-contained separate units/flats in the said building.

Out of this apartment, on verification of Index II for said period from 2006-2018, it is found that, M/s. Adil Construction through partners Mr. Aneeqe Ahemad Khan S/o. Gulam Mustafa Khan & Mr. Adil Mustafa Aneeqe Khan S/o. Aneeqe Ahemad Khan has specifically agreed to construct



mb1825@gmail.com

Adv. Mangesh S. Bhagwat
Notary

Asst. Government Pleader & Public Prosecutor

Off./Res.:
26, Dewashish,
Infront of Water Supply Office
New Swastik Nagar,
Behind Nanda Motors
AMRAVATI-444 607
Mob. 9423426011

Ref:.....

Date :

at its own costs 2 Apartment and to give, grant and convey the same to the owner in duly finished and completed condition.

Hence as per available record and inspection of Index-II registers by paying requisite fee by receipt dated 03/07/2018, maintained at Sub-Registrar Office, Camp, Amravati, for the said period of last 13 years, I submit that, that the title of the property i.e. of Plot No. 3 with having construction thereon of G + 6 floor building as mentioned above is presently clear and readily marketable.

Further I find that the property is not covered under or affected by any land acquisition or requisition Act or as well as not covered by any enactment providing for restoration of land or belongs to any schedule tribes or any other enactment or other act for time being in force. Hence this search report.

Thanking you.

Date: 07/07/2018.

Yours faithfully,

Adv. M.S. Bhagwat.

- This legal opinion has been given without any interest direct or indirect, after verifying available Index II at Sub register office, Amravati and Revenue record, with verification of all the papers submitted by borrower, as listed above which are presented by the borrower with bank and same are returned to him.
- Separate affidavit for ownership and possession and non-encumbrance be obtained from the borrower.
- Pl. Verify the location and possession of property in whose favour the possession is, before sanction from Bank Concern Officer or Valuer.

210/0

इतर पावती

Original/Duplicate

Tuesday, 03 July 2018 11:46 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5393 दिनांक: 03/07/2018

गावाचे नाव: अमरावती

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड.एम.एस.भागवत रा.अमरावती

वर्णन सोपे अर्थ क्रमांक 2913, मौजा कॅम्प अमरावती, नशुल शिट क्र.19, प्लॉट क्र.3, सन 2006 ते 2018 (वर्ष 13)

शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Amaravati

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

वह दुय्यम निवेद्यक बस-३
अमरावती शहर-४

7/3/2018