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इतर पावती

Original/Duplicate

Monday, 22 October 2018 3:12 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6912 दिनांक: 22/10/2018

गावाचे नाव: राजा पेठ

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲडव्हील जाजु रा.अमरावती

वर्णन शोधवर्ज क्र.2702/2018, मौजे - राजापेठ, स.क्र.25/3, प्लॉट क्र.19, (वर्ष 2004 ते 2018) एकूण 15 वर्ष

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-

सह मुख्य निबंधक वर्ग - २
अमरावती शहर - २

10/22/2018

Swapnil S. Jaju Advocate

B/h Hotel Rangoli, Khaparde Bagicha, Amravati, Mobile : 9730306564, Email : adv.swapnil.jaju@gmail.com

TITLE OPINION AND SEARCH REPORT

Date: 24.10.2018

To,

WHOMSOEVER IT MAY BE 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:-

I. Name of the Owner/s:

M/s Nanda Properties through its partner Shri Narendra Gopichand Bharani

II. DETAILS OF THE PROPERTY:-

“Situating within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar, Amravati Situated at Mauje – Rajapeth, Pragane Badnera, Tq. & Dist. Amravati, bearing Survey No. 25/3 converted into layout order dated 20.01.1982 passed in Rev. Case No. 4/2/1964-65/Rajapeth from out of which layout Plot No. 19, total admeasuring 2423 sq.mtrs. sub-divided vide order no. 1400, dated 02.12.2011 passed by A.D.T.P., Amravati, from out of which sub-divided Plot No. 19/2 admeasuring 672.32 sq.mtrs. (7234.16sq.ft.) sub-divided Plot No. 19/3 admeasuring 1185.13 sq.mtrs. (12751.99 sq.ft.) thus both the Plots being adjoining to each other total admeasuring 1857.45 sq.mtrs. and is commonly bounded as under :

Towards East	:	Field Surve No. 25/4
Towards West	:	Layout Road
Towards North	:	Plot No. 19/1
Towards South	:	Nala and Open Space”

(*Note – Actual boundaries should be ascertained by spot visit.)

III LIST OF DOCUMENTS VERIFIED (ALL COPIES)

Sr.No.	Date	Document type and no. of document	Executed by	In favour of	Original/ copy
1	10.01.2012	Sale Deed Regd at Sr. No. 169	Smt Zeba I. Saify and others	M/s Nanda Properties	Copy

It is suggested that all the document shall be get verified with the originals of the documents.

IV FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS :

i) That, on the basis of documents supplied to me, it seems that originally the Plot No. 19 out of the Survey No. 25/3 of Mauje – Rajapeth was owned by 1) Madhukar Dattatraya Walkade, 2) Shri Chandrkant Dattatraya Walkade, 3) Ku. Kumud Dattatraya Walkade, 4) Shakuntala Manohar Walkade, 5) Shri Milind Manohar Walkade, 6) Sau Gauri Girish Ghate, 7) Ranjana Vilas Fadnis, 8) Rekha U, Deshpande.

ii) Thereafter, 1) Madhukar Dattatraya Walkade, 2) Shri Chandrkant Dattatraya Walkade, 3) Ku. Kumud Dattatraya Walkade, 4) Shakuntala Manohar Walkade, 5) Shri Milind Manohar Walkade, 6) Sau Gauri Girish Ghate, 7) Ranjana Vilas Fadnis, 8) Rekha U, Deshpande sold out the said Plot No. 19 out of the Survey No. 25/3 of Mauje – Rajapeth to 1) Smt. Zeba I. Saify, 2) Juzar I. Saify, 3) Ijuddin A Saify, 4) Alefiya Ashkiwala, 5) Firoz A. Merchant, 6) Rajiya Firoz Merchant vide registered sale deed dated 24.05.2010 regd at Sr. No. 1879 registered with Sub Registrar Amravati City.

iii) Thereafter, the above said Plot No. 19 out of the Survey No. 25/3 of Mauje – Rajapeth was subdivided by the order passed by Assistant Director of Town Planning, Amravati vide order bearing No. 1400 on dated 02.12.2011 and the said Plot No. 19 was sub-divided into Sub-Division Plot No. 19/1, 19/2 and 19/3.

iv) Thereafter 1) Smt. Zeba I. Saify, 2) Juzar I. Saify, 3) Ijuddin A Saify, 4) Alefiya Ashkiwala, 5) Firoz A. Merchant, 6) Rajiya Firoz Merchant sold out the Sub-Division Plot No. 19/2 and 19/3 to M/S. Nanda Properties through its partner Shri Narendra Gopichand Bharani vide registered sale deed dated 10.01.2012 regd at Sr. No. 169 registered with Sub

(3)

Registrar Amravati City-3 and the said M/S. Nanda Properties through its partner Shri Narendra Gopichand Bharani mutated its name in record of rights.

Hence, I am of the opinion that the M/S. Nanda Properties through its partner Shri Narendra Gopichand Bharani are the recorded owners of the property described hereinabove.

That as per the amendment to the section 17 of Registration Act 1908, the document of deposit of title deed is required to be registered with the Sub Registrar of Assurances. Hence, such deposit of title deeds is advised to be registered.

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

Date	Receipt no.	Period	Sub Reg. Office
22.10.2018	6912	2004 to 2018	Amravati

VI. **Encumbrance Certificate and legal opinion.**

That I have taken search, in the Sub Registrar Office, Amravati for the period of last 15 years from the 2004 to 2018. I have to cause the search with Sub Registrar office Amravati vide Search receipt No. 6912 dated 22.10.2018 for the period 2004 to 2018. That as the Index No. II registered for the year 2018 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 III above produced before me, I am of the opinion and accordingly I certify that the M/S. Nanda Properties through its partner Shri Narendra Gopichand Bharani are the recorded owners of the above said property described in para No. (II) above and has got clear and marketable title free from all encumbrances.

Thanking you,



Adv. Swapnil S. Jaju

Adv. S. S. JAJU
Khaparde Bagicha,
AMRAVATI ☎ 0721-2660590