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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 60 दिनांक: 03/01/2020

गावाचे नाव: बडनेरा

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सतिश आर सारडा रा. श्रीकृष्णपेठ अमरावती

वर्णन शोध अर्ज क्र 2/2020 मौजे बडनेरा स क्र 319/3ए (319/3/1/3/1) प्लॉट क्र 2(1बी) सन 1991 ते 2020 एकूण 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निर्बंधक दर्ग - २  
अमरावती शहर - २

1/3/2020

**Satish R. Sarda**

Advocate  
(Gold Medallist)

SHRIKRISHNA PETH, AMRAVATI  
TQ. & DIST. AMRAVATI  
Mobl. No. 9822701881

Date : 20/01/2020

**TITLE VERIFICATION AND SEARCH REPORT**

I, **S. R. Sarda, Advocate** having been engaged by **Shri. Sachin Keshav Ingole**, R/o. Patwipura, Inside Ambagate, 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 said **Shri. Sachin Keshav Ingole** as under :-

1] A] The Field Survey No. 319/3-A (total area 0 H. 40 R) of Mouje Badnera, Pragane Badnera, Tq. & Dist. Amravati was the ancestral land of late Keshavrao Chintaman Ingole, who had inherited the same from his deceased father Chintaman Ingole.

B] After the death of late Keshavrao Chintaman Ingole, the said Field Survey No. 319/3-A (total area 0 H. 40 R) of Mouje Badnera, Pragane Badnera, Tq. & Dist. Amravati was inherited by his son Sachin Keshavrao Ingole, his widow Sumitra Keshavrao Ingole, and his daughters Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole and their names were duly mutated as owners of the said field in the Revenue Record.

C] For the construction of the 12 meter wide road, the said Sachin Keshavrao Ingole, Sumitra Keshavrao Ingole, Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole sold 0 H. 0.05.76 R (576 sq.mt.) of land to the Amravati Municipal Corporation vide sale deed dated 27.12.2010 registered at Document No.4536/2010.

D] The said Sachin Keshavrao Ingole became the exclusive owner of the remaining land admeasuring 0 H. 34.24 R



3] That, after seeking due permission from the Amravati Municipal Corporation vide **Building Permit No.0235 dated 09.12.2019**, the said Shri. Sachin Keshavrao Ingole has commenced the construction of a multi storied building on the said land described in the schedule hereto by taking the benefit of the TDR Rights to the extent of 371.11 sq.mtrs. (3994.71 sq.ft.) from out of the T.D.R. certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/92/2016, dated 30.12.2016 and certificate no. 92.

4] That, the said Shri. Sachin Keshavrao Ingole has executed the Deed of Declaration under section 2 of the Maharashtra Apartment Ownership Act on 16.01.2020 which is registered at Document No. 203/2020 in the Office of the Sub-Registrar Amravati City No.2, and thereby the said Shri. Sachin Keshavrao Ingole had submitted the said land described in the schedule hereto together with the building being constructed thereon and to be named as "KESHAV EMPIRE PHASE-I", to the provisions of Maharashtra Apartment Ownership Act 1970.

5] 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.

6] I have verified the copies of document of title, sanctioned layout plan, N.A. conversion order, 7/12 extract, building permission and commencement certificate with sanctioned building plan, deed of declaration dated 16.01.2020, etc. in respect of the said property. The same appears to be genuine and beyond any doubt.

7] That on the basis of the search taken and the inspection made by me I opine that the said **Shri. Sachin Keshavrao Ingole**, is the exclusive owner of the property described in the schedule hereto and it has a clear valid and marketable title

*S. S. Sarni*

by virtue of the Release Deed (Relinquishment Deed) dated 20.08.2018 and registered at Document No. 3254/2018 on 21.08.2018 and executed by his mother Sumitra Keshavrao Ingole and his sisters Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole, in favour of Sachin Keshavrao Ingole. The O H. 34.24 R of the land out of field survey no. 319/3-A of Mouje Badnera, was duly mutated in the Revenue Record in the exclusive name of Sachin Keshavrao Ingole on the basis of the said Release Deed (Relinquishment Deed) dated 20.08.2018.

E] The said Sachin Keshavrao Ingole converted the said O H. 34.24 R of the land to the non-agricultural use vide order dated 26.07.2019 passed by Sub-Divisional Officer, Amravati in R.C.No. 69/NAP-34/Badnera/2018-19 on the basis of the layout plan sanctioned by Assistant Director Town Planning Amravati vide order No.06/2019 dated 12.07.2019. Due mutation on the basis of the N.A. conversion order was taken in the Revenue Record and in the Revenue Record, the layout plot no. 2 out of the field survey no. 319/3-A admeasuring 797 sq.mt. has been recorded in the name of Sachin Keshavrao Ingole as layout plot no.319/3/1/A/1/1/B.

2] I have caused the Index-II Registers for the last 30 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.060** dated 03.01.2020. The transactions referred to above are 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. Sachin Keshavrao Ingole.

*Sq Sachin*

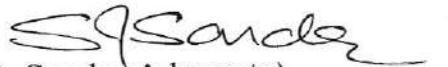
over the said property and in the event of it's transfer by it, the transferee shall get an equally clear valid and marketable title over the said property. Hence accordingly I have issued this report.

#### SCHEDULE

All that piece and parcel of the land bearing **Layout Plot No.2**, admeasuring **797 sq.mt. (8578.90 sq.ft.)** from out of Field Survey No. 319/3-A (as per 7/12 extract, Layout Plot No. 319/3/1/A/1/1/B), of **Mouje Badnera**, Pragane Badnera, Tq. & Dist. Amravati converted non-agricultural use vide order dated 26.07.2019 passed by Sub-Divisional Officer, Amravati in R.C.No. 69/NAP-34/Badnera/2018-19 on the basis of the layout plan sanctioned by Assistant Director Town Planning Amravati vide order No.06/2019 dated 12.07.2019 and situated in the locality known as "Kondeshwar Vidyut Colony, Near Vitthal Mandir, Akoli Road, Amravati", within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City, and having the boundaries as under :

|               |   |                                                           |
|---------------|---|-----------------------------------------------------------|
| Towards East  | : | 12 meter wide road                                        |
| Towards West  | : | Open space in the layout of survey no.<br>319/3 & 319/3-B |
| Towards North | : | House of Shri. Pawar                                      |
| Towards South | : | Open Space                                                |

Your's Faithfully,

  
(S. R. Sarda, Advocate)