P. U. Deshmukh
Advocate
Regd. No. MH-185 / 1980

Ph. 0721-2663232
M.: 99756 09717

OFFICE : Near Dr. Belsare's Hospital, Khaparde Garden, Camp, AMRAVATI

Ref. No. ..... Date : .....

Date: 1/3/2021

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Sau.Manisha Anant Lingot, r/o flat No.201, Govind Tower, Vidyut Nagar, Amravati, Tq. & Distt.Amravati.

Dear Sir,

Having been engaged by Sau.Manisha Anant Lingot for preparing the title investigation and search report for the property. I, P.U.Deshmukh, Advocate, r/o Khaparde Bagicha, Amravati, do hereby submit my report as under:-

SCHEDULE OF THE PROPERTY

(1) "Layout converted plot No.2, admeasuring 3228 sq.ft. (300 sq.mtrs.) from field survey No.45/5 (field survey No.45/5/B as per computerized Gaon Namuna 7) of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-110/1989-90 dated 26/7/1990 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Road;

Towards West: Service lane;

Towards North: Plot No.1;

Towards South: Plot No.3."

(2) "Layout converted plot No.3, out of which plot, admeasuring 2237.43 sq.ft. (207.94 sq.mtrs.) from field survey No.45/5 (field survey No.45/5/B/3 as per computerized Gaon Namuna 7) of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-110/1989-90 dated 26/7/1990 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Road;

Towards West: Service lane;

Towards North: Plot No.2;

Towards South: Remaining portion of plot No.3 & House of Shri Khare."

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After purchase of the aforesaid plot Nos.2 & 3, the amalgamation plan has been approved and sanctioned by the Municipal Authority, Amravati as per order No.0272 dated 7/1/2020. That as per the sanctioned amalgamation plan, the plot Nos.2 & 3, admeasuring 507.94 sq.mtrs. has been amalgamated, which bears amalgamated plot No.2/3, admeasuring 507.94 sq.mtrs. The boundaries of after amalgamation are as under:-

Towards East: Road;

Towards West: Service lane;

Towards North: Part of plot No.3;

Towards South: Plot No.1."

Title History for last 30 years:-

Upon verification of the Index-II register and Revenue Records I find that the original field survey No.45/5, (survey No.45/5-B as per new computerized Gaon Namuna 7), admeasuring 00 Hec. 35 R of Mouje Navsari was owned and possessed by Shri Ramchandra Halke Sahu, r/o Amravati for the period relevant to this search report.

Thereafter I find that Shri Ramchandra Halke Sahu has decided to convert the said field from agriculture into non-agriculture i.e. for residential purpose and thereafter, he has applied before Hon'ble Collector, Amravati for conversion of said field. That the said application was registered as Rev.Case No.NAP-34/Navsari-110/1989-90. In the said case, the Competent Revenue Authority has granted permission for conversion of the said field as per vide order dated 26/7/1990.

Thereafter I find that out of the aforesaid layout, northern portion having east-west division of plot No.3, admeasuring 2237.43 sq.ft. (207.94 sq.mtrs.) initially owned and possessed by Shri Sachin Murlidharrao Khande and thereafter, he has sold the said plot to Shri Ghanshyam Khushalrao Bobade by virtue of registered sale deed dated 7/12/2010, which was registered at Sr.No.4224.

Thereafter I find that the said plot jointly purchased by Shri Devendra Madhukar Ughade & Sau.Rohini Devendra Ughade from Shri Ghanshyam Khushalrao Bobade by virtue of registered sale deed dated 2/6/2012, which was registered at Sr.No.3068/2012.

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I further find that Shri Devendra Madhukar Ughade & Sau.Rohini Devendra Ughade have jointly sold the said plot to Sau.Manisha Anant Lingot by virtue of registered sale deed dated 6/11/2019, which is registered at Sr.No.4353/2019 and thus Sau.Manisha Anant Lingot became absolute owner of the said plot.

Besides the aforesaid plot I find that the layout converted plot No.2, admeasuring 3228 sq.ft. (300 sq.mtrs.) was initially owned by Municipal Corporation, Amravati, through Shri Damodar Bhagwansa Ujawane.

Thereafter I find that the said plot sold by Municipal Corporation, Amravati, through Shri Damodar Bhagwansa Ujawane to Shri Prabhakar Panjabrao Junghare vide registered sale deed dated 15/5/1996, which was registered at Sr.No.1620.

I further find that the said plot purchased by Shri Anant Rameshrao Lingot from Shri Prabhakar Panjabrao Junghare vide registered sale deed dated 22/2/2010, which was registered at Sr.No.773.

Now I find that Shri Anant Rameshrao Lingot has gifted the said plot to her wife Sau.Manisha Anant Lingot by way of registered gift deed dated 15/1/2019, which is registered with S.R.O., Amravati at Sr.No.237/2019 and thus Manisha Anant Lingot became absolute owner of the said plot.

That after purchase of the aforesaid plot Nos.2 & 3, Sau.Manisha Anant Lingot has applied before A.D.T.P., Municipal Corporation, Amravati for its amalgamation. The said amalgamation plan has been approved and sanctioned by the Municipal Authority, Amravati as per order No.0272 dated 7/1/2020. That as per the sanctioned amalgamation plan, the plot Nos.2 & 3, admeasuring 507.94 sq.mtrs. has been amalgamated. After sanction of the aforesaid amalgamation, the conversion of the said plots also approved & sanctioned by the Revenue Authority Amravati i.e. Hon'ble Tahsildar, Amravati on 22/1/2020 in Rev.Case No.NAP-34/Navsari-94/2019-2020 and the said amalgamated plot No.2/3, admeasuring 507.94 sq.mtrs. has been mutated in revenue record in the name of Sau.Manisha Anant Lingot as per mutation entry No.24494 dated 30/1/2020 and thus she became absolute owner of the said amalgamated plot.

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I further find that Sau.Manisha Anant Lingot has started development of the above plot and she has decided to construct a residential building upon the aforesaid amalgamated plot No.2/3. Accordingly, the building plan of the scheme was submitted by her before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan approved and sanctioned by the Municipal Authority as per building permit No.87 dated 18/2/2021 and she has declared the scheme by name & style as "Jaee Residency".

That while granting FSI, the A.D.T.P., Municipal Corporation, Amravati has considered the permissible FSI factor 2.37 (Basic FSI 1.1). Therefore, as per the said factor, permissible built up area comes to 1300.03 sq.mtrs. Thus the total permissible built up area comes to 1300.03 sq.mtrs. and consumed FSI area 1251.64 sq.mtrs..

2) I further opine and certify that, I have gone through the Index-II registers with the Sub-Registrar Office, Amravati and I have verified the said register for the last since 30 years i.e. 1992 to 2021. After verification of the said records, I find that the title of the aforesaid property got by Decent Construction through Sau.Manisha Anant Lingot is clear and the same is readily marketable and same is free from any charge, encumbrances, lien and obligation thereof.

3) That all the relevant document of title placed before me are xerox and appear to be genuine. I have verified and tallied these documents from the records of Registrar of Documents at Amravati.

4) I am satisfied and confirmed that the property is heritable and transferable and the transferer has right to transfer the same. All necessary parties have been joined in the documents and the documents have legal desired effect. Facts and event material to title have been satisfactorily proved.

5) I have also confirmed from Government and Public Land Acquisition Authorities that the property described in schedule is not subject to any acquisition or requisition from these authorities.

6) In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar's office upto date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances

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and the title of Decent Construction through Sau.Manisha Anant Lingot is clear and marketable.

7) I have to further add here that there is no impediment, if Decent Construction through Sau.Manisha Anant Lingot, mortgages the property for raising the loan and such property will be good and marketable security for the bank.

8) That all the following relevant documents of title have been verified by me.

1. Copy of N.A.Order alongwith layout plan dated 26/7/1990.
2. Copy of sale deed dated 2/6/2012, registered at Sr.No.3068/2012.
3. Copy of sale deed dated 22/2/2010, registered at Sr.No.773.
4. Copy of sale deed dated 6/11/2019, registered at Sr.No.4353/2019.
5. Copy of gift deed dated 15/1/2019, registered at Sr.No.237/2019.
6. Copy of amalgamation plan.
7. Copy of approved building plan.
8. Copy of village form 7

I have verified and tallied the aforesaid documents from the Revenue records of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati and also the records of Registering Authority.

Thanking you,

Dated: 1/3/2021
Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate

CHALLAN

MTR Form Number-6

GRN MH012455182202021E	**BARCODE**	**Date** 02/03/2021-10:06:53	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1		**Full Name**	ADV P U DESHMUKH
Location AMRAVATI			
Year 2020-2021 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	AMRAVATI
		Town/City/District	
		PIN	
		Remarks (If Any)	MOUJE NAVASARIS NO 45 /5 PLOT NO 2 3 1992 TO 2021
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021030246442	IK0AZYCNC9
Cheque/DD No.		Bank Date	RBI Date	02/03/2021-10:24:07	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .