Rohit S. Kaloti Advocate

R/o. Balaji plots, Amravati, 0721-2574015, Mobile : 9421024154, Email : adv.rskaloti@gmail.com

Date: 05.11.2018

To,

WHOMSOEVER IT MAY 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:-

1. **NAME OF THE OWNER** :-

   Amravati Mahanagarpalika, Amravati
   R/o. Mahanagarpalika Amravati

2. **DETAILS OF THE PROPERTY**:-

   "Situate at Mauje – Nimbhora Kh., Pragane Badnera, Tq. and Dist. Amravati – land bearing field survey no. 55/2-A, plot no. **38 to 44**, total admeasuring 1242 sq.mtrs., and which are collectively bounded as under:-

   Towards East- Road Towards West- Plot no. 37
   Towards North- Road Towards South- Other's layout "

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

3. **NATURE OF THE PROPERTY** :-

   The Property mentioned in Para no. 2 above is " Free Hold Property".

4. **LIST OF DOCUMENTS VERIFIED (ALL COPIES)**

Sr.No.	Date	Document type and no. of document	Executed by	In favour of	Original/ copy
1	08.01.1990	Layout map	ADTP Amravati	Niyojit Abhiyant GruhNirman Sanstha Amravati	Copy
2	05.04.1989	Sale Deed Regd. at Sr. no. 1331	Niyojit Abhiyant GruhNirman Sanstha Amravati	AMC Amravati	Copy
3	24.05.2011	Village extract 6/2	Talathi Nimbhora Kh.	AMC Amravati	Copy

5. **FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS** :

Adv. Rohit S. Kaloti
Chief Legal Advisor & Standing Counsel
Amravati Municipal Corporation,
Amravati

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A) On the basis of documents supplied to me it seems that originally the land out of field survey no. 55/2-A, was converted into non agricultural use vide order passed in Revenue case no. NAP 34/42/89-90.

B) Thereafter, out of the said layout plot no. 38 to 44, total admeasuring 1242 sq.mtrs. was own by Niyojit Abhiyant GruhNirman Sanstha Amravati.

C) That the plot no. 38 to 44, total admeasuring 1242 sq.mtrs. was reserved for the development of the layout and hence, the said Niyojit Abhiyant GruhNirman Sanstha Amravati, executed the sale deed in favour of Amravati Municipal Corporation, Amravati, on 05.04.1989, regd. at Sr. No. 1331, and the AMC Amravati mutated it's name in record of rights.

6. **MINOR'S INTEREST / HUF PROPERTY**

Not applicable

7. **APPLICABILITY OF LOCAL LAWS –**

I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force.

8. **SEARCHES IN THE OFFICE OF SUB –REGISTRAR OF ASSURANCE:**

Date	Receipt no.	Period	Sub Reg. Office
05.11.2018	MH008070143201819E	2006 to 2018	Amravati

9. **ENQUIRES MADE IN THE OFFICE OF MANDAL / REVENUE OFFICER :**

The names of the Amravati Municipal Corporation, Amravati, mutated in the revenue records.

10. **SERACHES IN THE OFFICE REGISTRAR OF COMPANIES.**

Not applicable

11. **LIS PENDENS :**

As per the documents submitted to me there is no dispute in respect of the said immovable property.

12. **Encumbrance Certificate and legal opinion.**

That I have taken search of Index No. II Register, in the Sub Registrar Office, Amravati the period of last 13 years from the 2006 to 2018. I have to cause the search with Sub Registrar office Amravati vides Search receipt No. MH008070143201819E dated 05.11.2018 for the period 2006 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 IV above produced before me, I am of the opinion and accordingly I certify that

Adv. Rohit S. Kaloti
Chief Legal Advisor & Standing Counsel
Amravati Municipal Corporation
Amravati

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Amravati Municipal Corporation, Amravati, is the recorded owner of the said property described in para No. (2) above and has got clear and marketable title free from all encumbrances.

Note:

As desired, the documents as received are returned herewith.

In case any further information and/or clarification is desired, please do revert to us.

Thanking you,

Advocate Rohit S. Kaloti

Adv. Rohit S. Kaloti
Chief Legal Advisor & Standing Counsel
Amravati Municipal Corporation,
Amravati

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CHALLAN
MTR Form Number-6

GRN MH008070143201819E	BARCODE	Date 05/11/2018-14:09:53	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1	Full Name	Rohit Kaloti
Location	AMRAVATI		
Year	2018-2019 From 05/11/2006 To 05/11/2018	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	AMARAVATI
		Town/City/District	
		PIN	4 4 4 6 0 1
		Remarks (If Any)	Mauje Nimbhora Kh. field survey no. 55/2A plot no. 38 to 44 total admeasuring 124 sqm

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
otal	325.00

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792018110559097	31732826
eque/DD No.		Bank Date	RBI Date	05/11/2018-14:11:57	Not Verified with RBI
me of Bank		Bank-Branch		UNION BANK OF INDIA	
me of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9405884040

partment ID :
TE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
र चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Print Date 05-11-2018 02:12:46

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