

Akash N. Mohata



आकाश एन. मोहता

B.Com, LL.M

Office: "Kamlarpan", 44, Mahesh Nagar,
Behind D-Mart, Badnera Road, Amravati 444 607.
Email Address: akashmohata@rediffmail.com
Mobile No. : 9890911863 / 8624033801

बि.कॉम, एल.एल.एम

कार्यालय: "कमलार्पण", 44, महेश नगर,
डि-मार्टच्या मागे, बडनेरा रोड, अमरावती.
ई-मेल: akashmohata@rediffmail.com
मोबाईल नं. ९८९०९११८६३ / ८६२४०३३८०१.

LEGAL SCRUTINY REPORT

To,

Date: 05.08.2019

WHOM SO EVER IT MAY CONCERN,

SUBJECT:- Search and Title investigation report in respect of amalgamated layout converted Plot no.11-A admeasuring 1763 Sq Fts. (163.80 sq mts), Plot no.11-B admeasuring 2131Sq Fts. (198sq mts), Plot no.14-A admeasuring 1937 Sq Fts. (180 sq mts), Plot no.14-B admeasuring 1937 Sq Fts. (180 sq mts), total admeasuring 7768 Sq Fts (721.80 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje- Shegaon, Pragane Nandgaon Peth, Tq. & Dist. Amravati having field survey no.45/3A and is owned by NIVA BUILDERS AND DEVELOPERS, THROUGH ITS PROPRIETOR, NIRAJ MAHESHKUMAR AGRAWAL.

Dear Sir,

In preparing the title verification search for the property, I submit my report as under.

DESCRIPTION OF THE PROPERTY:-

"Within the limits of Municipal Corporation Amravati, and within the jurisdiction of Sub-Registrar Office, Amravati, layout converted Plot no.11-A admeasuring 1763 Sq Fts. (163.80 sq mts), Plot no.11-B admeasuring 2131Sq Fts. (198 sq mts), Plot no.14-A admeasuring 1937 Sq Fts. (180 sq mts), AND Plot no.14-B admeasuring 1937 Sq Fts. (180 sq mts), total admeasuring 7768 Sq Fts (721.80 Sq Mtrs) of Mouje- Shegaon, Pragane Nandgaon Peth, Tq. & Dist. Amravati having field survey no.45/3A which was converted into layout plots vide orders passed by Hon'ble Collector, Amravati in Revenue Case No. NAP-34/Shegaon-56/ 2008-09 dated 04.07.2009 and the same is amalgamated vide Permit No. AMC/ADTP/UP.P/0170/2018 dated 29.08.2018 and the said plots are jointly bounded as under:

Towards East	-	Layout Road,
Towards West	-	Layout Road,
Towards North	-	Layout Road,
Towards South	-	Layout Plot No. 12-A & 13-B "

Here in after referred to as the "Said Property"



OBSERVATIONS:-

That Mr.Madhuraj Chiranjilalji Agrawal had purchased the field survey no.45/3 admeasuring 1H 11R vide registered Sale Deed bearing document No.4088/1980 dated 01.12.1980.

Thereafter I found that Mr.Madhuraj Chiranjilalji Agrawal have got converted the said field into layout plots vide order in revenue Case No.NAP-34/Shegaon-56/2008-2009 dated 04.07.2009 and the same was sanctioned by the Assistant Director Town Planning, Municipal Commissioner, Amravati vide order bearing no. AMC/ADTP/ AB/6/2009 dated 15.01.2009.

Thereafter I found that Mr.Madhuraj Chiranjilalji Agrawal had sold the layout converted Plot no.11-A admeasuring 1763 Sq. Ft. (163.80 Sq. Mtrs.) to Mr.Rajesh Sheshraao Ingale by way of registered sale deed bearing document no. ARN-2/126/2017 dated 11.01.2017 in the office of Sub-Registrar, City-01, Amravati.

Thereafter I found that Mr.Madhuraj Chiranjilalji Agrawal had sold the layout converted Plot No.11-B admeasuring 2131 Sq. Ft. (198 Sq. Mtrs.), Layout Plot No.14-A admeasuring 1937 Sq. Ft. (180 Sq. Mtrs.), Layout Plot No.14-B admeasuring 1937 Sq. Ft. (180 Sq. Mtrs.) to NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal by way of registered sale deed bearing document no. ARN-1/3260/2017 dated 15.12.2017 in the office of Sub-Registrar, City-01, Amravati.

Thereafter I found that Mr.Rajesh Sheshraao Ingale had sold the layout converted Plot no.11-A admeasuring 1763 Sq. Ft. (163.80 Sq. Mtrs.) to NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal by way of registered sale deed bearing document no.ARN-1/1768/2018 dated 16.05.2018 in the office of Sub-Registrar, City-01, Amravati.

Thereafter I found that T.D.R. (rights) equivalent to 1383 sq. mtr. (14886.61 sq. ft.) from out of total rights admeasuring 8690 sq. mtr. Of TDR certificate bearing no.103, issued by Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/103/2017, dated 28.06.2017 in lieu o 3950 sq. mtr. of land from out of Field Survey No.66/3 of Mouje – Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati acquired by Amravati Municipal Corporation, Amravati for Garden, P.S. & P.H was is purchased by NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal, vide Sale Deed registered on dated 07.09.2018, at Sr. No. 2310 with the office of Sub Registrar, Amravati City – 3, from Shri Suraj Ashokkumar Talde HUF, Resident of Amravati.



Thereafter I found that NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal had obtained permission for amalgamation of the all the four Plots from Assistant Director Town Planning, Amravati Municipal Corporation as per Permit No. AMC/ADTP/0170/2018 dated 29.08.2018 and the same is duly mutated in the record of rights.

Whereas while amalgamating the above mentioned four Plots, the survey No.45/3 was sub-divided as Survey No.45/3A and the said plots are located in the said survey No.45/3A of Mouje Shegaon.

Thereafter I found that NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal had sought permission from ADTP, Municipal Corporation Amravati vide Order no.0072/2019 dated 25.06.2019 to construct a commercial cum residential complex upon the said Plots.

Thereafter NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal had entered into a Development Agreement with M/s.Vishalakshi Construction, through Proprietor Shri Narendra Prataprai Kingrani for develop the said property and construct the multistoried building as per the sanction map. That the said Development Agreement was duly registered before the office of Sub-Registrar Amravati City-1 vide document No. ARN-1/2417/2019 dated 15.07.2019. That in pursuant of the said agreement, NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal had also executed an Irrevocable Power of Attorney in favour of M/s.Vishalakshi Construction, through Proprietor Shri Narendra Prataprai Kingrani which was duly registered before the office of Sub-Registrar Amravati City-1 vide document No. ARN-1/2418/2019 dated 15.07.2019.

I have taken the search of Index II register and other relevant records in respect of said property at the Sub-Registrar office, Amravati, for the last 13 years, by pre-paying the necessary charges, in respect of the above said property and verified the Index II register from record of Sub-Registrar office at Amravati. That, on the basis of the searches made by me and also on the basis of the documents registered in at the office of Sub Registrar, I certify that, the property described above is absolutely owned and possessed by NIVA BUILDER through its Proprietor Mr.Niraj Maheshkumarji Agrawal and the same is free from all types of encumbrances, charges, lien and complications or any claims affecting the clear title.



I have verified all the original documents of title relating to the subject matter of this report. That, the said documents are original documents and I have tallied those documents from the record of Registrar so also I have verified the entries of the Revenue Record in respect of the name of the owner of the said

property. I am satisfied that, the said property is clear and the property is readily marketable, heritable, transferable and transferor has right to transfer the same.

However, an affidavit may be sworn in from the owner/Applicant to the effect that he is the absolute owner and in possession of the said property and he has clear and marketable title to the same and he has not created any encumbrance over the same or sold the said property or any of its part of any nature whatsoever to third person by way of any deed or document.

Hence this Report.

Date :- 05.08.2019

Place :- Amravati.



Yours faithfully

A handwritten signature in blue ink, appearing to read "Akash N. Mohata", written over a horizontal line.

Akash N. Mohata
Advocate

Enclosed: - Receipt no.5112 dated 03.08.2019.

211/0

इतर पावती

Original/Duplicate

Saturday, 03 August 2019 3:30 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5112 दिनांक: 03/08/2019

गावाचे नाव: शेगांव

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅडव्हाकाश नरेंद्र मोहता रा.अमरावती

वर्णन शोध अर्ज क्र.- 1781/2019, मौजे- शेगाव, स.क्र.- 45/3-अ, प्लॉट क्र.- 11/ए - क्षेत्र.163.80 चौ मी, 11/बी - 198

चौ मी, 14/ए-क्षेत्र.180 चौ मी, 14/बी-क्षेत्र.180 चौ मी, (वर्ष 2007 ते 2019) एकूण 13 वर्ष

शोध व निरीक्षणे

रु. 1300.00

एकूण:

रु. 1300.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 1300/-

सह दुय्यम निबंधक वर्ग - २
अमरावती शहर - २

8/3/2019