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 – Mhasla, Pragane Badnera, Tq. and Dist. Amravati – land bearing field survey no. 21, plot no. **01 to 11**, total admeasuring 1750 sq.mtrs., and which are collectively bounded as under:-

   Towards East- Other's layout Towards West- Other's layout
   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	26.07.1991	Layout map	ADTP Amravati	Shivkumar Baliram Yadav	Copy
2	10.05.1991	Sale Deed Regd. at Sr. no. 3007	Shivkumar Baliram Yadav	AMC Amravati	Copy
3	29.09.1995	Village extract 6/2	Talathi Wadgaon	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

A) On the basis of documents supplied to me it seems that originally the layout plot no. 1 to 11, total admeasuring 1750 sq.mtrs., out of field survey no. 21-F, of mauje Mhasla was own by Shivkumar Baliram Yadav.

B) Thereafter, out of the said layout plot no. 1 to 11, total admeasuring 1750 sq.mtrs., out of field survey no. 21, of mauje Mhasla, 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 10.05.1991, regd. at Sr. No. 3007, 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	MH008070597201819E	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. MH008070597201819E, 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 Amravati Municipal Corporation, Amravati, is the recorded owner of the said property

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

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

CHALLAN
MTR Form Number-6

GRN	MH008070597201819E	BARCODE		Date	05/11/2018-14:15:57	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	Adv Rohit Kaloti
Location	AMRAVATI		
Year	2018-2019 From 05/11/2006 To 05/11/2018	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	Amraoti
		Town/City/District	
		PIN	4 4 4 6 0 1
		Remarks (If Any)	Mauje Mhasla field survey no. 21 plot no. 01 to 11 total admeasuring 1750 sqm
		Amount In Words	Three Hundred Twenty Five Rupees Only

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

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792018110559114	31732959
Cheque/DD No.		Bank Date	RBI Date	05/11/2018-14:17:20	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9405884040

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 .

Print Date 05-11-2018 02:17:52