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Tuesday,04 June 2019 3:20 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3930 दिनांक: 04/06/2019

गावाचे नाव: रहाटगांव
दस्तऐवजाचा अनुक्रमांक: अरन2-0-2019
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड्ए.बी.बजाज रा. अमरावती
वर्णन शोध अर्ज क्र.-1078/2019,मौजे-रहाटगाव,स.क्र.- 186/2/सी,प्लॉट क्र.- 01,(वर्ष 1990 ते 2019) एकुण 30 वर्ष

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint Sub Registrar Amaravati II

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

सह. दुय्यम निबंधक वर्ग-२
अमरावती शहर-२

Uasp

6/6/2019

ADV. ABHIJEET B. BAJAJ

LL.B.

Resi.:"Jai Babari"Namuna Line 5, Amravati - 444 601, Mobile: 09405883663, 09511130999

DATE : 16.06.2019

To whomsoever it may concern

SEARCH AND TITLE VERIFICATION REPORT

1. That the person named in the Schedule "A" approached with the relevant documents of title and requested to give search report in respect of the property described in the Schedule "B".

2. I have got perused the documents mentioned in the Schedule "C". I have also caused a search of Index No. II at the Sub-Registrar's office and confirmed the registration of the documents referred to in the Schedule "C".

3. I have caused a search of Index No. II at the office of Sub-Registrar, Amravati for the period of last 30 years From 1990 to 2019, Vide search receipt no. 3930, Dated 04.06.2019.

4. That during my search, I did not come across any transactions so as to effect the title of the person named in Schedule "A" in respect of the said property described in the Schedule "B". 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 or sanctioned

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development plan of Municipal Corporation of City of Amravati.

5. That relying upon the documents referred to in the Schedule "C" and search taken, I am of the opinion and accordingly I certify that the person named in the Schedule "A" is the recorded owner of the above said property and has got clear and marketable title free from all encumbrances.

6. To conclude, I am of the opinion that the said property can very well be accepted as security for giving any loan.

Place : Amravati
Dated : 16.06.2019

ABHIJEET B. BAJAJ
(Advocate)

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SCHEDULE "A"

Name of the owner/title holder and his address :

Name : M/s. **Shri Ambar Builders and Developers**
Through its partner
1) Sau. Seema Sanjay Rathi
R/o. Keshav Colony, Camp, Amravati.
Tq. & Dist. Amravati
2) Mr. Prakash Sundarlal Kela
R/o. Ambar Palace, Camp, Amravati.
Tq. & Dist. Amravati

SCHEDULE "B"

"DESCRIPTION OF THE SAID PROPERTY"

That the Land situated at Amravati city within the jurisdiction of Municipal Corporation, Amravati, Mouje – Rahatgaon, Pragane – Nandgaon Peth, Tq. & Dist. Amravati, bearing Survey No. 186/2, as per computerize 7/12 Extract Gut No. 186/2/C, in which 0 H 41 R agricultural land, Occupancy Class – II, which is layout sanction by Assistant Director of Town Planning, Municipal Corporation, Amravati through its Order No. 119/2018, Dt. 25.04.2018 and layout converted by Hon'ble Collector, Amravati by R.C.S. N.A.P. 34/Rahatgaon-72/2017-18, decided on 05.05.2018, in which plot no. 01 admeasuring total area 37076.59 Sq.ft. (3444.50 Sq.mtr.) which is bounded as under :-

Towards East	-	Part of Survey No. 186
Towards West	-	Part of Survey No. 188
Towards North	-	Part of Survey No. 186/2
Towards South	-	Open Space & 9 mtr. Road

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SCHEDULE "C"

Details of Documents perused.

1. True Copy of Mutation Register Entry No. 837, Dt. 18.07.1988
2. Sale Deed dated 19.04.2018 bearing registered No. 1435, executed by 1) Mr. Radheshyam Bhaiyyalal Bhati, 2) Mr. Pralhad Bhaiyyalal Bhati, 3) Mr. Laxminarayan @ Balchandra Bhaiyyalal Bhati, 4) Sau. Chanda Nandkishor Ghodela, 5) Sau. Mandabai Vishnu Nimbewal in favour of Mr. Pravin Balkrushnaji Maloo through his Special Power of attorney holder Mr. Manoj Radhavallabha Bhattad.
3. Sale Deed dated 11.07.2018 bearing registered No. 2528, executed by Mr. Pravin Balkrushnaji Maloo through his Special Power of attorney holder Mr. Manoj Radhavallabha Bhattad in favour of Shri Ambar Builders through its partner 1) Sau. Seema Sanjay Rathi and 2) Mr. Prakash Sundarlal Kela.
4. Certified Copy of Village Extract 7/12 issued by the Talathi Rahatgaon.
5. Copy of Permission regarding sale of Occupancy class – II land issued by S.D.O., Amravati, dt. 04.01.2016 in R.C.S. 59(18)/Rahatgaon/01/2015-16.
6. Copy of necessary permission (Sanad) for the development of Occupancy Class – II agriculture land for the non-agriculture use in the case bearing no. N.A.P.-34/Rahatgaon-72/2017-18, decided on 05.05.2018 issued by the Office of Tahsildar, Amravati.

ABHIJEET B. BAJAJ
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BRIEF HISTORY OF THE PROPERTY AND HOW THE OWNER HAS DERIVED THE TITLE

That the property situated at Mouje – Rahatgaon. Pragane – Nandgaon Peth, Tq. & Dist. Amravati, bearing Survey No. 186/2, as per computerize 7/12 Extract Gut No. 186/2/C, in which 0 H 41 R agricultural land, Occupancy Class – II, was hold and possessed by Mr. Bhaiyalal Kaluramji Bhati from the year 1988. That Mr. Bhaiyalal Kaluramji Bhati was died on 16.05.2010. That thereafter his LR's of Late Bhaiyalal Kaluramji Bhati namely 1) Mr. Radheshyam Bhaiyalal Bhati, 2) Mr. Pralhadkumar Bhaiyyalal Bhati, 3) Mr. Laxminarayan @ Balchandra Bhaiyyalal Bhati, 4) Sau. Chandabai Nandkishor Ghodela and 5) Sau. Mandabai Vishnuji Nimbiwal was brought on the revenue record.

That the above said agricultural land is class II occupancy land, therefore Mr. Radheshyam Bhaiyyalal Bhati + 4 applied for the necessary permission by filing an application before the Hon'ble Sub-Divisional Officer, Amravati bearing case no. R.C.S. 59(18)/Rahatgaon/01/2015-16. That Hon'ble S.D.O., Amravati pass an order in the said case on 04.01.2016, thereby grant permission to sale the above said Occupancy Class-II agricultural land.

That thereafter 1) Mr. Radheshyam Bhaiyalal Bhati, 2) Mr. Pralhadkumar Bhaiyyalal Bhati, 3) Mr. Laxminarayan @ Balchandra Bhaiyyalal Bhati, 4) Sau. Chandabai Nandkishor Ghodela and 5) Sau. Mandabai Vishnuji Nimbiwal jointly sold the above said agricultural land with the above said permission of the S.D.O., Amravati to Mr. Pravin Balkrushnaji Maloo through his special power of attorney holder Mr. Manoj Radhavallabhji Bhattad on 19.04.2018 by registered sale deed bearing no. 1435.

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That thereafter Mr. Pravin Balkrushnaji Maloo was made an application before the A.D.T.P., Municipal Corporation, Amravati for permission for construction/development of the Occupancy Class-II agricultural land and the office of A.D.T.P, AMC, Amravati grant the permission by its order no. 119/2018, dt. 25.04.2018 along with sanctioned map of the layout for the development of the above said land for the non-agricultural use. That on the basis of the said permission, office of the Tahsildar, Amravati issue Sanad baring no. R.C.S. N.A.P.-34/Rahatgaon-72/2017-2018, Dt. 05.05.2018.

That thereafter Mr. Pravin Balkrushnaji Maloo through his Special Power of Attorny holder Mr. Manoj Radhavallabhji Bhattad sold the plot No. 01 from the said layout admeasuring total area 37076.59 Sq.ft (3444.50 Sq.mtr.) to M/s. Shri Ambar Builders and Developers through its partner 1) Sau. Seema Sanjay Rathi and 2) Mr. Prakash Sundarlal Kela on 11.07.2018 by registered sale deed bearing no.2528.

Now, M/s. Shri Ambar Builders and Developers through its partner Sau. Seema Sanjay Rathi and Mr. Prakash Sundarlal Kela is owned and possessed the above said plot no. 01 admeasuring total area 37076.59 Sq.ft. (3444.50 Sq.mtr.).

ABHIJEET B. BAJAJ
(Advocate)