

Akash N. Mohata

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



आकाश एन. मोहता

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: 22.07.2019

WHOM SO EVER IT MAY CONCERN,

SUBJECT :- Search and Title investigation report in respect of layout converted Plot no.07, admeasuring 395.00 Sq Mtrs (4252.17 Sq Fts) from out of field survey no.57/2 of Mouje-Rajapeth, Pragne Badnera, Tq & Dist Amravati, which is owned and possessed by Sangita Anilkumar Khatri, resident of Amravati.

Dear Sir,

Upon the documents placed before me by Mr.Vinod Amgaokar, resident of Amravati, I have scrutinized the same and thereby I submit my report as under.

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of layout converted Plot no.07 total admeasuring 395.00 Sq Mtrs (4252.17 Sq Fts) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje-Rajapeth, Pragne Badnera, Tq. & Dist. Amravati out of field survey no.57/2 which was converted into layout plots vide orders passed by the Sub-Divisional Officer, Amravati in Revenue Case No.19/2/72-73 Rajapeth on dated 16.06.1973 and which is bounded as under:-

Towards East	:	Plot no.06,
Towards West	:	Road,
Towards North	:	Service Lane, and
Towards South	:	Road.

Here in after referred to as the "Said Property"

OBSERVATIONS:-

That the search period is for last 13 years i.e. since from 2007 to 2019. That during the relevant search period the subject plot was owned and possessed by Mr.Hiranand Hemandas Adwani, and the same was purchased by Sau.Sadawanti Nandlal Khatri vide registered Sale Deed bearing document no. 2556/1996 dated 22.07.1996. That the name of Sau.Sadawanti Nandlal Khatri,



was duly mutated in the record of right as owner and possessor of the subject plot.

Thereafter I found that Sau.Sadawanti Nandlal Khatri had executed her Will dated 03.11.2016 thereby bequeathed the subject plot in the name of her daughter in law namely Sau Sangita Anilkumar Khatri.

That from the mutation entry no. 21821 dated 04.02.2018, it reveal that Sau.Sadawanti Nandlal Khatri had expired on 19.02.2017 and accordingly upon the strength of the said Will dated 03.11.2016 the mutation of the subject plot was effected in the name of Sau Sangita Anilkumar Khatri.

Thereafter Sau Sangita Anilkumar Khatri had sought building construction permission from the concern office of Municipal Corporation Amravati vide building permission no.0363 dated 13.02.2019.

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 subject plot is owned and possessed by Sau Sangita Anilkumar Khatri, and the same is free from all types of encumbrances, charges, lien and complications or any claims affecting the clear title.

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

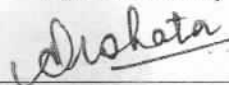
Hence this Report.

Date :- 22.07.2019.

Place :- Amravati.



Yours faithfully


Akash N. Mohata
Advocate

Enclosed: - Receipt no. 3785 dated 29.05.2019.