



SEARCH REPORT

Counsel For :- Ashokkumar Chimniramji Heda,
R/o., Baccharaj Plot,
Amravati.

Having been appointed by may above named client I hereby submit my search and the title verification report of property as under :-

DESCRIPTION OF PROPERTY

All that piece and parcel of Nazul plot situated within jurisdiction of Sub-Registrar Amravati, City and situated within boundaries of AMC Amravati of Mouje Camp Amravati, Pragane Badnera, Tq. & Dist. Amravati out of sheet no. 31 and out of which Nazul plot no. 15/2/2 having area of 4,725.04 sq. ft. (439.13 sq. mtrs.) alongwith construction thereon sanctioned by AMC after amalgamation of plot no. 15/2, 15/2/2 and 15/2/3 vide building permission no. 0281 dated 15/01/2020 and having boundaries as follows,

To East - Plot of Suresh Heda,

To West - Plot No. 15/1,

To North - Plot No. 22 & layout road,

To South - Layout Plot No. 18.

I have carried out search in respect of the subject of property for the period 2008 to 2020 in the available resisters of Index-II

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with the office of Sub-registrar Amravati vide receipt no. 1570 dated 02/03/2020. On the basis of documents submitted by Ashokkumar Chimniramji Heda and search carried out by me in the available Register of Index-II with the office of Sub-registrar at Amravati in respect of the subject property more particularly described in the schedule hereunder written. I have to offer my comments as under :-

- 1] Originally Nazul plot no. 15/2 out of Nazul sheet no. 31 of Mouje Camp, Amravati admeasuring 14175 sq. ft. (1317.37 sq. mtrs.) was purchased by Deepakkumar Chimniramji Heda, Manaklal Chimaniramji Heda and Ashokkumar Chimaniramji Heda from Radhavallabh S/o Purnamal Heda by virtue of registered sale deed dated 10/11/1989 registered with the office of Sub Registrar, Amravati at Sr. No. 1017.
- 2] Thereafter Government measurement was conducted and said plot was subdivided and renumbered as plot no. 15/2/2 admeasuring 439.13 sq. mtrs. and accordingly mutation was taken in respect of said plot no. 15/2/2 in name of Ashokkumar Chimaniramji Heda and the property card was also prepared in his name alone.
- 3] Thereafter Ashokkumar Heda alongwith Deepakkumar Heda and Suresh Heda had applied for amalgamation of plot no. 15/2, 15/2/2 and 15/2/3 out of Nazul sheet no. 31 with the ADTP, AMC Amravati. The Assistant Director Of Town Planning, Amravati

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Municipal Corporation had granted same by virtue order no. 0076 dated 27/06/2019.

4] Thereafter Ashokkumar Heda alongwith Deepakkumar Heda and Suresh Heda in order for development of said property had purchased TDR rights from Pravin Balkrushnji Maloo by virtue of registered deed dated 06/12/2019 registered with the office of Sub Registrar at sr. no. 4868.

5] Similarly Ashokkumar Heda alongwith Deepakkumar Heda and Suresh Heda in order for development of said property had also purchased TDR rights from Aditya Deepakkumar Heda by virtue of registered deed dated 07/12/2019 registered with the office of Sub Registrar at sr. no. 4880.

6] Thereafter Deepakkumar Heda alongwith Ashokkumar Heda and Suresh Heda in order to make construction of multistoried residential building had applied for sanction of building construction with ADTP, AMC Amravati. The Assistant Director Of Town Planning, Amravati Municipal Corporation had granted same by virtue building permission no. 0281 dated 15/01/2020.

7] I do not found any other encumbrance on the said property. As such the property is clear and marketable and also the link in chain regarding ownership and possession of Ashokkumar Chimmiramji Heda to the extent of his share in the amalgamated plot is duly established.

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SCHEDULE OF PROPERTY

All that piece and parcel of Nazul plot situated within jurisdiction of Sub-Registrar Amravati, City and situated within boundaries of AMC Amravati of Mouje Camp Amravati, Pragane Badnera, Tq. & Dist. Amravati out of sheet no. 31 and out of which Nazul plot no. 15/2/2 having area of 4,725.04 sq. ft. (439.13 sq. mtrs.) alongwith construction thereon sanctioned by AMC after amalgamation of plot no. 15/2, 15/2/2 and 15/2/3 vide building permission no. 0281 dated 15/01/2020 and having boundaries as follows,

To East – Plot of Suresh Heda,

To West – Plot No. 15/1,

To North – Plot No. 22 & layout road,

To South – Layout Plot No. 18.

Hence this search report.

Date :- 06/03/2020

Encl :- Receipt dated 02/03/2020 bearing number 1570.

Harish B. Tapadiya

Harish B. Tapadiya

Advocate