



SEARCH REPORT

Counsel For :- Suresh Chmpalalji Heda,
R/o., Dotiwala Complex, Camp,
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 having area of 14,595 sq. ft. (1356 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 – Layout Plot No. 11,12 & 13,

To West – Plot of Deepak and Ashok Heda,

To North – Layout Plot No. 20 & 22 & 20 ft. wide layout road,

To South – Layout Plot No. 18 & 19.

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. 1571 dated 02/03/2020. On the basis of documents submitted by Sureshkumar Champalalji 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 14595 sq. ft. (1356 sq. mtrs.) was purchased by Sureshkumar Champalalji Heda from Radhavallabh S/o Puranmal Heda by virtue of registered sale deed dated 31/03/1989 registered with the office of Sub Registrar, Amravati at Sr. No. 2169.

2] Thereafter Sureshkumar Heda alongwith Ashok Heda and Deepak 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 Municipal Corporation had granted same by virtue order no. 0076 dated 27/06/2019.

3] Thereafter Sureshkumar Heda alongwith Ashok Heda and Deepak 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.

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4] Similarly Sureshkumar Heda alongwith Ashok Heda and Deepak 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.

5] Thereafter Sureshkumar Heda alongwith Ashok Heda and Deepak 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.

6] 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 Sureshkumar Champalalji Heda to the extent of his share in the amalgamated plot is duly established.

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 having area of 14,595 sq. ft. (1356 sq. mtrs.) alongwith construction thereon sanctioned by AMC after

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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 – Layout Plot No. 11,12 & 13,

To West – Plot of Deepak and Ashok Heda,

To North – Layout Plot No. 20 & 22 & 20 ft. wide layout road,

To South – Layout Plot No. 18 & 19.

Hence this search report.

Date :- 06/03/2020

Encl :- Receipt dated 02/03/2020 bearing number 1571.

Harish B. Tapadiya

Advocate