

Annexure-B

To,

The Secretary,

Maharashtra Real Estate Regulatory Authority.

SEARCH AND TITLE DEED VERIFICATION REPORT.

I the undersigned hereby state that, I have been placed in my hands the documents mentioned here-in-below in respect of the field owned by Amravati Housing and Development Board, Amravati, Tq. & dist. Amravati. Through It's Officer, R/o, Amravati, Tq. & Dist. Amravati, with regards to issue a Search Report and Title Deed Verification Report of the stated hereinafter, and accordingly the instant report has been issued after due verification of all the available documents and the record of office of Sub- Registrar Class-2, Amravati, Tq. & Dist. Amravati.

1. Name of the Office:- Amravati Housing and Development Board, Amravati Through It's Chief Officer, R/o, Amravati, Tq. & Dist. Amravati,.

2. Reference No. & Date:- Letter Dt.: 26/02/2018 Letter No.: T&S/463/2018.

3. Name of the unit/concern/company/person offering the property as security: - Amravati Housing and Development Board,

Amravati Through It's Chief Officer

Residence of Amravati, Tq. & Dist. Amravati

4. Constitution of the unit/concern/company/person/body/authority offering the property for creation of charge: regarding property

The property offered belongs to Mouje:- Akoli, Tq. & Dist. Amravati, Field Property field as per Gav Namuna VII & XII, Copy of Ferfar, The said field Survey No. 57, out of Gut No. 57/1/A, 57/2, 57/2A, 57/4, 57/5, & 57/6 is originally admeasuring about H. 7. 83. R.. The said Field property is under the limits of in the Amravati Municipal Corporation, Amravati, and within the Jurisdiction of Sub- Registrar Class-2, Amravati, Dist. Amravati. , is Subject matter of the Field property. The said Field is bounded as under.

FIELD PROPERTY. :- Field Survey No. 57, out of Gut No. 57/1/A, 57/2, 57/2A, 57/4, 57/5, & 57/6 is originally admeasuring about H. 7. 83. R.

Towards East:- Field Survey No. 55 & 56,

Towards West:- Road,

Towards North:- Field Survey No. 52,

Towards South:- Field Survey No. 58.

5. In the capacity is security offered:- Borrower

6. a) Particulars of documents scrutinized- serially and chronologically:-

I) Copy of Award passed by the Land acquisition Officer in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987,

II) Copy of Gav Namuna VII & XII dt. 04/10/2018.

III) Copy of Field Survey Map issued by Superintendent Land record dt. 13/12/2019.

6.A. a) Nature of documents verified:- all relevant documents are verified from the record of Sub- Registrar Class-2, Amravati, Dist. Amravati by paying requisite fee vide receipt No. 8567 Dt. 17/12/2019.

b) Complete description of the immovable property offered as a security for creation of registered mortgaged of regarding

Property:- Ownership of Field which is totally admeasuring about H.7. 83.R. is under the limits of in the Registrar Sub-District and District Amravati,

1. Titles tracing out of the title:- That initially the above mentioned Field property is situated at Mouje:- Akoli, Tq. & Dist. Amravati vide Field Survey No. 57, out of which Gut No. 57/1/A, 57/2, 57/2A, 57/4, & 57/6 was for the purpose construct tenments under the various schemes of Maharashtra Housing and Area Development authority (Hereafter MHADA) is under the limits of in the Registrar Sub-District and District Amravati, and within the Jurisdiction of Amravati Municipal Corporation Amravati.

1. A. The Field Gut No. 57/1/A, 57/2, 57/2A, 57/4, & 57/6 of Mouje:- Akoli, Tq. & Dist. Amravati total admeasuring H. 7. 83. R. of land was originally owned by different persons in the year 1987. And the same are described below:-

a) The Field Gut No. 57/1/A of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 57 totally admeasuring H. 0. 94. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land i.e. H.0. 94. R. was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field

property was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 465 is subject matter of the property.

b) The Field Gut No. 57/1 of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 57 totally admeasuring H. 1. 29. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land i.e. H.1. 29. R. was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property i.e. Gut No. 57/1 was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 465 is subject matter of the property.

c) The Field Gut No. 57/2 of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 57 total admeasuring H. 1. 11. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land out of said field i.e. H.1. 11. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property admeasuring H.1.11.R. out of field survey No. 57 Gut No. 57/2 was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

d) The Field Gut No. 57/2/A of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 57 total admeasuring H. 1. 24. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land out of said field i.e. H.1. 24. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property admeasuring H.1. 24. R of field Gut No. 57/2/A was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

e) The Field Gut No. 57/4 of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 57 total admeasuring H. 1. 46. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land out of said field i.e. H.1. 46. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur.

Thereafter the said Field property admeasuring H.1. 46.R. out of field Gut No. 57/4 was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

f) The Field Gut No. 57/6 of Mouje:- Akoli, Tq. & Dist. Amravati out Field Survey No. 57 total admeasuring H. 0. 82. R. Thereafter the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land out of said field i.e. H.0. 82. R was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property admeasuring H.0.82.R. out of field survey No. 57 Gut No. 57/6 was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur vide ferfar No. 458 is subject matter of the property.

The total field property admeasuring H. 7. 83. R. muted on revenue record vide ferfar No. 458, 465 & 20026 in the name of Nagpur Housing and Area Development Board, Nagpur. And said property was converted in non-agricultural purpose.

7. (a) I have taken the search of Index Register from last Thirty years from 1990 to 2019 in the available record of office of the Sub- Registrar Class-2, Amravati, Tq. Dist. Amravati of Field property here above mentioned by paying requisite fee vide Receipt No.8567 Dt. 17/12/2019 to the Sub- Registrar Class-2, Amravati, Dist. Amravati, in the available record of office of the Sub-Registrar Class-2, Amravati, Dist. Amravati. That upon verification of the relevant entries available with the office of Sub. Registrar, it appears that, said mentioned Field property was owned and possessed by Nagpur Housing and Area Development Board, Nagpur, and there was no any Encumbrances shown on revenue record, and there was no any claim of third party or any local authority, liens the above mentioned field property is free and readily marketable title after taking search from revenue record.

8. Details regarding Property Tax mentioned here above:- property tax Assessment for the year 2018-2019 not found.