



Arun Gupta

ADVOCATE & NOTARY

*Opposite Arun Hostel Building,
Mor Bag, AMRAVATI-444 601*

(0721) (Off.) 2572543 (Res.) 2578604, Mobile - 93701-54533

Date :- 21-10-2017

LAND LEGAL TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject: Search and title deed verification report, in respect of property owned & possessed by **Sau. Saroj Umesh Chandak, R/o. Amravati**

Sir,

Having been engaged by the applicant, for preparing the title investigation and search report for the property to be mortgaged for securing the financial assistance from any Bank or Financial Institution, I hereby submit my report as under:-

Whereas the applicant approached to the Bank for loan limit facilities. And whereas Borrower offered the property owned by above named applicant to mortgage the aforesaid property by way of collateral security for the said proposed loan, and whereas Mortgagor is claiming his absolute title to the aforesaid property approached me for seeking the report under reference. The applicant produced before me the following documents for my verification.

List of Documents:-

- 1) Copy of Gaon Namuna 7/12 Dtd. 03-04-2017
- 2) Copy of Partition Deed, Dtd. 09-11-1971, registered at Sr. No.2032
- 3) Copy of Gift Deed, Dtd. 27-02-2017, registered at Sr. No. 657
- 4) Copy of Gift Deed, Dtd. 27-02-2017, registered at Sr. No. 658
- 5) Copy of Rectification Deed, Dtd. 17-03-2017, registered at Sr. No. 646
- 6) Copy of Rectification Deed, Dtd. 17-03-2017, registered at Sr. No. 645

DESCRIPTION OF PROPERTY SCHEDULE

"Situating within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Navsari, Pragane- Nandgaon Peth, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No.131/1, Bhog Warg-1, Aa. Ru. 17.25 paise, Khate No.33, having total admeasuring area of 3 Hector 19 R, out of which Southern portion of East West Division total admeasuring 1 Hector 60, out of which Western portion of North South Division total admeasuring 0 Hector 62 R togetherwith Trees and Shrubs thereon which is bounded as per map "

(Which is hereinafter referred to as the "Said Property")

Att.

TITLE HISTORY OF THE PROPERTY.

1) Upon verification of the registered sale-deed and the Revenue Records for the period relevant to this search report, that the originally property situated at Mouje- Navsari, Pragane- Nandgaon Peth, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No.131/1, Bhog Warg-1, Aa. Ru. 17.25 paise, Khate No.33, having total admeasuring area of 3 Hector 19 R was Joint Hindu Family Property owned by 1) Shri. Ramchandra Bachchrajji Chandak 2) Sau. Sitabai Ramchandra Chandak 3) Shri. Rajendra Ramchandra Chandak, 4) Shri. Umesh Ramchandra Chandak 5) Shri. Mahendra Ramchandra Chandak 6) Shri. Devendra Ramchandra Chandak. That, thereafter a Partition Deed, Dtd. 09-11-1971, registered at Sr. No.2032 was executed amongst 1) Shri. Ramchandra Bachchrajji Chandak 2) Sau. Sitabai Ramchandra Chandak 3) Shri. Rajendra Ramchandra Chandak, 4) Shri. Umesh Ramchandra Chandak 5) Shri. Mahendra Ramchandra Chandak 6) Shri. Devendra Ramchandra Chandak and out of above said property Northern portion of East West Division total admeasuring 1 Hector 59 R, was allotted and put to the share of Shri. Umesh Ramchandra Chandak and Southern portion of East West Division total admeasuring 1 Hector 60 R, was allotted and put to the share of Shri. Devendra Ramchandra Chandak.

That, thereafter Shri. Devendra Ramchandra Chandak gifted Western portion of North South Division total admeasuring 0 Hector 62 R togetherwith Trees and Shrubs thereon to Sau. Saroj Umesh Chandak vide registered Gift Deed, Dtd. 27-02-2017, registered at Sr. No. 657. But in the said gift deed due to the Oversight, Misunderstanding and mistake and the name of the Donee was wrongly mentioned as Sau. Poonam Devendra Chandak in place of Sau. Saroj Umesh Chandak. That, the said mistake was rectified vide Rectification Deed, Dtd. 17-03-2017, registered at Sr. No. 646 executed by Shri. Devendra Ramchandra Chandak in favour of Sau. Saroj Umesh Chandak and Sau. Poonam Devendra Chandak was the consenting party to the said Rectification Deed.

Since then applicant became the sole and absolute owner of the said property and is in peaceful possession thereof.

2) I have taken the search of the records of Sub-Registrar Office, Amravati City, for the last 13 years, i.e. from 2005 to 2017 with sub-registrar, Amravati City. I have verified and tally the Index-II register from the records of Sub-Registrar office, Amravati. Dist. Amravati, and the said records were duly searched and Search fee receipt No. 1111250962 Dtd. 21-10-2017 is attached with report.

3) That, in the record of Records of Talathi/Patwari of Mouje - Navsari, i.e. in the Gaon Namuna 7/12, the name of the applicant is mutated, hence the applicant is recorded owner of the said property.

Plt.

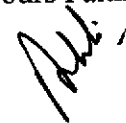
- 4) I have verified all the Certified/Xerox documents of title relating to the subject matter of the present report. All the documents were original and I have verified and tallied these documents from the records of sub- Registrar. All these documents are registered one, and therefore, it was not necessary for me to collect any other proof.
- 5) All these documents were original/Certified and registered one, and verified by me. I am satisfied that the property is transferable and the transferors have right to transfer the same. All the necessary parties have been joined in the documents and the documents have legal desired effect. The facts and event material to title have been satisfactorily proved. I do not come across any entry affecting the title & ownership of the applicant.
- 6) That, the said properties are not affected by or covered under the provisions of Bombay Public Land Acquisition Act, Bombay Land Ceiling Acquisition Act or any other Act, for the time being in force.

OPENION:-

On the basis of the search made by me, I certify that the property described in Schedule is owned by Sau. Saroj Umesh Chandak is free from all types of charges, encumbrances and obligation or any other claims affecting the clear title as on date. I have to further add here that there is no impediment if the applicant mortgages it to any Bank or Financial Institution, for raising the loan and the said property will be good and marketable security for intending loan advance, subject to clearance of the notes given hereinbelow.

Thanking you,

Yours Faithfully,

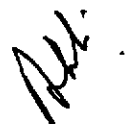


(A.G.Gupta,Adv.)

Note :-

Please collect the, following documents from the applicant.

- 1) Copy of Gaon Namuna 7/12 Dtd. 03-04-2017
- 2) Copy of Partition Deed, Dtd. 09-11-1971, registered at Sr. No.2032
- 3) Copy of Gift Deed, Dtd. 27-02-2017, registered at Sr. No. 657
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(A.G.Gupta,Adv.)



CHALLAN
MTR Form Number-6

GRN MH006454065201718E		BARCODE 		Date 21/10/2017-11:29:05		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID (If Any)		179104810	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				PAN No.(If Applicable)			
Location PUNE				Full Name		Arun Ganpatlal Gupta	
Year 2017-2018 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017102105967	IK00IJXAD4
				Bank Date	RBI Date	21/10/2017-11:29:34	Not Verified with RBI
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA	
Name of Bank				Scroll No. , Date		Not Verified with Scroll	
Name of Branch							

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.
Mobile No. : Not Available

MH006454065201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Oct 2017	Receipt	Receipt no.: 1111250962
	Name of the Applicant :	Arun Ganpatlal Gupta
	Details of property of which document has to be searched :	Dist :Amravati Village :Navasari S.No/CTS No/G.No. : 131
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006454065201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		