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 **Shri. Umesh Ramchandra 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

"Situated 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 Northern portion of East West Division total admeasuring 1 Hector 59, out of which Western portion of North South Division total admeasuring 0 Hector 98 R togetherwith Trees and Shrubs thereon which is bounded as per map"

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

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 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, was allotted and put to the share of Shri. Umesh Ramchandra Chandak and Southern portion of East West Division total admeasuring 1 Hector 60, was allotted and put to the share of Shri. Devendra Ramchandra Chandak.

That, thereafter Shri. Umesh Ramchandra Chandak gifted Eastern portion of North South Division total admeasuring 0 Hector 61 R togetherwith Trees and Shrubs thereon to Sau. Poonam Devendra Chandak vide registered Gift Deed, Dtd. 27-02-2017, registered at Sr. No. 658. But in the said gift deed due to the Oversight, Misuderstanding and mistake and the name of the Donee was wrongly mentioned as Sau. Saroj Umesh Chandak in place of Sau. Poonam Devendra Chandak. That, the said mistake was rectified vide Rectification Deed, Dtd. 17-03-2017, registered at Sr. No. 645 executed by Shri. Umesh Ramchandra Chandak in favour of Sau. Poonam Devendra Chandak and Sau. Saroj Umesh Chandak was the consenting party to the said Rectification Deed.

Thus, the Shri. Umesh Ramchandra Chandak remained the owner of 0 Hector 98 R land togetherwith Trees and Shrubs thereon.

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. 1111250966 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.

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 **Shri. Umesh Ramchandra 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	MH006453976201718E	BARCODE		Date	21/10/2017-11:21:54	Form ID	

Department	Inspector General Of Registration	Payer Details	
	Search Fee	TAX ID (If Any)	975293239
Type of Payment	Other Items	PAN No.(If Applicable)	
Office Name	PND_JT DISTT REGISTRAR PUNE URBAN	Full Name	Arun Ganpatlal Gupta
Location	PUNE		
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)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017102105442	IK00IJWUU9
Cheque/DD No.		Bank Date	RBI Date	21/10/2017-11:22:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाईप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे .इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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Print Date 21-10-2017 11:24:32

Department of Registration and Stamps

21 Oct 2017	Receipt	Receipt no.: 1111250966
	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