



Arun Gupta

ADVOCATE & NOTARY

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

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

Date :- 06-04-2018

LAND LEGAL TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject: Search and title deed verification report, in respect of property owned & possessed by Shri. Sanjay Shankarlal Batra, R/o. Deshna Nagar, 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 Sale Deed, Dtd. 08-03-2018, registered at Sr. No. 923
- 2) Copy of Sale Deed, Dtd. 06-07-2010, registered at Sr. No. 02528

DESCRIPTION OF PROPERTY SCHEDULE

"Situated within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Badnera, Pragane- Badnera, Tq. & Distt. Amravati. The immovable property is situated out of Field Gat / Bhumapan No. 13, Sub Division No. 1, admeasuring 1 Hector 77 R + Pot Kharab 0 Hector 29 R, thus total admeasuring 2 Hector 06 R land, Bhog Warg - 1, Aa. Rs. 10=25 paise, out of which Northern portion of East West division total admeasuring 0 Hector 57 R togetherwith trees, shrubs and things attached to the earth thereon"

which is bounded as under -

- | | | |
|---------------|---|--|
| Towards East | - | Mauje Wadad Boundary, |
| Towards West | - | Amravati Badnera Main Road and
remaining portion of Survey No. 13/1 |
| Towards North | - | Field of Kishanlal Gupta, |
| Towards South | - | Field Survey No. 13/2-A and Nala, |

Adi.

(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 "Situated within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Badnera, Pragane- Badnera, Tq. & Distt. Amravati. The immovable property is situated out of Field Gat / Bhumapan No. 13, Sub Division No. 1, admesuring 1 Hector 77 R + Pot Kharab 0 Hector 29 R, thus total admeasuring 2 Hector 06 R land, Bhog Warg - 1, Aa. Rs. 10=25 paise, out of which Northern portion of East West division total admeasuring 0 Hector 57 R togetherwith trees, shrubs and things attached to the earth thereon was originally owned by Kisanlal Parvat Gupta.

That, thereafter the said property was purchased by Shri. Baldeo Omprakash Mandhani from Kisanlal Parvat Gupta vide Registered Sale Deed, Dtd. 06-07-2010, registered at Sr. No. 02528.

That, thereafter the said property was purchased by Shri. Sanjay Shankarlal Batra from Shri. Baldeo Omprakash Mandhani vide Sale Deed, Dtd. 08-03-2018, registered at Sr. No. 923.

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 2006 to 2018 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. 1111337258 Dtd. 06-04-2018_is attached with report.
- 3) That, in the record of Records of Talathi/Patwari of Mouje - Badnera, i.e. in the Gaon Namuna 7/12, the name of the applicant is yet to be mutated, hence the applicant is advised to get his name mutated as 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

Adh.

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. Sanjay Shankarlal Batra 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.)

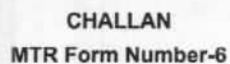
Note :- Please collect the, following documents from the applicant.

- 1) Copy of Sale Deed, Dtd. 08-03-2018, registered at Sr. No. 923
- 2) Copy of Sale Deed, Dtd. 06-07-2010, registered at Sr. No. 02528
- 3) Gaon Namuna 7/12, in the name of the applicant



(A.G.Gupta,Adv.)

MH000239465201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Apr 2018	Receipt	Receipt no.: 1111337258
	Name of the Applicant :	Arun Ganpatlal Gupta
	Details of property of which document has to be searched :	Dist :Amravati Village :Badanera S.No/CTS No/G.No. : 13
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH000239465201819E		
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 '.		



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.