



Arun Gupta

ADVOCATE & NOTARY

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

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

Date :- 08-05-2018

LAND LEGAL TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject: Search and title deed verification report, in respect of property owned & possessed by **Shri. Subhash Nanakramji Talda**, R/o. Baba Hardasram Society, Kawar 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. 02-11-2016, registered at Sr. No. 2699
- 2) Copy of N.A. Order Dtd. 06-02-2017
- 3) Copy of Gaon Namuna 2 Dtd. 20-06-2017

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 Survey No. 13/2-A, Bhog Warg - 1, Aa. Rs. 3=35 paise, total admeasuring 0 Hector 81 R togetherwith Well, Motor Pump, Electric Connection, trees, shrubs and things attached to the earth thereon which is bounded as under -

Towards East	-	F.S. No. 13/1-B of Kanhaiyya Adwani Mauje Wadad
Towards West	-	Layout from F.S. No. 13/2
Towards North	-	Layout from F.S. No. 13/1 owned by Mandhani and Gupta
Towards South	-	Layout from F.S. No. 13/2 B owned by Keshav Bhagat

AND

Adli.

and out of Field Survey No. 13/2-B, Bhog Warg - 1, Aa. Rs. 2=35 paise, total admeasuring 0 Hector 80 R togetherwith right to take water, trees, shrubs and things attached to the earth thereon

which is bounded as under -

Towards East	-	F.S. No. 13/1-B of Kanhaiyya Adwani Mauje Wadad
Towards West	-	Layout from F.S. No. 13/2
Towards North	-	Mauje Badnera S. No. 13/2A of Chandrabhan Bhagat,
Towards South	-	Mauje - Badnera field of Gader

Thus both the lands total admeasuring 1 Hector 61 R"

(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 Survey No. 13/2-A, Bhog Warg - 1, Aa. Rs. 3=35 paise, total admeasuring 0 Hector 81 R togetherwith Well, Motor Pump, Electric Connection, trees, shrubs and things attached to the earth thereon was originally owned by Chandrabhan Laxmanji Bhagat.

AND

and out of Field Survey No. 13/2-B, Bhog Warg - 1, Aa. Rs. 2=35 paise, total admeasuring 0 Hector 80 R togetherwith right to take water, trees, shrubs and things attached to the earth thereon was originally owned by Keshav Laxmanji Bhagat. That, thereafter both the lands total admeasuring 1 Hector 61 R were purchased by Shri. Subhash Nanakramji Talda from Chandrabhan Laxmanji Bhagat and Keshav Laxmanji Bhagat vide Sale Deed, Dtd. 02-11-2016, registered at Sr. No. 2699 their respective part.

That, thereafter the said Shri. Subhash Nanakramji Talda applied to the Hon'ble Collector Amravati for layout conversion of the said land and the same sanctioned by Hon'ble Collector Amravati in revenue case No. N.A.P.-34/Badnera/85/2016-2017 vide order Dtd. 06-02-2017. The said land consists of Commercial Plot No.1 total admeasuring 15605.00 Sq.Mtr. and Amenity Plot total admeasuring 495 Sq.Mtr.

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

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office, Amravati. Dist. Amravati, and the said records were duly searched and Search fee receipt No. 1111337266 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 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. Subhash Nanakramji Talda 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.

- Copy of Sale Deed, Dtd. 02-11-2016, registered at Sr. No. 2699
- Copy of N.A. Order Dtd. 06-02-2017
- Copy of Gaon Namuna 2 Dtd. 20-06-2017



(A.G. Gupta, Adv.)

MH000239380201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Apr 2018	Receipt	Receipt no.: 1111337266
	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 :MH000239380201819E		
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 '.		



CHALLAN
MTR Form Number-6

GRN	MH000239380201819E	BARCODE			Date	06/04/2018-19:10:34		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)	966244162			
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name	Arun Ganpatlal Gupta			
Location PUNE									
Year 2018-2019 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	Three Hundred Twenty Five Rupees Only			
Total				325.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572018040667762		IK00ODKFG2
Cheque/DD No.					Bank Date	RBI Date	06/04/2018-19:11:57		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

Mobile No. : Not Available