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इतर पावती

Original/Duplicate

Wednesday, 14 February 2018 4:53 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1271 दिनांक: 14/02/2018

पावाचे नाव: जेवड

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अरुण गणपतलाल गुप्ता रा अमरावती

वर्णन अर्ज क्रमांक 715 मीजा जेवड सर्वे न 35/1, 28/3, प्लॉट क्र 7 चे क्षेत्र 375 चौमी (सन 1989 ते 2018) 30 वर्ष

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amaravati

1): देयकाचा प्रकार: By Cash रक्कम: रु 750/-

तह. दुय्यम निबंधक वगैरे
अमरावती शहर

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

Date :- 14-02-2018

LAND LEGAL TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject: Search and title deed verification report, in respect of property owned & possessed by Shri. Samir Ramraoji Bodkhe, R/o. Mangilal Plot, Camp, 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. 13-02-2018
- 2) Copy of Sale Deed, Dtd. 27-12-2012, registered at Sr. No. 4611
- 3) Copy of Gaon Namuna 2 Dtd. 22-12-2012
- 4) Copy of Gaon Namuna 6/2 Dtd. 16-12-2017

DESCRIPTION OF PROPERTY SCHEDULE

"Situating within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Jewad, Pragane- ~~Bodkhe~~, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No. 35/1 and 28/3, out of which 2 Hecter 47 R land which is layout converted for residential purpose by S.D.O. Amravati in revenue case No. N.A.P.-34/Jewad-62/1985-86, vide order Dtd. 20-05-1987 and which was layout sanctioned by Asst. Director Town Planning Amravati Municipal Corporation vide his order No. AMNP/SSNR/Abhi/1986, Dtd. 03-03-1986 and Dtd. 02-04-1986 known as "Gajraj Nagar" out of which Layout Converted Plot No. 7 total admeasuring 375 Sq.Mtr. (4034 Sq.Ft.)"

Subi.

which is bounded as under -

Towards East	-	Service Road out of layout,
Towards West	-	Service line and thereafter Plot No. 17 and 16
Towards North	-	Plot No. 8,
Towards South	-	Plot No. 6,

(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 at Mouje- Jewad, Pragane- ~~Badnera~~, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey No. 35/1 and 28/3, out of which 2 Hectar 47 R land was originally owned by Virendrasingh Gajrajsingh Thakur family and Virendrasingh Gajrajsingh Thakur was it's Karta. The said Virendrasingh Gajrajsingh Thakur applied for layout conversion of the said property and it was layout converted for residential purpose by S.D.O. Amravati in revenue case No. N.A.P.-34/Jewad-62/1985-86, vide order Dtd. 20-05-1987 and which was layout sanctioned by Asst. Director Town Planning Amravati Municipal Corporation vide his order No. AMNP/SSNR/Abhi/1986, Dtd. 03-03-1986 and Dtd. 02-04-1986 known as "Gajraj Nagar". That, after the death of Virendrasingh Gajrajsingh Thakur his brother Sureshsingh Gajrajsingh Thakur became the Karta of HUF.

That, out of the said layout Layout Converted Plot No. 7 total admeasuring 375 Sq.Mtr. (4034 Sq.Ft.) was purchased by Shri. Samir Ramraoji Bodkhe from Sureshsingh Gajrajsingh Thakur Karta of H.U.F. vide Registered Sale Deed, Dtd. 27-12-2012, registered at Sr. No. 4611.

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 30 years, i.e. from 1989 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. 1271 Dtd. 14-02-2018 is attached with report.

3) That, in the record of Records of Talathi/Patwari of Mouje - Jewad, 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

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. Samir Ramraoji Bodkhe 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. 13-02-2018
- 2) Copy of Sale Deed, Dtd. 27-12-2012, registered at Sr. No. 4611
- 3) Copy of Gaon Namuna 2 Dtd. 22-12-2012
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(A.G.Gupta,Adv.)