



Arun Gupta

ADVOCATE & NOTARY

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

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

Date :- 14-06-2018

LAND LEGAL TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject: Search and title deed verification report, in respect of property owned & possessed by Shri. Govinda Infra through it's Proprietor Shri. Vijay Nanakramji Talda, R/o. 16, 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 Regd. Sale Deed, Dtd. 05-10-2017, registered at Sr. No. 4289
- 2) Copy of N.A. Order Dtd. 15-03-2018
- 3) Copy of Gaon Namuna 2 Dtd. 15-03-2018
- 4) Copy of Sketch Map Dtd. 25-07-2016
- 5) Copy of Relinquishment Deed Dtd. 30-08-2013 registered at Sr. No. 3769
- 6) Copy of Ferfar Dtd. 05-10-2017
- 7) Copy of Gaon Namuna 7/12 Dtd. 25-07-2017 and 24-10-2017

DESCRIPTION OF PROPERTY SCHEDULE

"Situated within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub-registrar Amravati, situated at Mouje- Rahatgaon, Pragane-Nandgaon Peth, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey / Bhumapan No. 83/2-A, total admeasuring 2 Hector 02 R, out of which Southern portion of East West division total admeasuring 0 Hector 71 which was converted into Non Agricultural land for residential purpose by Tahsildar Amravati in Revenue Case

Sub

No. N.A.P.-34/Rahatgaon-57/2017-18 vide order Dtd. 15-03-2018 out of which layout converted plot no. 1 total admeasuring 5722.50 Sq.Mtr.

which is bounded as under -

Towards East	-	F.S. No. 85,
Towards West	-	Pipe Line and Road and Amravati Nagpur Highway
Towards North	-	Remaining portion same Field Survey No.
Towards South	-	Field Survey No. 83/2-A

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

That, the said property was purchased by the applicant **Shri. Govinda Infra through it's Proprietor Shri. Vijay Nanakramji Talda** from 1) Shri. Kamlaka Himmatrao Chandurkar 2) Shri. Vilas Himmatrao Chandurkar 3) Shri. Sanjay Himmatrao Chandurkar 4) Shri. Dilip Himmatrao Chandurkar vide registered sale Deed, Dtd. 05-10-2017, registered at Sr. No. 4289.

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 "Rahatgaon, Pragane-Nandgaon Peth, Tq. & Distt. Amravati. The immovable property is situated out of Field Survey / Bhumapan No. 83/2-A, total admeasuring 3 Hectar 23 R and other property, was originally owned by 1) Himmatrao Khushalrao Chandurkar 2) Draupadi Khushalrao Chandurkar 3) Kamlakar Himmatrao Chandurkar 4) Vilas Himmatrao Chandurkar 5) Sanjay Himmatrao Chandurkar 6) Dilip Himmatrao Chandurkar. That, in a partition effected amongst 1) Himmatrao Khushalrao Chandurkar 2) Draupadi Khushalrao Chandurkar 3) Kamlakar Himmatrao Chandurkar 4) Vilas Himmatrao Chandurkar 5) Sanjay Himmatrao Chandurkar 6) Dilip Himmatrao Chandurkar admeasuring 3 Hectar 23 R out of out of Field Survey / Bhumapan No. 83/2-A was allotted and put to the share of Himmatrao Khushalrao Chandurkar.

That, after the death of Himmatrao Khushalrao Chandurkar out of Field Survey / Bhumapan No. 83/2-A total admeasuring 2 Hectar 02 R was devolved upon his legal heirs i.e. 1) Shri. Kamlakar Himmatrao Chandurkar 2) Shri. Vilas Himmatrao Chandurkar 3) Shri. Sanjay Himmatrao Chandurkar 4) Shri. Dilip Himmatrao Chandurkar 5) Draupadabai Himmatrao Chandurkar 6) Pramilabai Vasantrao Malpe 7) Vijayabai Sahdeorao Bhadake 8) Pushpabai Rameshrao Pawar 9) Rekha Prabhakar Rao Tikhe 10) Rajanibai Kishor Rao Lole 11) Indirabai Rupraoji Bobade.

That, thereafter by way of Relinquishment Deed Dtd. 30-08-2013 registered at Sr. No. 3769 said 1) Draupadabai Himmatrao Chandurkar 2) Pramilabai Vasantrao Malpe 3) Vijayabai Sahdeorao Bhadake 4) Pushpabai Rameshrao Pawar 5) Rekha Prabhakar Rao Tikhe 6) Rajanibai Kishor Rao Lole 7) Indirabai Rupraoji Bobade relinquished all their rights in the said land in favour of 1) Shri. Kamlakar Himmatrao Chandurkar 2) Shri.

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Vilas Himmatrao Chandurkar 3) Shri. Sanjay Himmatrao Chandurkar 4) Shri. Dilip Himmatrao Chandurkar.

That, thereafter out of said property Southern portion of East West division total admeasuring 0 Hector 71 was purchased by the applicant Shri. Govinda Infra through it's Proprietor Shri. Vijay Nanakramji Talda from 1) Shri. Kamlakar Himmatrao Chandurkar 2) Shri. Vilas Himmatrao Chandurkar 3) Shri. Sanjay Himmatrao Chandurkar 4) Shri. Dilip Himmatrao Chandurkar vide registered Sale Deed, Dtd. 05-10-2017, registered at Sr. No. 4289.

That, thereafter Shri. Govinda Infra through it's Proprietor Shri. Vijay Nanakramji Talda applied for permission to Develop the said land for residential purpose to the Asst. Director Town Planning Amravati Municipal Corporation Amravati and Development permission was granted vide order No. 116/2018 Dtd. 01-03-2018.

Similarly Shri. Govinda Infra through it's Proprietor Shri. Vijay Nanakramji Talda applied to the Tahsildar Amravati for non agricultural conversion of the said land and the said land was converted into N.A. land in Revenue Case No. N.A.P.-34/Rahatgaon-57/2017-18 vide order Dtd. 15-03-2018 out of this layout converted plot no. 1 total admeasuring 5722.50 Sq.Mtr. is the subject matter of this Search Report.

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. 1111367032 Dtd. 14-06-2018 is attached with report.
- 3) That, in the record of Records of Talathi/Patwari of Mouje - Rahatgaon, 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

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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. Govinda Infra through it's Proprietor Shri. Vijay 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.

- Original Copy of Regd. Sale Deed, Dtd. 05-10-2017, registered at Sr. No. 4289
- Copy of N.A. Order Dtd. 15-03-2018
- Original Copy of Gaon Namuna 2 Dtd. 15-03-2018
- Original Copy of Sketch Map Dtd. 25-07-2016
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- Copy of Gaon Namuna 7/12 Dtd. 25-07-2017 and 24-10-2017



(A.G.Gupta,Adv.)



GRN	MH002715228201819E	BARCODE			Date	14/06/2018-18:03:42		Form ID	
Department				Inspector General Of Registration					
Search Fee				TAX ID (If Any)		585725790			
Type of Payment				Other Items		PAN No.(If Applicable)			
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Arun Ganpatlal Gupta	
Location				PUNE		Flat/Block No.			
Year				2018-2019 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				325.00		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.		00040572018061411303 IK00QEPAR9	
Cheque/DD No.				Bank Date		RBI Date		14/06/2018-18:04:09 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
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवताच्या दस्तासाठी लागू नाही.

MH002715228201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Jun 2018	Receipt	Receipt no.: 1111367032
	Name of the Applicant :	Arun Ganpatlal Gupta
	Details of property of which document has to be searched :	Dist :Amravati Village :Rahatgaon S.No/CTS No/G.No. : 1
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH002715228201819E		
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 '.		