



Arun Gupta

ADVOCATE & NOTARY

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

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

Date :- 04-05-2019

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. 29-05-2018, registered at Sr. No. 2132
- 2) Certified Regd. Sale Deeds Dtd. 24-05-1977, documents reg. at Sr. No. 1944
- 3) Certified Regd. Sale Deeds Dtd. 24-05-1977, documents reg. at Sr. No. 1947
- 4) Copy of Gaon Namuna 7/12 Dtd. 11-02-2019

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 No. / Gat No. 47/4/B, Bhog Warg - 1, Aa. Rs. 5=83 paise, total admeasuring 0 Hecter 95 R togetherwith trees, shrubs and things attached to the earth thereon which is bounded as under -

Towards East	-	F.S. No. 48
Towards West	-	Part of F.S. No. 47/4
Towards North	-	F.S. No. 47/3
Towards South	-	F.S. No. 47/5

Ali.

(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 "Situating 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 i.e. Field Survey No. 47/2 total admeasuring 12 Acre 22 Gunthe (5 Hector 10 R) was originally owned by Shri. Bhujangrao Nagorao Khekale.

That, thereafter the said field was jointly purchased by 1) Sau. Madhavi Madhavrao Deshmukh and 2) Sau. Rekhatai Balasaheb Kale from Shri. Bhujangrao Nagorao Khekale vide Separate Regd. Sale Deeds Dtd. 24-05-1977, documents registered at Sr. No. 1944 and 1947. That, thereafter as per mutual agreement the said property was sub divided as Gat No. 47/4 and 47/5 each admeasuring 2 Hector 55 R and out of those portions Northern portion of East West division i.e. Field Gat No. 47/4 , Bhog Warg - 1, total admeasuring 2 Hector 55 R was allotted and put to the share of Sau. Madhavi Madhavrao Deshmukh AND Southern portion of East West division i.e. Field Gat No. 47/4 , Bhog Warg - 1, total admeasuring 2 Hector 55 R was allotted and put to the share of Sau. Rekhatai Balasaheb Kale.

That, thereafter Field Gat No. 47/4 Bhog Warg - 1, total admeasuring 0 Hector 95 R was purchased by Subhash Nanakramji Talda from Sau. Madhavi Madhavrao Deshmukh vide Sale Deed, Dtd. 29-05-2018, registered at Sr. No. 2132. And the said portion was renumbered as 47/4-B as per Gaon Namuna 7/12.

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 2007 to 2019 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. 1111536579 Dtd. 04-05-2019 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.
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- 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. 29-05-2018, registered at Sr. No. 2132
- Certified Regd. Sale Deeds Dtd. 24-05-1977, documents reg. at Sr. No. 1944
- Certified Regd. Sale Deeds Dtd. 24-05-1977, documents reg. at Sr. No. 1947
- Copy of Gaon Namuna 7/12 Dtd. 11-02-2019



(A.G.Gupta,Adv.)

MH001181055201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 May 2019	Receipt	Receipt no.: 1111536579
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. : 47
Period of search :		From :2007 To :2019
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no :MH001181055201920E		
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	MH001181055201920E	BARCODE			Date	04/05/2019-18:52:36		Form ID		
Department	Inspector General Of Registration				Payer Details					
Search Fee					TAX ID (If Any)					
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	2019-2020 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				FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572019050489653		IK0AASWTC5		
Cheque-DD Details				Bank Date	RBI Date	04/05/2019-18:53:07		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

Department ID : 487189277

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 "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.