Adv.R.R. Batra

Office/ Residence
Add: Gajanan Nagar, Near Blind Scho
Camp, Amravati-444602
Mo. 8408066802.9595664434

LAND LEGAL TITLE REPORT
TO WHOM SOEVER IT MAY BE CONCERN

Subject : **Search and title deed verification report in respect of property owned & possessed by Shri Govind Infra Proprietor Shree Vijay Nanakram Talda, R/o. Baba Hardasram Society, Kanwar 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 Document :

1. Copy of Sale deed, dated 22.08.2019 registered Sr. No. 3678/2019.
2. Copy of Gaon Nomuna 7/12 dt. 13.09.2019
3. Copy of Sale deed no. 1651/199 dated 23.1.1998

4. N.A. Order copy of Tahasildar dt. 30.8.2019

DESCRIPTION OF PROPERTY SCHEDULE

"Situated within the limits of Amravati Municipal Corporation, within the Jurisdiction of Sub Registrar 2, Amravati situated at Mouje-Rajapeth, Pragane- Badnera, Tq. & Dist. Amravati. The immovable proeprty is situated out of field Survey No. 55/6, Occupancy Class-I, total admeasuring 0H. 22 R. out of 6 H. 46 R. together with trees, shrubs and things attached to the earth thereon which is bounded as under :

Towards East	D.P.Road.
Towards West	Plot No. 47 in the field survey no. 55
Towards North	Road
Towards South	Ground of Santaji Nagar.

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

TITLE HISTORY OF THE PROPERTY.

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-Rajapeth, Pragane Badnera Tq. & Dist. Amravati . The immovable property is situated out of field Survey No. 55/6 Occ. Class-I, total admeasuring 0H. 22 R. together with trees, shrubs, and things attached to the search thereon was originally by Dharmash Vitthalrao Bobde and thereafter owned by Pramod Vishwasrao Tale and Sau. Savita Sureshrao Wankhade as per registered Sale deed no. 1651/ 1998.

That thereafter the Shri Pramod Vishwasrao Tale and Sau Savita Sureshrao Wankhade applied before Hon'ble Sub Divisional Office, Amravati for residential layout conversion Survey No. 55/6 said land in Revenue Case No. N.A.P. 34/ Rajapeth/ 56/2018-19 sanction date 30/03/2019. The said land consists of Residential Plots No. 1 admeasuring 640.67 sq mtrs .

Since 22.8.2019 Reg Sale deed 3678/2019then 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 1991 to 2020 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. .... is attached with report.

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

proved. I do not come across any entry affecting the title & ownership of the applicant.

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.

OPINION:

On the basis of the search made by me, I certify that the property described in Schedule is owned by Shri Govind Infra Prop.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 implement 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 herein below.

Thanking you,

Dt. 11/03/2020

Yours faithfully

(R.R.Batra, Advocate)

Note Please collect the following documents from the applicant.

1. Copy of Sale deed, dated 22.08.2019 registered Sr. No. 3678/2019.
2. Copy of Gaon Nomuna 7/12 dt. 13.09.2019
3. Copy of Sale deed no. 1651/199 dated 23.1.1998
4. Order copy of N.A. dt. 30.8.2019

(R.R.Batra, Advocate)

11/03/2020

210/0

Monday,09 March 2020 4:53 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn. :39M

गावाचे नाव: राजा पेठ

पावती क्रं.: 1796 दिनांक: 09/03/2020

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड राजेश आर.बत्रा रा अमरावती

वर्णन अर्ज क्र 1068,मौजे रजापेठ, सर्वे नं 55/6/1. 1991 ते 2020 एकूण 30 वर्ष.

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amaravati

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