

**S.M. CHHANGANI,**

Advocate.

Khaparde Garden, Dole Chal, Amravati

Mob No. 9890343533

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Dated :- 20/12/2018

**SEARCH REPORT**

To,

Whomsoever it may concern.

SUBJECT :- Search and Title Deeds Verification Report  
in the matter of loan advanced to **Shri.**  
**Chhugaram Lahorimal Khatri (HUF)** R/o.  
Chhatri Talao Road, Amravati.

Sir,

**Shri. Chhugaram Lahorimal Khatri** approached me  
and required for search and tile deed verification report in  
respect of the property described below :-

1) That the property which was presented by Shri.  
Khatri the description of property is as under :-

“ Mouje Badnera, Pragane Badnera Tq. and Distt.  
Amravati, the said property having F.S. NO. 322, total  
admeasuring 0 H 57 R. this property is purchased by Shri.  
Chhugaram Khatri on 2/8/1996 by vide Sale Deed No. 2701,  
2707, 2709 and 5094 dated 30/12/1997 from Vandana  
Chelaram Tardeja 0 H 6 R. From Sau. Sitadevi Chelaram  
Tardeja total 0 H 17 R, from Surendra Sukhdeo Tardeja 0 H 6  
R, and from Sau. Sarswatibai Tarachand Mirani 0 H 28 R. Total  
land 0 H 57 R purchased by Chhugaram Khatri and he becomes  
owner and possessor of that property by virtue of this above  
sale deeds.

2) That after the pertaining of document of Sau.  
Vandana Chelaram Tardeja, it comes to know that Smt.

*Chhugaram*

Vandana Tardeja had purchased this property on 3/7/1986 vide Sale Deed No. 123 she purchased this property from Smt. Jyoti Shirish Daterao vide Sale Deed No. 123 Chha. and she becomes owner and possessor of the property Survey No. 322.

That it comes to know that Sau. Sitadevi Chelaram Tardeja had purchased this property on 6/9/1984 vide Sale Deed No. 5487 she purchased this property from Shri. Vijay Udaram Daterao and on 3/7/1986 vide Sale Deed No. 123 (Chha) from Smt. Jyoti Shirish Daterao and she becomes owner and possessor of the property Survey No. 322.

That it comes to know that Surendra Sukhdeo Tardeja had purchased this property on 3/7/1986 vide Sale Deed No. 123 (Chha) he purchased this property from Smt. Jyoti Shirish Daterao and he becomes owner and possessor of the property Survey No. 322.

That it comes to know that Sau. Sarswatidevi Tarachand Mirani had purchased this property on 6/9/1984 vide Sale Deed No. 5486 she purchased this property from Shirish Udaram Daterao and Satish Udaram Daterao and he becomes owner and possessor of the property Survey No. 322.

That the above purchaser are the absolute owner of the property and they sold out these properties to Shri Chhugaram Lahorimal Khatri (HUF). Shri. Chhugaram Lahorimal Khatri is at present owner and possessor of the above property field S.No. 322 admeasuring 0 H 57 R. from 2/8/1996 and 30/12/1997. Shri. Chhugaram Lahorimal Khatri (HUF) becomes absolute owner and possessor of this land so he is in possession till today.

*Shri. Chhugaram*

That the above described property is situation within the limits of Municipal Corporation, Amravati.

3) That the report relates to the property title verification and search. That the title has been searched accordingly. That as per the documents on record, I find that during the period of 25 years, this report, the property is accordingly held and possessed in Chhugaram Lahorimal Khatri.

4) That at present Shri. Chhugaram Lahorimal Khatri is owner and possessor of this property F.S. 322 admeasuring 0 H 57 R. This property is having a very well marketable title.

5) That prospective borrower Shri. Chhugaram Lahorimal Khatri wants to construct the building, apartment upon this property by availing loan from the Bank and for this purpose, wants to keep this property as security with the Bank or institute.

6) That I have taken search of Index-II register and other records at Sub Registrar Office at Amravati since last 25 years from 1994 to 2018 after paying the requisite fee of search vide Receipt No. 8332 dated 20/12/2018.

I have also gone through other records at Sub Registrar Office, Amravati as well as copy of recent Village Form No. 7 and 12, copies of previous sale deeds, copy of building permit and sanctioned map of construction, copy of N.A. order, and all the documents produced by the prospective borrower to ascertain title and status of this property.

7) That as per the above search, I find that this property is owned and possessed by **Shri. Chhugaram Lahorimal Khatri** and there is no charge, loan, lien over the

above said property either of any society or of any other financial institute.

This property is free from any sort of lien, charge encumbrances and obligation and for all practical legal process there is no defect in the title of this property.

The property above described is having very well marketable title and is acceptable as a security for the purpose of loan.

Hence I am of the opinion and accordingly certify that the property above mentioned can very well be accepted as a security for the purpose of loan from prospective borrower **Shri. Chhugaram Lahorimal Khatri.**

8) However, it is mandatory to the bank that at the time of sanctioning the loan to kindly obtain original documents and also obtain recent revenue documents in respect of said property.

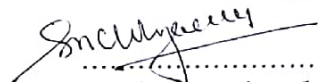
Hence this report.

Thanking you.

Amravati

Dated : 20/12/2018

Your's Faithfully,

  
.....  
(S.M. Chhangani, Adv.)

S. M. CHHANGANI  
ADVOCATE  
Deole's Chawl, Khaparde Garden,  
AMRAVATI.

2110

इतर पावती

Original/Duplicate

Thursday, 20 December 2018 2:35 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8332 दिनांक: 20/12/2018

आशाचे माह. वडनेरा

समजोवण्याचा अनुक्रमणिका: वरव-0-2018

समजोवण्याचा प्रकार :

साधारण करघात्याचे माह. ऑडिअम. एम. खांद्याणी रा. कारई बगीचा, अमरावती

वर्गानुसार मोठे जाई क्र. - 3144/२०१८, माह. वडनेरा, मा. क्र. - 322, ( वर्ष 1994 ते 2018 ) एकूण 25 वर्ष

मोठे व निरीक्षण

रु. 625.00

एकूण:

रु. 625.00

Joint Sub Registrar Amaravati II

1). निरीक्षण: By Cash रक्कम: रु 625/-

सह दुय्यम निरीक्षक वर्ग - १

अमरावती शहर - २

12/12/2018