

7. (a) I have taken the search of Index Register from last Thirty years from 1990 to 2019 in the available record of office of the Sub- Registrar Class-2, Amravati, Tq. Dist. Amravati of Field property here above mentioned by paying requisite fee vide Receipt No.8568 Dt. 17/12/2019 to the Sub- Registrar Class-2, Amravati, Dist. Amravati, in the available record of office of the Sub- Registrar Class-2, Amravati, Dist. Amravati. That upon verification of the relevant entries available with the office of Sub. Registrar, it appears that, said mentioned Field property was owned and possessed by Nagpur Housing and Area Development Board, Nagpur, and there was no any Encumbrances shown on revenue record, and there was no any claim of third party or any local authority, liens the above mentioned field property is free and readily marketable title after taking search from revenue record.

NOTE:- When I perused the copy of award passed by the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 and the said copy was supplied by our institution the field Gut No. 58 was not found on entire award, therefore it is necessary to correct the same through concern authority.

8. Details regarding Property Tax mentioned here above:- property tax Assessment for the year 2018-2019 not found.

9. Nature of Title of the intended the Property (whether full ownership rights. Leasehold Rights. Occupancy/ Possessory Rights or inam Holder or Govt. Grantee/Allottee etc.

IV) Copy of Award passed by the Land acquisition Officer in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987,

V) Copy of Gav Namuna VII & XII dt. 04/10/2018.

VI) Copy of Field Survey Map issued by Superintendent Land record dt. 13/12/2019.

V) Original Copy of record of rights.

10. a Encumbrances, Attachments, and/or claims whether of Government, Central or state or other Local authorities or Third Party Claims, Liens etc. and details thereof. If yes give the details thereof.

Nil .

b. The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge if any.

Nil.

11. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?

Kindly ask for fresh Tax for the period of 2018 to 2019.

12. Details of RTC extract/mutation extracts/ katha extract pertaining to the property in question.

Nil

13. Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.:- That the said property was come under Transfer of Property Act 1882 of Section 41. There is no any bar or restriction for creation of mortgage. That the borrower all readily paid the stamp duty at the time of registered the Sale -Deed of the mentioned property with proper stamp duty. :- Not Applicable. As per revenue record it found that as the said field acquired by the Land Acquisition Officer as per the provisions of Maharashtra Housing and Area Development Authority under the Maharashtra Housing and Area Development Act 1976 and the said field was used for the purpose of construct tenements under various schemes of MHADA.

14. In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.:- Yes

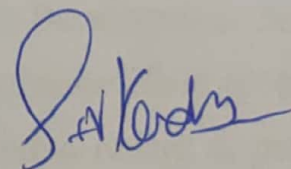
Kindly ask the borrower No Dues Certificate from all Nationalized as well as Co-operative Banks within the Jurisdiction of Amravati. Copy of assessment along with one affidavit that the said property was not mortgaged to any other institution as well as there is no such transaction of sale purchase.

15. The specific person who wants to mortgage said mentioned property was possessed Nagpur Housing and Area Development Board, Nagpur, Tq. Dist. Nagpur.

Hence this Report.

Amravati.

Dated: 17/12/2019.



(Adv. Sandip Kadu)

Amravati.

Schedule 'A' of property.

All that piece and parcel of the field property is situated at Mouje:- **Akoli**, Tq. & Dist. Amravati vide Field Survey No. **58**, admeasuring H.13. 25.R. within the limits of Amravati Municipal Corporation Amravati and within the Jurisdiction of Sub-Registrar Amravati,. The said Field is bounded as under:-

FIELD PROPERTY. :-Field Survey No. 58 of of Mouje:- Akoli, Tq. & Dist. Amravati totally admeasuring about H.13. 25.R.

Towards East:- Field Survey No. 61,

Towards West:- Field Survey No. 47,

Towards North:- Field Survey No. 56 & 57,

Towards South:- Field Survey No.59 7 60.

The above mentioned field property was acquired by the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 the 100% land i.e. **H.13. 25. R.** was awarded to Govt. of Maharashtra Nagpur Housing and Area Development Board, Nagpur. Thereafter the said Field property was muted on revenue record in the name of Nagpur Housing and Area Development Board, Nagpur and since then the said field property was owned and possessed Nagpur Housing and Development Board, Nagpur and he become the absolute owner and possessor is subject matter of the property.

I have taken the search of Index Register from last Thirty years from 1989 to 2018 in the available record of office of the Sub- Registrar Class-2, Amravati, Dist. Amravati by paying requisite fee vide Receipt No.8562 Dt. 17/12/2019 to the Sub- Registrar Class-2, Amravati, Dist. Amravati, in the available record of office of the Sub- Registrar Class-2. That upon verification of the relevant entries available with the office of Sub- Registrar Class-2, Amravati, Dist. Amravati it appears that Nagpur Housing and Area Development Board, Nagpur was absolute owner and possessor of the said mentioned field property totally admeasuring about **H. 13. 25. R.**, of as per revenue record is part & parcel is subject matter of the property.

When I perused the copy of award passed by the Land Acquisition Officer by passing award in L.A. Case No. 47/Akoli-1/87-88 Dt. 23/09/1987 and the said copy was supplied by our institution the field Gut No. 58 was not found on entire award, therefore it is necessary to correct the same through concern authority.

=0=

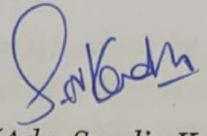
LEGAL OPINION:-

That after perusing the record and documents from the year 1990 to 2019, Nagpur Housing and Area Development Board, Nagpur was absolute owner and possessor of the above mentioned field property field Gut No. **58** of Mouje:- **Akoli**, Tq. & Dist. Amravati admeasuring about **H. 13. 25. R.** situated within the limits of Amravati Municipal Corporation, Amravati and within the Jurisdiction of Sub-Registrar Class-2 Amravati and there was no any Encumbrances shown on revenue record and there was no any other claim of third party or any local authority, liens the above mentioned field property is free and readily marketable title after taking search from revenue record and the said property was readily available and clear marketable title,

Hence this Report.

Amravati.

Dated: 17/12/2019.


(Adv. Sandip Kadu)
Amravati.