

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 the said fas 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

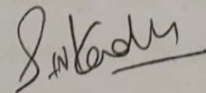
Kindly ask the borrower No Dues Certificate from all Nationalized as well as Co-operative Banks within the Jurisdiction of Amravati. Copy of assessment along with one affidavit that the said property was not mortgaged to any other institution as well as there is no such transaction of sale purchase.

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 Survey No. 47 part thereon (47/1, 47/1-A, 47/1-B, & 47/2) of Mouje:- Akoli, Tq. & Dist. Amravati admeasuring about H.13. 56. R. the limits of in the Registrar Sub-District and District Amravati, and within the Jurisdiction of Amravati Municipal Corporation Amravati. The said Field is bounded as under:-

FIELD PROPERTY.:-Field Survey No. 47 of of Mouje:- Akoli, Tq. & Dist.

Amravati totally admeasuring about H.13. 56.R.

Towards East:- Field Survey No. 57 & 58,

Towards West:- Field Survey No.48,

Towards North:- Field Survey No. 57,

Towards South:- Field Survey No.44 & 59.

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. 56. 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.2249 Dt. 16/03/2018 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 plot property totally admeasuring about H.13. 56.R., of as per revenue record is part & parcel is subject matter of the property.

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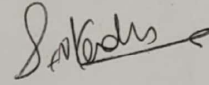
LEGAL OPINION:-

That after perusing the record and documents from the year 1989 to 2018, Nagpur Housing and Area Development Board, Nagpur was absolute owner and possessor of the above mentioned field property field Survey No. 47 part thereon (47/1, 47/1-A, 47/1-B, & 47/2) of Mouje:- Akoli, Tq. & Dist. Amravati admeasuring about H.13. 56. 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.

अहवाल दिनांक : 04/10/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)

नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गा. अकोली

तालुका :- अमरावती

जिल्हा :- अमरावती

पट्टा क्र. १/१ व उपविभाग : ४७/१

|                                                             |                                        |
|-------------------------------------------------------------|----------------------------------------|
| गट क्र. १/१ व भुधारणा पद्धती उपविभाग :- १. गवटादार वर्ग - १ | भोगवटदाराचे नांव                       |
| शेतीचे नांव                                                 | क्षेत्र आकार आणि पै पो.ख. फे.फा        |
| क्षेत्र : ककहे.आर.चौ.मी                                     | गृहनिर्माण व क्षेत्र विकास मंडळ नागपूर |
| जरायत 1.17.00                                               | महाराष्ट्र शासन नागपूर                 |
| बागायत -                                                    |                                        |
| तरी -                                                       |                                        |
| वरकस -                                                      |                                        |
| इतर -                                                       |                                        |
| एकुण क्षेत्र 1.17.00                                        |                                        |
| पोटखराब (लागवडीस अयोग्य)                                    |                                        |
| वर्ग (अ) -                                                  |                                        |
| वर्ग (ब) -                                                  |                                        |
| एकुण पो 0.00.00                                             |                                        |
| ख                                                           |                                        |
| आकारणी 4.00                                                 |                                        |
| जुडी किया -                                                 |                                        |

(458) 10420

कुळाचे नाव

(458) इतर अधिकार

इतर

वि. उ. वि. अ. अम. रामाक्र आर सी.क्र.

LAQ/47/1/87-88 दि.23/5/87 अन्वेय

संपादीत केली (20025)

