

JURIX-PRO

Advocates

TO WHOM IT MAY CONCERN**LEGAL OPINION CUM SEARCH REPORT**

Dear Sir

I have examined the documents (Khasra, Khatauni and Search Certificate) and old revenue records available regarding the property given below and on basis of documents provided by you, I have prepared a detail report in respect of the property mentioned here in below:-

Sl.No.	Particulars	Response		
1.	Name and Address of the owner/s	Kapil son of Sri Satyaveer resident of Village Sadikpur @ Kajipura, Pargana Dasna, Tehsil & Distt- Ghaziabad.		
2.	Respective shares	1/4 share in the property		
3.	Detail of the property to be acquired	Khata No.15 Khasra No. 192 Area 1.5590 Hect, situated at Vill- Sadikpur @ Kajipura, Pargana Dasna, Tehsil & Distt- Ghaziabad. Sold Area-0.38975 Hect.		
4.	Category of tenure holder	Tenure holder has transferable right		
5.	Caste	Backward		
6.	(i) Charges or lien over the property by Bank etc.	According to khatauni no charges or lien over the property.		
7.	(ii) Whether NOC/No dues for transfer of land is required (from Mortgaged Bank/ financier/Money Lender, if any)	No dues certificate from U.P.Sahkari Gram Vikas Bank Ltd. is annexed with file.		
8.	Details of Register search in the office of Sub-Registrar.	As per search certificate bearing number 938/2006 issued by Sub Registrar Dadri no encumbrance found over the property		
9.	Revenue records inspected during investigation:	1) C.H-45 2) Khatauni of fasli year 1384-1389 3) Khatauni of fasli year 1390-1395 4) Khatauni of fasli year 1402-1407 5) Khatauni of fasli year 1408-1413 6) Khatauni of fasli year 1414-1419		
Document	Name endorsed	Khasra No.	Khata No.	Comments/Order
CH-45	Khajan son of Sadi	192A 192B	12 90	Transferable Bhumidhar Sirdar

Office at

25, Salempur House, Qaiserbagh, Lucknow

Mobile No:09335266005, 09336833344, 09311558884

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Khatauni fasli year 1384-1489	Khajan son of Sadi	192A 192B	7 87	
Khatauni fasli year 1390-1395	Khajan son of Sadi	192A 192B	12	
Khatauni fasli year 1402-1407	Khajan son of Sadi	192	14	
Khatauni fasli year 1408-1413	Khajan son of Sadi	192	15	
Khatauni fasli year 1414-1419	Khajan son of Sadi	192	14	Vide order dated 28.01.2006 passed by Tehsildar in case No. 60/451 u/s 34 L.R. Act the name of Malkhan son of Khajan is recorded on half share of Khashra No. 192 and Amit, Kapil sons of Satveer are recorded on remain half share of Khashra No. 192 in place of Khajan son of Shadi through registered will dated 2.03.96. Vide order dated 11.12.2006 passed by Tehsildar in Khata No-15, the name of purchaser M/s Pine Real Estate Pvt. Ltd. has been mutated in place of seller Kapil son of Sri Satyaveer from his full (1/4) share of Khasra No 192 through sale deed.
10	Specific comments	As per record available seller has 1/4 share in property and he has sold his full share of Khasra No. 192mi.		
11.	Remarks:	On the basis of the document and records available, the name of the aforesaid owner/s is/are endorsed in the revenue records and title chain is complete. Seller/s has/have clear, marketable and transferable rights.		

Date :

For-JURIX-PRO



(Ravendra Pratap Singh)
Advocate

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