

Sub Registry Office, Danapur
Receipt for search, inspection and copy

Miscellaneous no.

Serial no.

Date

Received from

Following fees

F (I) - 0

F (II) - 0

F (III) - 0

F (IV) - 0

G - 0

G(a) - 0

Total - 0

Registering Officer

260

17-9-78

11189

Anil Kumar Singh



लोक सेवाओं का अधिकार

(आवेदक का विवरण)



आवेदक की पावती

आवेदन की तिथि : 17-09-2018

सेवा का नाम : तलाश एवं प्रतिलिपि कार्य

नाम निर्दिष्ट लोक सेवक : District Registrar/Sub-Registrar

आवेदन संख्या : 030618283001803113

पिता/माता/पति का नाम : Late Ram Dayal Sinha

अनुमण्डल : अवर निबंधन कार्यालय, दानापुर

पंचायत/वार्ड :

थाना : PIR BAHORE THANA

स्वीकृत/अस्वीकृत : स्वीकृत

अस्वीकृति (यदि है) के कारण : N/A

आवेदक का नाम : Anil Kumar Sinha Uddyog

जिला : पटना

अंचल : दानापुर

गाँव/टोला/मोहल्ला : Civil Court Patna

मोबाईल. : 9431075565



सेवा प्रदान करने की समय अवधि : 7 कार्यदिवस

सेवा प्रदान करने की प्रस्तावित तिथि : 26-09-2018

हस्ताक्षर

नोट: समय-सीमा के अधीन सेवा नहीं प्राप्त होने पर Inspector of Registration Office (IRO) के समक्ष ३० दिनों के अंदर अपील दायर किया जा सकता है।

LEGAL CONSULTANT

Civil/Criminal/Revenue/Registration and Allied
Matters Specialist

SEARCH REPORT (MARKETABLE TITLE REPORT) FOR LAST 12 YEARS
IN THE NAME OF **KASHYAP GREEN HOMES PVT. LTD.** a Company registered
under Indian Companies Act 1956 and having its registered office at Shailja Tower,
Kankarbagh Main Road, Patna-20, District & Town Patna through its Authorised Director
Sri Arun Kumar Singh, son of Late Jagdish Prasad Singh, resident of Nutan Vihar,
Kankarbagh, P.S.- Kankarbagh, District- Patna, Bihar in respect of the following land
and building:-

Situated at Mauza- Kothwan, Survey Thana- Danapur, at present P.S.- Khagaul,
in the Town and District of Patna bearing Thana No. 37, Tauzi No. 809C, Khata No. 66
& 150, Survey Plot No. 260 & 261 land measuring an area **16 Kathas 13 Dhurs and 8
Dhurkies (Sixteen Kathas Thirteen Dhurs Eight Dhurkies) equivalent to 52.09375
Decimals**, within the limit of Nagar Parishad Danapur Nizamat and under the Sub
Registration Office Danapur and District Registration Office Patna and bounded as
follows:-

NORTH:- Ahar and Sri Thakur Pandey.
SOUTH:- Part Plot No. 260 & 261 belongs to Sri Upendra Pandit and Arun Pandit.
EAST :- Sri Naval Ray and Branch Road.
WEST :- Sri Shiv Nandan Singh and Plot No. 262.

The above property is self acquired property and ancestral property of the land
owners namely Sri Bishuni Pandit, Sri Mahendra Pandit and Sri Ram Balak Pandit sons
of Late Bilat Pandit, resident of Village- Kothwan, P.S.- Khagaul, Distt.- Patna on
15.07.1978 from Sri Dina Nath Singh son of Late Hari Charan Singh, Sri Brij Mohan
Singh and Amir Chand Singh sons of Sri Dina Nath Singh, resident of Village- Kothwan,
P.S.- Khagaul, Distt.- Patna through a registered Deed of Absolute Sale bearing Deed
no. 2601/1978, which is registered in the Office of the Sub Registrar Danapur in Book
no. 1, Volume no. 25, pages from 184 to 189. Since then they came in actual physical
possession over the land as absolute owner. Thereafter 11 Kathas 10 dhurs of land sold
by Mahendra Pandit and Sri Ram Balak Pandit sons of Late Bilat Pandit to the land
owners of this deed Sri Jai Gopal Bhagat son of Late Hazari Bhagat (H.U.F.), which is
registered in the office of the Sub Registration Office Danapur in Book no. 1, Volume
no. 27, C.D.- 20, pages from 166 to 175, bearing Deed No. 8617/2010 on 08.10.2010
and 5 Kathas 3 dhurs 8 dhurki of land sold by Sri Upendra Pandit and Sri Arun Pandit
sons of Late Bishnu Pandit in favour of Sri Jai Gopal Bhagat son of Late Hazari Bhagat
(H.U.F.) which is registered in the office of the Sub Registration Office Danapur in
Book no. 1, Volume no. 133, C.D.- 21, pages from 207 to 216, bearing Deed No.



P.T.O.

(2)

8994/2010 on 26.10.2010. Since then he came in actual physical possession over the land and mutated his name in the State Serista and paying rent to the State of Bihar through Circle Officer Danapur, hereinafter referred to as the said property.

The legal opinion is being given relating to total area of 16 Kathas 13 Dhurs and 8 Dhurkies (Sixteen Kathas Thirteen Dhurs Eight Dhurkies) equivalent to 52.09375 Decimals of the above land. The following documents have been looked into for giving opinion :-

- (i) Photo copy of Sale Deed No. 2601/1978, 8617/2010 & 8994/2010.
- (ii) Certified copy of Mutation order and rent receipt.

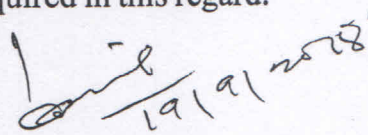
Necessary searches are carried out in the office of the Sub-Registrar Danapur after depositing the requisite fee vide receipt no. **11189, application Serial No. 030618283001803113** dated **17.09.2018** (Original copy attached herewith) and it has been found that the property is free from all encumbrances since 2009 i.e. from last Twelve years.

The legal opinion is being given relating to an area of 16 Kathas 13 Dhurs and 8 Dhurkies (Sixteen Kathas Thirteen Dhurs Eight Dhurkies) equivalent to 52.09375 Decimals being the total area fully described above in this legal opinion :-

Necessary searches have been made in the office of the Sub-Registrar, Patna, on payment of requisite fee vide receipt nos. **11189, application Serial No. 030618283001803113** dated **17.09.2018** and it has been found that the above property is free from all encumbrances since 1998 i.e. from last thirty years and she possesses clear and marketable right, title and interest.

The property mentioned above is not affected by any special enactment such as "Urban Land Ceiling Act".

The area where the Plot in question is located is within the Municipal Limit of Nagar Parishad Danapur Nizamat and it is within the residential zone. The provision relating to The Bihar Agriculture Land (Conversion for Non-Agriculture Purposes) Act, 2010 is not applicable and no special permission is required in this regard.


(Dr. Anil Kumar Sinha "Uddyogi")
Advocate