

Ritu Sharma

Advocate

Mob. : 8791562133

Email : advocateritu1st@gmail.com



ADVOCATE

Office Address

A) Chamber No. 65
Tehsil Campus Roorkee (Haridwar)
B) Chamber No. 11
Civil Court Laksar (Haridwar)

Dated08.04.2021.....

Legal Search Report

To,
The Branch Head
Bank Of Baroda

B.O. Dehradun Road, Malviya Chowk Roorkee District. Haridwar.

Reg:- Title opinion Report certifying non encumbrance of the property detailed in registered sale deed no. 1622 dated 11.04.1980:- A East facing constructed residential house, having land measuring East to West 91 feet & North to South 23 feet, thus having an area of 2093 square feet & another land having an area of 580 square feet, thus having total land measuring 2673 square feet, bounded in East- Road Nagar Palika, West- House & land of Rasheed Ahmad, North- House & Land of Khaleek Ahmad & South- House & Way Kaji Maroof, bearing Nagar Palika House tax no. 922 (old) present / new number 1746, situated at Mohalla Qila Manglour (within limits of Nagar Palika Parishad Manglour) Pargana -Manglour, Tehsil -Roorkee, District - Haridwar, presently standing in the name of Shri Asgar Ali S/o Mohammad Bakhsh Ansari R/o Mohalla Qila Manglour, Tehsil-Roorkee, District- Haridwar.

Refer to your instructions requesting me to furnish non encumbrances and certify and submit the title cum opinion report about the clear and encumbrance title the above property to be mortgaged for securing the credit facility granted/proposal to be granted to M/s Unique Trading Company, 35 Gulab Nagar Roorkee, Tehsil-Roorkee, District- Haridwar, sole proprietor Smt. Shabana Begum W/o Mohammad Azam, R/o 35 Gulab Nagar Roorkee, Tehsil-Roorkee, District- Haridwar.

1- Description & area of property proposed to be mortgaged. Specific number & address of the along with boundaries and measurement.	A East facing constructed residential house, having land measuring East to West 91 feet & North to South 23 feet, thus having an area of 2093 square feet & another land having an area of 580 square feet, thus having total land measuring 2673 square feet, bounded in East- Road Nagar Palika, West- House & land of Rasheed Ahmad, North- House & Land of Khaleek Ahmad & South- House & Way Kaji Maroof, bearing Nagar Palika House tax no. 922 (old) present / new number 1746, situated at Mohalla Qila Manglour (within limits of Nagar Palika Parishad Manglour) Pargana - Manglour, Tehsil -Roorkee, District - Haridwar.
2. Nature of property (whether Agricultural Non-Agricultural Commercial, Residential or Industrial) If non-agricultural, the reference & date of conversion order from the competent authority should also mentioned.	As the property in question presently constructed residential property on spot, situated at Mohalla Qila Manglour (within limits of Nagar Palika Parishad Manglour) Pargana -Manglour, Tehsil -Roorkee, District - Haridwar.

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3. Name of the Mortgager/Owner and status in the Account i.e. borrower(s) or guarantor and whether individual, sole proprietor, partner Director, Karta or Trustee. In case the mortgager is partner/Director/Trustee who is mortgaging the property on behalf of partnership/Company/Trust, Whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association /Trust deed etc whether examined and verified.	Shri Asgar Ali S/o Mohammad Bakhsh Ansari R/o Mohalla Qila Manglour, Tehsil-Roorkee, District- Haridwar, is the present owner of this property by way of registered sale deed dated 11.04.1980, <u>who will mortgage this property in favour of Bank of Baroda, by way of Equitable Mortgage in capacity of guarantor to the borrower firm named above.</u>
4. Whether any minor lunatic or un- charged insolvent is contacting precautionary steps to be taken.	There is no minor interest, lunatic or undercharged or insolvent person is involved in respect of property detailed herein. It is confirmed that mortgagors have sufficient title and has capacity to contact in respect of said property.
5. Whether the property is freehold or lease hold. \ If lease hold then period of lease and if free hold whether Urban Land ceiling Act applies and permission to be obtained.	Freehold rights, situated at Mohalla Qila Manglour (within limits of Nagar Palika Parishad Manglour) Pargana -Manglour, Tehsil -Roorkee, District - Haridwar. Provisions of Urban Land Ceiling are not applicable. Moreover the said Act has since been repealed.
6. Source of property i.e. self acquired or Ancestral. If ancestral then mode of succession and whether original Will probate is available.	Present owner self acquired this property by way of registered sale deed dated 11.04.1980.
7. Whether the Mortgager is Co-owner/Joint owner and/or any partition of the Property is made between the members of the family through partition deed. If yes, whether Original Registered Partition Deeds is available or it is only a family settlement.	N.A., Shri Asgar Ali named above is the single owner of this property. Not applicable.
8. Whether the Mortgager is in exclusive possession of the property. Or it is leased/rented out to third party.	Yes, on the basis of available documents, present owner has full possession and ownership right on the above said property.
9. Whether the property is mutated in municipal/Revenue records and Mortgager's name is reflecting and if not the reason thereof.	Yes, name of present owner is recorded in Nagar Palika Parishad Records Manglour and latest house tax receipt in the name of present owner is enclosed.
10. Whether any restriction for creation of mortgage is imposed under Central/State Local laws. If yes then specify whose consent or permission would be required for creation	No.

L. Sharma

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of mortgage.	
11. Whether all the original title deeds including antecedent title deed and other relevant documents are available. Please give detailed list.	<p>1- Original registered sale deed dated 11.04.1980 registered in bahi no. 1 zild 1282 pages 607 to 614 serial no. 1622 dated 14.04.1980 in the office of SRO Roorkee, executed by Shri Nawab Khan S/o Shri Lateef Khan R/o Mohalla Khanpura, Town Manglour, Tehsil-Roorkee, District- Haridwar in faovur of present owner Shri Asgar Ali S/o Mohammad Bakhsh Ansari R/o Mohalla Qila Manglour, Tehsil-Roorkee, District- Haridwar.</p> <p>2- Copy of house tax assessment from year 1982 to 1987, bearing house tax no. 922 (old) & new 982, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>3- Certified copy of house tax assessment from year 1987 to 1992, bearing house tax no. 982 (old) & new 1112, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>4- Certified Copy of house tax assessment from year 1992 to 1997, bearing house tax no. 1112 (old) & new 1257, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>5- Certified Copy of house tax assessment from year 1997 to 2002, bearing house tax no. 1257 (old) & new 1353, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>6- Certified Copy of house tax assessment from year 2002 to 2007, bearing house tax no. 1352 (old) & new 1422, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>7- Certified Copy of house tax assessment from year 2007 to 2012, bearing house tax no. 1422 (old) & new 1543, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>8- Certified Copy of house tax assessment from year 2012 to 2017, bearing house tax no. 1543 (old) & new 1746, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>9- Copy of house tax receipt, bearing house tax no. 1746, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p>
12. Whether the Advocate has personally visited the Sub-registrar/ Revenue/ Municipal office and examined the records.	<p>Yes, I have inspected the relevant records Index 2nd in the office of sub-registrar of Roorkee for a period of 30 years i.e. 01.01.1990 to 2021 up to</p>

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	date and found the said property is clear, marketable and free from encumbrance.
13. Whether the search is being made for the period of 30 years. If no reason thereof.	Yes, I have inspected the relevant records Index 2 nd in the office of sub-registrar of Roorkee for a period of 30 years i.e. 01.01.1990 to 2021 up to date and found the said property is clear, marketable and free from encumbrance.
14. Details of documents examined/scrutinized (which are in chronological order with serial numbers, type/nature of documents date of execution, parties, date of registration detailed including the detailed of revenue/society records etc.).	<p>1- Original registered sale deed dated 11.04.1980 registered in bahi no. 1 zild 1282 pages 607 to 614 serial no. 1622 dated 14.04.1980 in the office of SRO Roorkee, executed by Shri Nawab Khan S/o Shri Lateef Khan R/o Mohalla Khanpura, Town Manglour, Tehsil-Roorkee, District- Haridwar in faovur of present owner Shri Asgar Ali S/o Mohammad Bakhsh Ansari R/o Mohalla Qila Manglour, Tehsil-Roorkee, District- Haridwar.</p> <p>2- Copy of house tax assessment from year 1982 to 1987, bearing house tax no. 922 (old) & new 982, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>3- Certified copy of house tax assessment from year 1987 to 1992, bearing house tax no. 982 (old) & new 1112, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>4- Certified Copy of house tax assessment from year 1992 to 1997, bearing house tax no. 1112 (old) & new 1257, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>5- Certified Copy of house tax assessment from year 1997 to 2002, bearing house tax no. 1257 (old) & new 1353, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>6- Certified Copy of house tax assessment from year 2002 to 2007, bearing house tax no. 1352 (old) & new 1422, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>7- Certified Copy of house tax assessment from year 2007 to 2012, bearing house tax no. 1422 (old) & new 1543, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p> <p>8- Certified Copy of house tax assessment from year 2012 to 2017, bearing house tax no. 1543 (old) & new 1746, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.</p>

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	9- Copy of house tax receipt, bearing house tax no. 1746, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
15. Tracing of title & chain of title in favor of mortgager / owner starting from the earliest document available . The nature of document/deed conveying the title should be mentioned with description of parties along with the type of right it creates.	<p>The property in question was the personal property of Shri Nawab Khan S/o Shri Lateef Khan R/o Mohalla Khanpura, Town Manglour, Tehsil-Roorkee, District- Haridwar & his name was recorded in Nagar Palika Parishad records Manglour.</p> <p>2- Lastly Shri Nawab Khan S/o Shri Lateef Khan R/o Mohalla Khanpura, Town Manglour, Tehsil-Roorkee, District- Haridwar, transferred this property with a constructed house, by way of registered sale deed dated 11.04.1980 registered in bahi no. 1 zild 1282 pages 607 to 614 serial no. 1622 dated 14.04.1980 in the office of SRO Roorkee in favour of present owner Shri Asgar Ali S/o Mohammad Bakhsh Ansari R/o Mohalla Qila Manglour, Tehsil-Roorkee, District- Haridwar & his name is recorded in Nagar Palika Parishad records Manglour.</p> <p>Thus the chain of title is complete.</p> <p><u>I further certify that the provisions of the SARFAESI Act 2002 are applicable to this property.</u></p>
16. Whether there is any doubt /suspicious about the genuineness of the Original documents. If yes, then Specify.	No.
17. Final Certificate of the advocate confirming the title of the property to be mortgaged is examined by him and the same is/are clear and marketable.	<p>I, Ritu Sharma Advocate, do hereby certify to you in my capacity of your bank's approved panel lawyer that I have examined all the above aspects and find that the following original title deeds are the genuine document of title to the property in question.</p> <p>The chain of title to the said property is complete.</p> <p>The mortgager has a valid, clear, absolute and marketable & title over the property in question and that by deposit of the aforesaid sale deeds by the mortgager with the bank, a valid mortgage would be created.</p>



Dated
08.04.2021

18. List of document to be deposited for creating of Mortgage by the Mortgagor including any additional document required in addition to the document available.

- 1- Original registered sale deed dated 11.04.1980 registered in bahi no. 1 zild 1282 pages 607 to 614 serial no. 1622 dated 14.04.1980 in the office of SRO Roorkee, executed by Shri Nawab Khan S/o Shri Lateef Khan R/o Mohalla Khanpura, Town Manglour, Tehsil-Roorkee, District- Haridwar in faovur of present owner Shri Asgar Ali S/o Mohammad Bakhsh Ansari R/o Mohalla Qila Manglour, Tehsil-Roorkee, District- Haridwar.
- 2- Copy of house tax assessment from year 1982 to 1987, bearing house tax no. 922 (old) & new 982, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 3- Certified copy of house tax assessment from year 1987 to 1992, bearing house tax no. 982 (old) & new 1112, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 4- Certified Copy of house tax assessment from year 1992 to 1997, bearing house tax no. 1112 (old) & new 1257, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 5- Certified Copy of house tax assessment from year 1997 to 2002, bearing house tax no. 1257 (old) & new 1353, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 6- Certified Copy of house tax assessment from year 2002 to 2007, bearing house tax no. 1352 (old) & new 1422, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 7- Certified Copy of house tax assessment from year 2007 to 2012, bearing house tax no. 1422 (old) & new 1543, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 8- Certified Copy of house tax assessment from year 2012 to 2017, bearing house tax no. 1543 (old) & new 1746, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 9- Copy of house tax receipt, bearing house tax no. 1746, in the name of Asgar Ali, issued by Nagar Palika Parishad Manglour.
- 10- Copy of approved map from the competent authority / Nagar Palika Parishad Manglour.
- 11- Affidavit of borrower/ sole proprietor Smt. Shabana Begum named above.

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	12- Affidavit of guarantor / mortgager Shri Asgar Ali named above.
	13- 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.
19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specially in case of Flat(s) property(s) in Co-op Societies whether allotment letter, possession letter share, certificate, affidavit, power of attorney etc. is required.	Spot inspection & Identity of persons executing documents in favor of Bank is recommended to be verified.
20. Comments on enforceability of property under SARFAESI Act, 2002 over the proposed security.	Yes, SARFAESI Act, 2002 is applicable on the property in question.

Encl:- Inspection receipt issued by Sub-registrar Roorkee.

Date:- **08.04.2021**

Place:-Roorkee

Signature of the Advocate



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

SANDEEP AGARWAL

E-Stamp Vendor

N.-108/93, Teh.

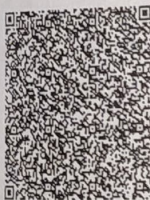
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Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

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: 11-Dec-2020 12:03 PM
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: SATISH KUMAR GARG ADVOCATE
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VERIFIED

LOCKED



Please write or type below this line

नकल नं० ५५४/२०

प्रमाणित

12/11/2020

10/11/2020

10/11/2020

प्रमाणित

प्रमाणित

S.R.I



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.
Certificate Issued Date
Certificate Validity
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

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3

3

कार्यालय नगर पालिका परिषद मंगलौर जिला हरिद्वार (उत्तराखण्ड)

नं०-वि०		तशखीश लिस्ट टैक्स जमीन व मकानात की सालाना मालियत अप्रैल 1987 से 31 मार्च 1992 तक				तादाव तशखीश शुदा		नतीजा अगर अपील हुआ हो			कैफियत मय हस्ताक्षर नं०
नं०	वि०	नाम जायदाद या नगर	नाम और पता मालिका और एजेण्ट अगर कोई हो	नाम कारिज और जब एक से ज्यादा हो तो हर एक का किराया जो अदा करते हैं	मालियत सालाना रु० पै०	हाऊस टैक्स रु० पै०	वाटर टैक्स रु० पै०	सालाना मालियत रु० पै०	हाऊस टैक्स रु० पै०	वाटर टैक्स रु० पै०	12
1	2	3	4	5	6	7	8	9	10	11	12
3694	किला	1112 मकान	982 श्री अस्मगर S/O मोह बख्श	—	400	40 -	—	400	40 -	—	—

नोट-अंकन 10/-रु० का निरस्त स्टाम्प संलग्न है।

हस्ताक्षर नकल तैयारकर्ता: 15/12/20

हस्ताक्षर मिलानकर्ता तैयारकर्ता: 15/12/20

सत्य प्रतिष्ठापि
अधिसूची अधिष्ठापि
नगर पालिका परिषद, मंगलौर

1000Rs.

INDIA NON JUDICIAL

₹ 1000

Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

१- किसम दस्तावेज बनाया

२- जौ बदल चौदह हजार १४०००/- रुपये मालियत बानासि भी यही है ।

३- डौत्रफल विक्रीत हक्वीससौ तिहत्तर २६७३ वर्गफुट ।

४- रेटबाराजीतहती ३ रुपये प्रति वर्ग फुट ।

५- किराया सालाना ४०० रुपये

६-स्टाम्प शुल्क ११६० रुपये ।

७- आवास विकास शुल्क बाहर ।

में कि नवाब सांपुत्र अब्दुल लीफ सां निवासी महीला खानपुरा कस्बा मंगलौर
हा: व परगना मंगलौर तहसील रुडकी जिला सहायपुर का हूं ।

जौ कि मुक़िर निम्न लिखित सम्पत्ति कातन्हा मालिक का बिब है निम्न लिखित
सम्पत्ति हर प्रकार से पाक साफ है किसी जगह बाढ जमानत नही है यकीन हर
प्रकार का दिला कर अपनी मन बुद्धि को सही रखते हुए मुक़िर ने निम्न लिखित
सम्पत्ति बदले मुबल्लिग चौदह हजार १४०००/- रुपये में हाथ असगर अला फु -

महोम्मद बख्श अन्सारी निवासी महीला लाल बाढा मंगलौर हाल निवासी



-२-

के विक्रय व हस्तान्तरित करदी और कुलमूल्यराशि के मिन जुम्ला मुक़र क़ैता
 से फ़ैली क़ैतार ब्याना पाचं सो ५०० रुपये प्राप्त कर चुका है शेष तैरह हजार
 पाचं सो १३५००/- रुपये मुक़र क़ैता से नक़दसमय रजिस्ट्रारों बैनामा प्राप्त
 करेगा बाद में मेरी कोई मूल्यराशि बाबत बैच निम्न लिखित सम्पत्ति बजिम्मे
 क़ैता शेष नहीं रहेगी और ना भविष्य में होगी कबना कदख़ल मैंने आज से ही
 अपना हर प्रकार से उठा कर मौके पर अपने जैसा लगाव देने ताला व रखा देने
 सामान क़ैता का करा दिया है अब क़ैता को पूर्ण अधिकार है कि निम्न लिखित
 सम्पत्ति को जिस प्रकार चाहे अपने भाग तथा प्रयोग में लावे अब मेरा या वारसा
 मेरा का कोई वास्ता या ताल्लु क़िरीत सम्पत्ति तथा उसकी मूल्य राशि से शेष
 नहीं रहा है अगर बाद को मैं या मेरा कोई वारिस या सहोम व शरीक किसी
 प्रकार का कोई वाद विवाद क़ैता के साथ करेगा और अगर किसी के वाद विवाद



-3-

जावे तो ऐसी घूरतमे त्रेता को हकहोगा कि अपनी कुल मूल्य राशि मय सूद जावता

मय हरबा व खरबाद्वारा अदालत पैरो निम्न लिखित सम्पत्ति व अन्य सम्पत्ति से

वसूल करलैव मुक्तको या वारसान पैरो को कोई उजर नहोगा अतः यह विक्रय फ

लिख दिया कि प्रमाण रहे और समय पर काम आवै।-

विवरण सम्पत्ति विक्रीत - एक क़िता आहाता मकान पूरब मुहाना फुलता व साम

पेमायशी लम्बाई पूरब से पश्चिम इक्यानवे ६१ फुट चौड़ाई उत्तर से दक्षिण तईस

२३ फुट जिस का कुल क्षेत्रफल बीस सौ तिरानवे २०६३ वर्ग फुट जिस में दो कोठे

पूरब मुहाने क़दियों से क़पे हुए बड़े कोठे पूरब मुहाने की पेमायशी तैरह फुट जखग्या र

फुट व कोठे कोठे की पेमायशी दस फुट जखग्या रह फुट है मय फल बरान्ठा लम्बा

पूरबसे पश्चिम तईस २३ फुट व चौड़ाई उत्तर से दक्षिण दस १० फुट है मय



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उत्तर से दक्षिण दस १० फुट है जिस का क्षेत्रफल पांच सौ अस्सी ५८० वर्ग

फुट कुल क्षेत्रफल कच्चास सौ तिहत्तर २६७३ वर्ग फुट है मय मलवा व कबनाम

आराजीतहती मय गुमलाहक हक्क मुतालिका मकान मुबईया कुल के हद्द पूरव में

सहजा नगर पालिकापरिचय में मकान व उफतादा भूमि रशीद अहमद उत्तर में

मकान व भूमिकानी खलीक अहमद दक्षिण में मकान व रास्ता कानी मारुफ

है जिस का रजिस्टर हाऊस टैक्स नगर पालिका मंगलोर नम्बर ६२२ है स्थित

महौला किला कस्बा मंगलोर परगना मंगलोर तहसीलरुखी जिला सहारनपुर



-५-

जुमला तामोरात कदोम की बोशीदा व हस्ता हास्त में है दिवार बानिब उत्तर बरी अज नै है बाकी तीन दिवारे बे में शामिल है जिसके पास पास कोईसकारी बिलडिंग नहीं है जोपुवता में सहक व बस स्टेशनमंगलोर से लगभग दो फरलॉग की दूरी पर है किता नै १-४-७६ से इतनी मालियतका टरान्सफर नहीं किया है कि इस दस्तावेज की मालियत शामिल कलै मालियत फास हजाररुपये से अधिक हो नावै कितात सम्पत्ति कीबाराबीतहतीकी मालियत तीन रुपये प्रति वर्ग फुट से ८०१६ रुपये व मलबे कीमालियत ५६८१ रुपये हेजुल मालियत चौदह हजार रुपये ।

नोट- परत अक्विल की स्तर पन्त्रह में शब्द परमना व शब्द तहसिल के बीचवालाये स्तर शब्द मंगलौर टाईप है जो सही है ।

८ रिफ नज्जल (बो)

त:तारीख ११-४-८०ई०।

स्तावेज लेखक का नाम-... पुत्र
मुद्रास्थ मल्लिकार्जुन... निवास
बला श्री त्याग...
तो गई कोस...

टाईप करता नसीम अहमद रुहानी ।