

SALE DEED VALUED Rs.42880/- (FORTY TWO THOUSAND EIGHT
HUNDRED EIGHTY ONLY)

This deed of sale made on this 18th day of August, 1977 between Smt. Sita Kumari aged 60 years wife of Lal Rajendra Bahadur Singh resident of Sohagpur Tahsil Sohagpur District Shahdol M.P. hereinafter called the vendor on the one part and the Govt. of India P&T Department with its H/Q at New Delhi through the D.E. Telegraphs Bilaspur Division, Bilaspur hereinafter called the Vendee (Purchaser) on the other part.

Witnesses as follows :-

Whereas the aforesaid Vendor Smt. Sita Kumari is the sole and exclusive owner and Bhumi Swami of lands more elaborately shown in the annexed map with area and boundaries standing on khasra Nos. 1844/0.14 acres, 1845/0.58 acres, 1869/0.07 acres, 1952/0.31 acres, 1953/0.06 acres, and 1870/0.05 acres. The total area of all being 1.21 acres comprising a complete plot of sides marked A, B, C, D, E in the attached map measuring A being 158 ft., B being 410 ft., C being 122 ft., D being 260 ft., and E being 180 ft. situated in Sohagpur general No. 1016 Distt. Shahdol Madhya Pradesh, Ward 7, of Shahdol Municipal Council. A side being along the 30 ft., wide road approved by the Town Planner.

And, whereas the said lands are free from all incumbrances of charges of any kind what-so-ever and the revenue rent in respect thereof have been paid in full payable upto date.

Now, therefore in consideration of the payment of the sum of Rs.42880/- (Rs. Forty two thousand eight hundred eighty only) by Cheque No. A 116351 dt. 17.8.77 (State Bank of India, Shahdol) to the aforesaid vendor before the Sub Registrar Sohagpur Distt. Shahdol, The receipt whereof the vendor hereby acknowledges and the said vendor hereby conveys and transfers by way of sale all the rights, title and interest with possession to the said vendee, the Govt. of India P&T Department, their heirs successors in interest

श्रीमती सीताकुमारी पत्नी लाल लोहराशुभ्रमिहं

क द्वारा उप-निष्ठा के द्वारा
जिला जज के उप-परीषद के
कार्यालय में नारी-पंच ५५५६
मा. म. प. म. प. १३० वर
बन्धन किया गया।

सीताकुमारी

इस्ता. गिरीशकुमार
उप.

श्रीमती सीताकुमारी पत्नी लाल लोहराशुभ्रमिहं
कमी नं. ल हाथी स्ट. लहाथी
म. गुरुदास

मैंने कमी नं. ल हाथी स्ट. लहाथी
जुआर कमी नं. ल हाथी स्ट. लहाथी
किया गया था और प्रमाणित
है/वास्तविक है

प्रमाणित होकर
नया ०२२२०००० नमूना लाल लोहराशुभ्रमिहं
मेरी कमी नं. ल हाथी स्ट. लहाथी में चुकाए गए थे
और प्रमाणित की बताया गया है।
मैंने कमी नं. ल हाथी स्ट. लहाथी
के बाद प्रमाणित होगी

१. श्रीमती सीताकुमारी पत्नी लाल लोहराशुभ्रमिहं
कमी नं. ल हाथी स्ट. लहाथी
२. श्रीमती सीताकुमारी पत्नी लाल लोहराशुभ्रमिहं
कमी नं. ल हाथी स्ट. लहाथी

का साथ प्रमाणित निष्ठा के द्वारा
की विनामन व विषय में की गई।
नारी-पंच ५५५६

इस्ता. गिरीशकुमार
उप.

assignees or administrators in the said lands to have and to hold the same as absolute owner thereof free from all incumbrances and charges, and;

The said vendor, has for consideration above mentioned, agrees to compensate the vendee (Purchaser) in full in case there should be found any defects in title of the vendor to the said lands or any part thereof of any kind what-so-ever and to indemnify the said purchaser for any loss of enjoyment or proprietary interest for want of the title of the vendor there-to, and;

The said vendor has given an undertaking to leave a land of 25 ft. width as a road all along the side B of the attached map on the north of the plot.

It is the conditions of the sale that in case the purchase shall be deprived of the possession of the said land or part thereof by virtue of any act of the vendor or his heirs or assignees or successors in interest, or by any person claiming title there-to, the vendor and his estate shall be bound to compensate the purchaser for such losses or damages arising out of such act and shall be liable to refund the purchaser money from the date of deprivation or loss as the case may be.

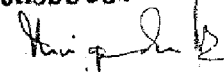

In witness thereof, the said vendor has executed this Deed of Sale on this 18th day of August, 1977.

The stamp duty and Registration fee will be paid by the Central Government.

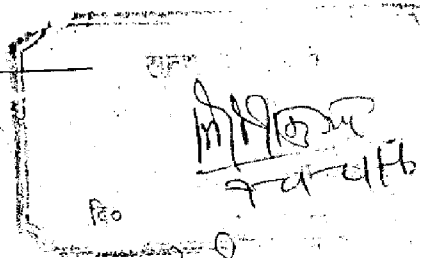
Drafted by me and typed under my dictation.

Vishwanath Singh
(Vishwanath Singh, Advocate, Shahdol)

Witnesses:-

- 1.  Vendor
- 2.  (Smt. Sita Kumari)

True Copy.



Notary Seal and Signature of the drafting advocate, Vishwanath Singh.

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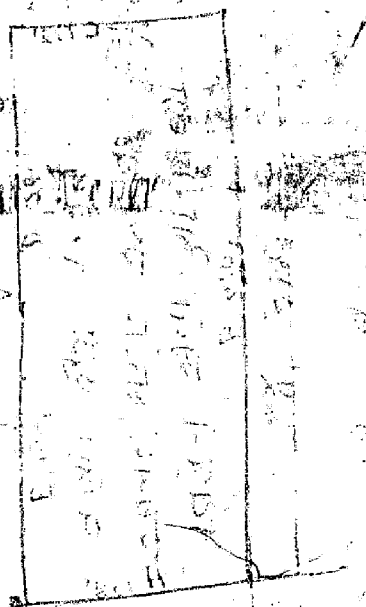
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सर्वोत्तम निष्ठा/सर्वोत्तम निष्ठा

उस्ता. गिरीशकुमार
सर्वोत्तम निष्ठा

Mangendra Singh
K.K. Pandey

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भाग १
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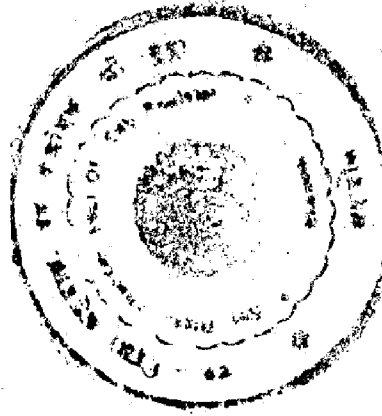


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24 JUL 2006

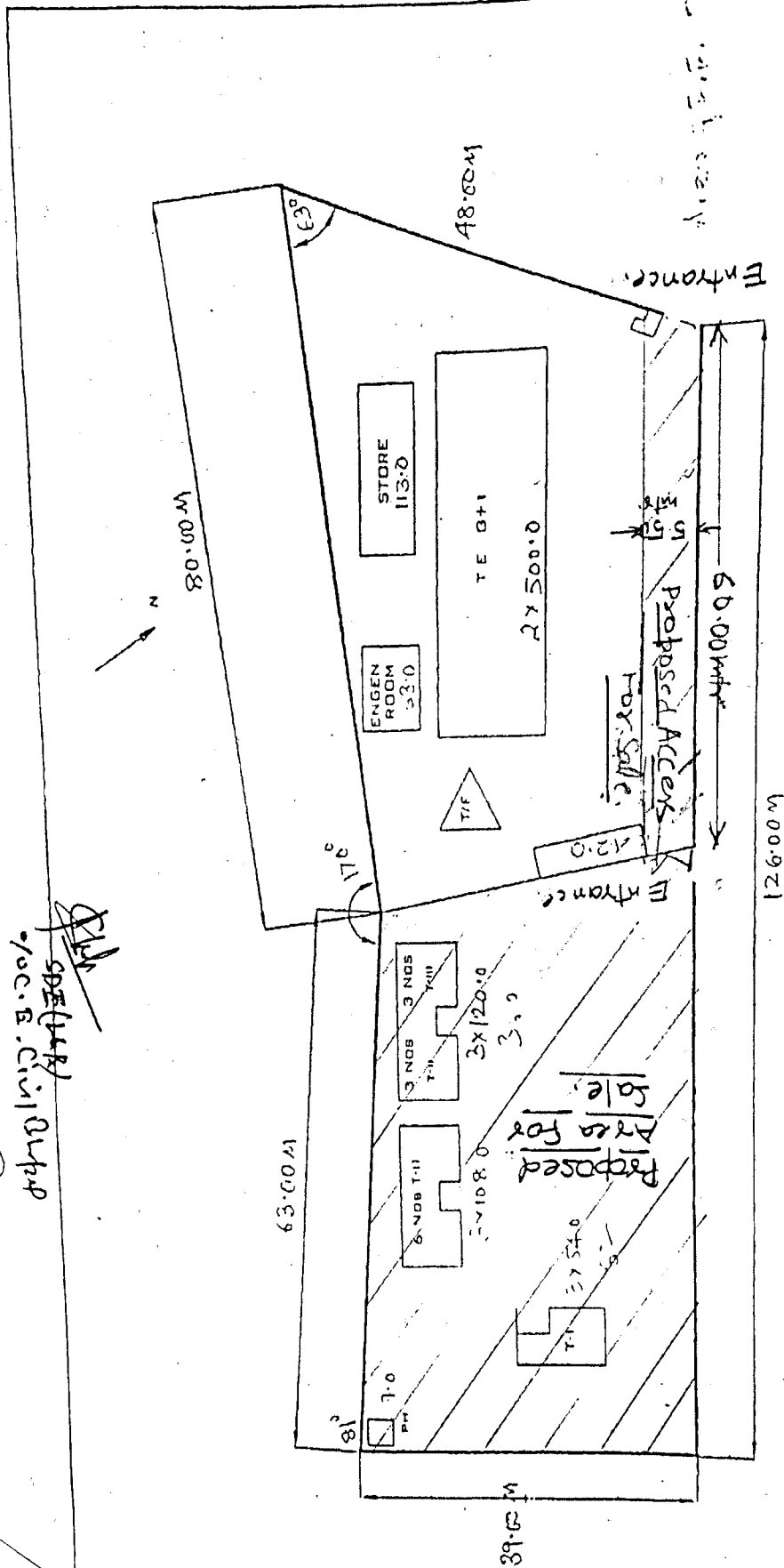
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LAY OUT PLAN OF T C BUILDING & STAFF QUARTERS AT SHAHOL



Batran
JTO (C) Shahool

Abdul Samad
SUD Divisional Engineer (C)
RSNL Civil Sub-Division No II
Rajahmundry

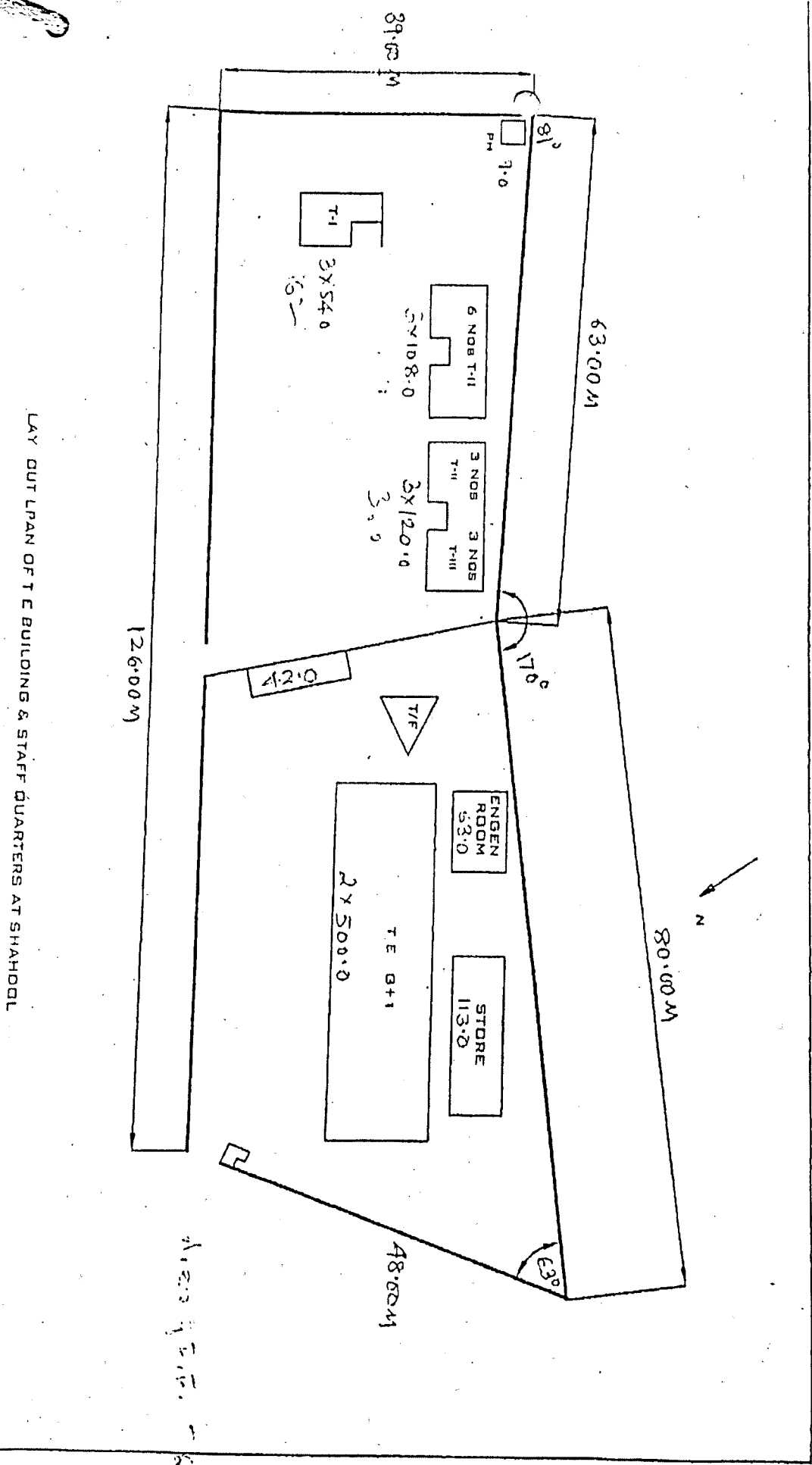
DR. S. S. S. S.
SPECIALY
JOC. E. Civil Engr

S. S. S. S.

Signature

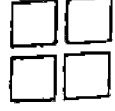
Dr. Jayasudha
 Sub Divisional Engineer (C.E.)
 RSNL Civil Sub-Division No II
 Richhai, Jabalpur

Bhatkar
 JTO (C) Shahdol.



LAY OUT PLAN OF T E BUILDING & STAFF QUARTERS AT SHAHDOL

कार्यालय उप संचालक, नगर तथा ग्राम निवेश, जिला शहडोल



दिनांक 13/02/2021

पत्रांक - पत्र संख्या LU14/2750

प्रति,

BSNL SHAHDOL

BSNL SHAHDOL

bsnshahdol@gmail.com

विषय शहडोल विकास योजना 2031 में भूमि उपयोग की जानकारी।

सन्दर्भ आर.एन.आर. पत्र दिनांक 13/02/2021

शान्तनू द्वाारा अनुमोदित विकास योजनानुसार व्यापक तौर पर आवंटित क्षेत्र का परम्परागत भूमि उपयोग निम्नानुसार है -

जिला / तहसील	ग्राम	क्षेत्रफल (वर्ग मी.)	भूमि उपयोग
शहडोल / शहडोल	सोहागपुर	1870	RESIDENTIAL ROADS

1. शहडोल विकास योजना में निहित परम्परागत विस्तार तथा सांकेतिक स्वरूप के हैं। परम्परागत भूमि उपयोग विकास योजना परम्परागत का अर्थ है कि योजना मानचित्र पर अंकित होने अथवा नियोजन के समय एवं परिशीलन योजना अथवा पुनरीक्षित विकास योजना परामर्शीत होने के पश्चात उक्त भूमि उपयोग उक्त लुप्त मान का भूमि उपयोग अन्य भूमि उपयोग में भी आ सकता है।
2. विकास योजना के अनुरूप उपयोग की जानकारी प्रदान करने में तात्पर्य अनुज्ञा या अनुमति दिया जाता नहीं है। जिसके लिए सड़क प्रवेश तथा लान लान नियम अधिनियम 1963 एवं सड़क प्रवेश तथा पारितोष (कोलोनाइजेशन विनियम तथा शर्त) नियम, 1964 एवं अन्य सम्बन्धित अधिनियम व नियम के अंतर्गत अनुज्ञा प्रदान करना आवश्यक होगा।
3. उक्त भूमि उपयोग की जानकारी में अन्य प्राथमिक उपयोग भी सम्मिलित है जिस का विकास अनुज्ञा देते समय विधेय है।
4. आवंटक द्वारा अपेक्षा बढाकर परम्परागत नहीं किया जाने के कारण पूरे क्षेत्र का उपयोग दिया जा रहा है।
5. इस भूमि उपयोग सम्बन्धी जानकारी को सड़क प्रवेश भू राजस्व संहिता 1948 की धारा 162 के अंतर्गत भूमि व्यवस्थित करने की अनुमति प्रदान करने का। इस सम्बन्ध में आवंटक को सहायक अधिकारी (अनुविभागीय अधिकारी राजस्व/SOO) से पृथक से अनुमति लेनी होगी।

Digitally signed
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Date: 2021.02.21
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सहायक संचालक (उप) नगर निवेश,
नगर तथा ग्राम निवेश, जिला शहडोल

Ashok Kumar Gupta

Advocate

Mobile No-9425183387,7000500247,

Email: gupta.advocate10@gmail.com, guptaanil0821@gmail.com

Address & Office & Residence: "Avinash - Shadan"

Behind Congress Bhawan, Old Ward No-17, New Ward No-22, Distt. Shahdol (M.P.)



TITLE INVESTIGATION OPINION REPORT

NAME OF THE BORROWER :-

Bharat Sauchar Nigam Limited Shahdol, P.O.- Shahdol,
P.S.- Shahdol, Tah.-Sohagpur, Distt- Shahdol M.P.

Annexure - B

1	Name of the Borrower / Applicant -	Bharat Sauchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah.-Sohagpur, Distt- Shahdol M.P.
2	a) Name of the Unit/concern/ company/ person offering the property / (ies) as security.	Bharat Sauchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah.-Sohagpur, Distt- Shahdol M.P.
	b) Constitution of the Unit/concern/ person /body/ authority offering the property for creation change.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or Borrower or as Guarantor, etc.)	AS Borrower
3	full description of the immovable property/(ies) offered as security including the following details:	<p>Gram-Sohagpur, Halka Patwari Sohagpur No-77, Tah- Sohagpur Distt.-Shahdol (M.P)</p> <p>Old Bhumi Khasra No-1884, New Bhumi Khasra No-1844/1/2 Area-0.056Hc Only.</p> <p>Old Bhumi Khasra No-1885, New Bhumi Khasra No-1845/2 Area-0.193Hc Only.</p> <p>Old Bhumi Khasra No-1869/2, New Bhumi Khasra No-1869/2 Area-0.028Hc Only.</p> <p>Old Bhumi Khasra No-1870, New Bhumi Khasra No-1870/3/1 Area-0.006Hc Only</p> <p>Old Bhumi Khasra No-1952, New Bhumi Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumi Khasra No-1952/3 Area-0.019Hc Only.</p> <p>Old Bhumi Khasra No-1953, New Bhumi Khasra No-1953/2 Area-0.024Hc Only.</p> <p>Diverted Land, Bhumi Khasra No-1844/1/2 Area-0.056Hc Only, Bhumi Khasra No-1845/2 Area-0.193Hc Only, Bhumi Khasra No-1869/2 Area-0.028Hc Only, Bhumi Khasra No-1870/3/1 Area-0.006Hc Only, Bhumi Khasra No-1952/2/1 Area-0.099Hc Only, Bhumi Khasra No-1952/3 Area-0.019Hc Only, Bhumi Khasra No-1953/2 Area-0.024Hc Only, Gram-Sohagpur, Land Situated At Gram-Sohagpur, Municipal Area Shahdol, Teh-Sohagpur, Distt-Shahdol (M.P)</p> <p>Land's in the Name of Revenue Record Bharat Sauchar Nigam Limited Shahdol, Mutation Order Passed By Shrinan Tahsildar Tah-Sohagpur, Tah-Sohagpur Distt-Shahdol (M.P) in Revenue Case No-108/A-6/2016-17, Order Dated-11/01/2007.</p>

(Signature)
Ashok Kumar Gupta
Advocate

Ashok Kumar Gupta

Advocate

Mobile No-9425183387,7000500247,

Email: gupta.advocate10@gmail.com, guptaanil0821@gmail.com

Address & Office & Residence: "Avinash-Shadan"

Behind Congress Bhawan, Old Ward No-17, New Ward No-22, Distt. Shahdol (M.P.)



(a) Survey No.	Old Bhumri Khasra No-1884 , New Bhumri Khasra No-1844/1/2 Area-0.056Hc Only. Old Bhumri Khasra No-1885 , New Bhumri Khasra No-1845/2 Area-0.193Hc Only. Old Bhumri Khasra No-1869/2 , New Bhumri Khasra No-1860/2 Area-0.028Hc Only. Old Bhumri Khasra No-1870 , New Bhumri Khasra No-1870/3/1 Area-0.006Hc Only Old Bhumri Khasra No-1952, New Bhumri Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumri Khasra No-1952/3 Area-0.019Hc Only. Old Bhumri Khasra No-1953 , New Bhumri Khasra No-1953/2 Area-0.024Hc Only.			
(b) Door/House No. (in case of house property)	Document Not Available , Land Situated At Gram-Sohagpur , Municipal Area Shahdol , Teh- Sohagpur , Distt-Shahdol (M.P.)			
(c) Extent /area including plinth/ built up area in case of house property	Document Not Available			
(d) Location like name of the place, village, city, registration, sub-district etc.	Land Situated At Gram-Sohagpur, Municipal Area Shahdol , Teh- Sohagpur , Distt-Shahdol (M.P.)			
4.	a) Particulars of the documents scrutinized-serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. (Note : Only originals or certified extracts from the registering / land / revenue / other authorities be examined).			
S. No.	Date	Name/ Nature of the Document	Original/Certified copy / certified extract / Photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	01/10/2021	Registered Sale Deed Dated- 18/18/1977 Book No-A-1, Grant No-590, Ke-03, Page No-38 to 40, Document No-680, Valued Rs-42,880/-Only. In favour of Bharat Sanchar Nigam Limited Shahdol	Certified Copy	Yes
2	26/11/2021	Khasra Gram-Sohagpur Year- 1988-89 to Year 2002-03 Attested By Head Copits Dated-26/11/2021 Teh- Sohagpur , Dist -Shahdol (M.P.)	Certified Copy	Yes
3	Nil	Khasra Gram-Sohagpur Year- 2003-04 to Year 2011-12 Attested By Head Copits Dated-10/12/2021 Teh- Sohagpur , Dist -Shahdol (M.P.)	Copy of	Yes
2	Nil	Khasra Gram-Sohagpur Year- 2012-13 to Year 2021-22 Teh- Sohagpur , Dist -Shahdol (M.P.)	Certified Copy	Yes
5.	(a)-Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)			Yes
	(b) (i)- Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?			Yes

Ashok Kumar Gupta
Advocate

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	b)(2)-Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.	Yes
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? The Records of Sub Registrar office are Year 1986-87 to 2014-15 are Manual System & Year 2015-16 to 2020-21 is Available in computer system And Revenue Records Khasra & Khatauni Year 1986-87 to 2011-12 are Manual System & Year 2011-12 to 2021-22 Are computer system is Available in computer system	
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments finding in this regard.	NA.
	c) Whether the genuines of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	NA.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Yes, Sub Register Office Sohagpur , Distt- Shahdol (M.P.)
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar – general if so, please name all such office?	No, Sub Register Office Sohagpur Distt- Shahdol (M.P.)
	c) Whether search has been made at all the office named at (b) above?	No, Only Sub Register Office Sohagpur , Distt- Shahdol (M.P.)
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of property in question?	No.
8	Chain of title tracing the title from oldest title deed to the latest deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, Search should be made for a further period. Depending on the need for clearance of such clog on this Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)..... year 1992-93 to year 2021-22 In Year 1977 on Dated-18/08/1977, Lund Lord Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh Ressi Sohagpur, Tah- Shahdol M.P. has Sold his Land Situated At Gram-Sohagpur , Bhumi Khasra No-1844 Area 0.14Ac Only, Bhumi Khasra No-1845 Area 0.58Ac Only, Bhumi Khasra No-1869 Area 0.07Ac Only, Bhumi Khasra No-1952 Area 0.31Ac Only Bhumi Khasra No-1953 Area 0.06Ac Only And Bhumi Khasra No-1870 Area 0.03Ac Only Total Area 1.21Ac Only by Registered Sale Deed Dated- 18/18/1977 Book No-A-1, Granth No-590, Ko-03, Page No-38 to 40, Document No-680, Valued Rs-42,880/- Only, In favour of Government of India P&T Department with its H/Q at new Delhi through the D.E. Telegraphs Bilaspur Division, Bilaspur After Purchased Purchaser Government of India P&T Department with its H/Q at new Delhi through the D.E. Telegraphs Bilaspur Division, Bilaspur has Not Mutation of Purchased Land in his Name on Revenue Record in Year 1988-89 to Year 1992-93 Land Situated At Gram-Sohagpur , , Bhumi Khasra No-1845 Part Area 0.193Hc , Bhumi Khasra No-1870 Part Area 0.020Hc, Bhumi Khasra No-1952 Part Area 0.125Hc & Bhumi Khasra No-1953 Part Area 0.1024 Hc Only Land of Revenue Record Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P. in Year 1988-89 to Year 1992-93 Land Situated At Gram-Sohagpur , Bhumi Khasra No-1844 Area 0.178Hc & Bhumi Khasra No-1869 Area 0.093Hc Only Land of Revenue Record Smt. Bharti Kumari W/o Kuwar Gambhir Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.	

(Signature)
ASHOK KUMAR GUPTA
ADVOCATE

Ashok Kumar Gupta

Advocate

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in Year 1993-94 to Year 1997-98 Land Situated At Gram-Sohagpur , Bhumi Khasra No-1845 Part Area 0.193Hc . Bhumi Khasra No-1870 Part Area 0.020Hc. Bhumi Khasra No-1953 Part Area 0.102Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 1993-94 to Year 1997-98 Land Situated At Gram-Sohagpur , Bhumi Khasra No-1844 Area 0.178Hc & Bhumi Khasra No-1869 Area 0.093Hc & Bhumi Khasra No-1952 Part Area 0.077Hc Only Land of Revenue Recorded Smt. Bharti Kumari W/o Kuwar Gambhir Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 1998-99 to Year 2002-03 Land Situated At Gram-Sohagpur , Bhumi Khasra No-1845/2 Part Area 0.193Hc , Bhumi Khasra No-1870/3 Area 0.020Hc, Bhumi Khasra No-1952/2 Area 0.112Hc, Bhumi Khasra No-1952/3 Area 0.019Hc Bhumi Khasra No-1953/2 Area 0.024Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 1998-99 to Year 2002-03 Land Situated At Gram-Sohagpur , Bhumi Khasra No-1844 Area 0.178Hc & Bhumi Khasra No-1815 Area 0.490Hc, Only Land of Revenue Recorded Smt. Bharti Kumari W/o Kuwar Gambhir Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 1998-99 to Year 2002-03 , Land Situated At Gram-Sohagpur , Bhumi Khasra No-1869 Area 0.093Hc Only Land of Revenue Recorded Smt. Joytiprabha W/o Kuwar Miragendra Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2002-03 to Year 2007-08, Land Situated At Gram-Sohagpur , Bhumi Khasra No-1954 Area 0.073Hc, Bhumi Khasra No-1955 Area 0.081Hc, Bhumi Khasra No-1840 Area 0.089Hc, Bhumi Khasra No-1841 Area 0.085Hc, Bhumi Khasra No-1843 Area 0.193Hc, Bhumi Khasra No-1844 Area 0.178Hc, Bhumi Khasra No-1870/1 Area 0.179Hc, Bhumi Khasra No-1871/1 Area 0.093Hc, Bhumi Khasra No-1852/2 Area 0.112Hc, Bhumi Khasra No-1953/1 Area 0.157Hc, Only Land of Revenue Recorded Smt. Bharti Kumari W/o Kuwar Gambhir Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2002-03 to Year 2007-08 Land Situated At Gram-Sohagpur , Bhumi Khasra No-1953/2 Area 0.024Hc , Bhumi Khasra No-1845/2 Area 0.193Hc, Bhumi Khasra No-1870/3 Area 0.020Hc, Bhumi Khasra No-1952/2 Area 0.112Hc Bhumi Khasra No-1953/3 Area 0.019Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2002-03 to Year 2007-08 , Land Situated At Gram-Sohagpur , Bhumi Khasra No-1825/1 Area 0.275Hc, Bhumi Khasra No-1868/1 Area 0.243Hc, Bhumi Khasra No-1869 Area 0.093Hc Only Land of Revenue Recorded Smt. Joytiprabha W/o Kuwar Miragendra Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2008-09 to Year 2011-12. Land Situated At Gram-Sohagpur , Bhumi Khasra No-1844/1 Area 0.093Hc, Bhumi Khasra No-1945/1 Area 0.154Hc, Bhumi Khasra No-1954 Area 0.073Hc, Bhumi Khasra No-1955 Area 0.081Hc, Bhumi Khasra No-1952/1/1 Area 0.007Hc, Bhumi Khasra No-1953/1/2 Area 0.121Hc Only Land of Revenue Recorded Smt. Bharti Kumari W/o Kuwar Gambhir Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2008-09 to Year 2011-12, Land Situated At Gram-Sohagpur , Bhumi Khasra No-1845/2 Area 0.193Hc , Bhumi Khasra No-1953/2 Area 0.024Hc, Bhumi Khasra No-1952/3 Area 0.112Hc, Bhumi Khasra No-1953/3 Area 0.019Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2008-09 to Year 2011-12. Land Situated At Gram-Sohagpur , Bhumi Khasra No-1825/1 Area 0.275Hc, Bhumi Khasra No-1868/1 Area 0.243Hc, Bhumi Khasra No-1869 Area 0.093Hc Only Land of Revenue Recorded Smt. Joytiprabha W/o Kuwar Miragendra Singh , Ressi Sohagpur , P.O.- Shahdol, P.S.- Shahdol ,Tah-Sohagpur, Distt- Shahdol M.P.

Ashok Kumar Gupta

Advocate

Mobile No-9425183387,7000500247,

Email: gupta.advocate10@gmail.com, guptaanil0821@gmail.com

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In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1844/1 Area 0.098Hc Only Land of Revenue Recorded Smt. Bharti Kumari W/o Kuwar Gambhir Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1869 Area 0.063Hc Only Land of Revenue Recorded Smt. Joytirabha W/o Kuwar Mragendra Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1845/2 Area 0.193Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1853/2 Area 0.024Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1870/3/1 Area 0.006Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1952/3 Area 0.019Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2012-13 to Year 2015-16, Land Situated At Gram-Sohagpur, Bhumi Khasra No-1952/2/1 Area 0.098Hc Only Land of Revenue Recorded Smt. Sita Kumari W/o Lal Rajendra Bahadur Singh, Ressi Sohagpur, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

In Year 2016-17, Bharat Sanchar Nigam Limited, Shahdol has Applied in the Court of Shriman Tahsildar Tah-Sohagpur, Tah-Sohagpur, Distt-Shahdol (M.P.) to Mutated purchased Land Situated At Gram-Sohagpur Old Bhumi Khasra No-1884, New Bhumi Khasra No-1844/1/2 Area-0.056Hc Only, Old Bhumi Khasra No-1885, New Bhumi Khasra No-1845/2 Area-0.193Hc Only, Old Bhumi Khasra No-1869/2, New Bhumi Khasra No-1869/2 Area-0.028Hc Only, Old Bhumi Khasra No-1870, New Bhumi Khasra No-1870/3/1 Area-0.006Hc Only Old Bhumi Khasra No-1952, New Bhumi Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumi Khasra No-1952/3 Area-0.019Hc Only, Old Bhumi Khasra No-1953, New Bhumi Khasra No-1953/2 Area-0.024Hc Only as per Registered Sale Deed Dated- 18/18/1977,

in Year 2016-17 on Dated-11/01/2017, Shriman Tahsildar Tah-Sohagpur, Tah-Sohagpur, Distt-Shahdol (M.P.) has Passed order in his Revenue Case No-108/A-6/2016-17, Order Dated-11/01/2017 to entry in the revenue recorded Land Situated At Gram-Sohagpur Old Bhumi Khasra No-1884, New Bhumi Khasra No-1844/1/2 Area-0.056Hc Only, Old Bhumi Khasra No-1885, New Bhumi Khasra No-1845/2 Area-0.193Hc Only, Old Bhumi Khasra No-1869/2, New Bhumi Khasra No-1869/2 Area-0.028Hc Only, Old Bhumi Khasra No-1870, New Bhumi Khasra No-1870/3/1 Area-0.006Hc Only Old Bhumi Khasra No-1952, New Bhumi Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumi Khasra No-1952/3 Area-0.019Hc Only, Old Bhumi Khasra No-1953, New Bhumi Khasra No-1953/2 Area-0.024Hc Only in the Name of Bharat Sanchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

in Year 2017-18 to Year 2021-22 Land Situated At Gram-Sohagpur Old Bhumi Khasra No-1884, New Bhumi Khasra No-1844/1/2 Area-0.056Hc Only, Old Bhumi Khasra No-1885, New Bhumi Khasra No-1845/2 Area-0.193Hc Only, Old Bhumi Khasra No-1869/2, New Bhumi Khasra No-1869/2 Area-0.028Hc Only, Old Bhumi Khasra No-1870, New Bhumi Khasra No-1870/3/1 Area-0.006Hc Only Old Bhumi Khasra No-1952, New Bhumi Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumi Khasra No-1952/3 Area-0.019Hc Only, Old Bhumi Khasra No-1953, New Bhumi Khasra No-1953/2 Area-0.024Hc Only in the Name of Bharat Sanchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.

[Handwritten Signature]
Rajendra Singh
Avinash - Shadan

Ashok Kumar Gupta

Advocate

Mobile No-9425183387,7000500247.

Email: gupta.advocate10@gmail.com , guptaanil0821@gmail.com

Address & Office & Residence:- "Avinash - Shadan"

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9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Ajot tee etc. Borrower/ Mortgager /Applicant - Government of India P&T Department with its H/Q at New Delhi through the D.E. Telegraphs Bilaspur Division, Bilaspur now Bharat Sanchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah- Sohagpur, Distt- Shahdol M.P. has purchased Land Situated At Gram-Sohagpur, Bhumi Khasra No-1844 Area 0.14Ac Only, Bhumi Khasra No-1845 Area 0.58Ac Only, Bhumi Khasra No-1869 Area 0.07Ac Only, Bhumi Khasra No-1952 Area 0.31Ac Only Bhumi Khasra No-1953 Area 0.06Ac Only And Bhumi Khasra No-1870 Area 0.05Ac Only Total Area 1.21Ac Only by Registered Sale Deed Dated- 18/18/1977 Book No-A-1, Granth No-590, Ke-03, Page No-38 to 40, Document No- 680, Valued Rs-42,880/- Only. After Purchased land Has Mutated, Mutation order Passed Shriman Tahsildar Tah-Sohagpur, Tah-Sohagpur, Distt-Shahdol (M.P.) In Revenue Case No-108/A-G/2016-17, Order Dated-11/01/2017	
10	If lease hold, whether	
	a) lease Deed is duly stamped and registered	NA.
	b) lessee is permitted to mortgage the Leasehold right.	NA.
	c) duration of the Lease/ unexpired period of lease.	NA.
	d) if, a sub- lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also	NA.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA.
	f) Right to get renewal of the leasehold rights and nature thereof.	NA.
11	If Govt. grant/allotment/ Lease-cum/sale Agreement, whether	
	Grant / agreement etc. provides for alienable rights to the mortgagor or without conditions.	NA.
	The mortgagor is competent to create charge on such property.	NA.
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NA.
12	If occupancy right, whether,	
	a) Such right is heritable and transferable.	NA.
	b) Mortgage can be created.	NA.
13.	Nature of Minor's interest, if any if so, whether creation of mortgage could be possible, the modalities /procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	No Minor in this Case
14	If the property has been transferred by way of Gift/Settlement Deed, whether.	
	a) The Gift/Settlement Deed is duly stamped and registered	NA.
	b) The Gift/Settlement Deed has been attested by two witness.	NA.
	c) The Gift/Settlement Deed Transfer the property to Donee.	NA.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by action.	NA.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	NA.
	f) Whether the Donee is in possession of the gifted property.	NA.
	g) Whether any life interest is reserved for the Donor or any other person and whether is a need for any other person to join the creation of mortgage.	NA.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA.

(Signature)
Ashok Kumar Gupta
Advocate

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15.	(a) In case of partition / family settlement deeds whether the original deed is available for deposit if not the modality / procedure to be followed to create a valid and enforceable mortgage (b) Whether mutation has been effected and whether the mortgager is possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed / complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgage?	No
16.	Whether the title documents include any testamentary documents/ wills? (a) In case of wills, whether the will is registered will or unregistered will? (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? (c) Whether the property is mutated on the basis of will? (d) Whether the Original will is available? (e) Whether the original death certificate of the testator is available? (f) What are the circumstances and/ or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc. which are relevant to rely on the will, availability of Mother/ Original title deeds are to be explained)	No NA. NA. NA. NA. NA.
17.	(a) Whether the property is subject to any wakf rights? (b) Whether the property belongs to church/ temple or any religious/ other institutions having any restriction in creation of charges on such properties? (c) Precaution / permissions, if any in respect of the above cases for creation of mortgage?	No NA. NA.
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit /legal necessity whether the Major Coparceners have no objection/join in execution, Minor's share if any, rights of female members etc. (b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No NA.
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust? (b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? (c) If so additional precaution / permissions to be obtained for creation of valid mortgage? (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No NA. NA. NA.
20.	(a) If the property is Agricultural land, Whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation / enforcement of mortgage. (b) In case of agricultural property other relevant records/ documents as per local laws. If any are to be verified to ensure the validity of the title and rights to enforce the mortgage?	Not Agricultural Land's

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	(c) In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed/ permission obtained.	Diverted Land
21.	Whether the property is affected by any local laws or other regulation having a bearing on the creation security (viz: Agricultural Laws, weaker Section, minorities, Land Laws, SEZ regulation, Coastal Zone Regulations, Environmental Clearance, etc.)	NO Bar Restriction for Creation of Mortgage. There is no such Local Law
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceeding?	N.A.
	(b) Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry.	N.A.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(c) Whether the title documents have any court seal/markings which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	N.A.
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is property registered	No
	(b) Property belong to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	(c) Whether the person (s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
25.	a)- Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage /execution of documents, registration of any prior charges with the company Register (ROC), Articles of Association, provision for common seal etc.	N.A.
	b) (1)- Whether the property (to be mortgaged) is purchased by the above company from any other company of limited liability partnership (LLP) firm?	N.A.
	(2) - if yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of companies (roc) in respect of such vendor company/LLP (seller) and the vendee company (purchaser)?	N.A.
	3)- Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? yes/No	N.A.
	4)- If the search reveals encumbrances/charges, whether such charges/ encumbrances have been satisfied? Yes/No	Yes
26.	In case of Societies, Association, the required authority/ power to Borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.	N.A.
27.	(a) Whether any POA is involved in the chain of title ?	N.A.
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney, if so, please clarify whether the same is a registered document and hence	N.A.
	(c) In case the title document is executed by the POA holder please clarify whether the POA involved is (i) one executed by the builders viz: Companies / Firms/individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA)	N.A.

(Handwritten signature)
Ashok Kumar Gupta
Advocate

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Advocate

Mobile No-9425183387,7000500247.

Email: gupta.advocate10@gmail.com , guptaanil0821@gmail.com

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	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	NA.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	NA.
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	NA.
	ii. Whether the POA is registered one?	
	iii. Whether POA is a special or general one ?	
	iv. Whether the POA contains a specific authority for execution of title document in question?	
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub- registrar also?)	NA.
	(g) Please comment on the genuineness of POA?	NA.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	NA.
28.	Whether mortgage is being created by a POA holder, check genuines of the power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped/ authenticated in terms of the Law of the place, where it is executed.	NA.
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following.	
	a Promoter's / Land owner's title to the land/ building	NA.
	b Development Agreement/ Power of Attorney.	NA.
	c Extent of authority of the Developer/builder.	NA.
	d Independent title verification of the Land and/or building in question.	NA.
	e Agreement for sale (duly registered)	NA.
	f Payment of Proper stamp duty.	NA.
	g Requirement of registration of sale agreement development agreement, POA etc..	NA.
	h Approval building plan, permission of appropriate/local authority, etc..	NA.
	i Conveyance in favors of society / Condominium concerned	NA.
	h Occupancy Certificate /allotment letter/letter of possession .	NA.
	j Membership details in the Society etc.	NA.
	a Share Certificates	NA.
	b No Objection Letter from the Society	NA.
	c All legal requirement under the local/Municipal laws, regards ownership of flats/ Apartments / Building Regulations, Development Control Regulation, Co-operative Societies Laws etc..	NA.
	d Requirement for noting the Bank Charges on the records of the Housing Society .if any.	NA.
	e If the property is a vacant land and construction is yet to be made, approval of lay-out and other precaution, if any.	NA.
	f Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	NA.
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Affidavit of Borrower with the statement including No Charge & non encumbrance over the property Is Required.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charges, if any.	

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32.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Document Not Available				
33.	(a) Urban land calling clearance, whether required and if so details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	N.A.				
34.	Details of RTC extracts/mutation /katha extracts pertaining to the property in question.	N.A.				
35.	Whether the name of mortgagor is reflected as owner in the revenue / municipal/Village records?	Yes.				
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ Partition of the property is legally valid ? (c) Whether the Property has clear access as per documents?	Document Not Available Yes Yes.				
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstance, if any revealed on such scrutiny? (a) Document in relation to water connection (b) Document in relation to electricity connection. (c) Document in relation to Sale Tax Registration, if any applicable. (d) Other utility bills, if any.	Document Not Available Document Not Available Document Not Available Document Not Available				
38.	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/ comments on the same. Boundaries as per -Land Situated At Gram-Sohagpur Old Bhumi Khasra No-1884, New Bhumi Khasra No-1844/1/2. Area-0.05611c Only, Old Bhumi Khasra No-1885, New Bhumi Khasra No-1845/2 Area-0.193Hc Only, Old Bhumi Khasra No-1869/2, New Bhumi Khasra No-1869/2 Area-0.028Hc Only, Old Bhumi Khasra No-1870, New Bhumi Khasra No-1870/3/1 Area-0.00611c Only Old Bhumi Khasra No-1952, New Bhumi Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumi Khasra No-1952/3 Area-0.019Hc Only, Old Bhumi Khasra No-1953, New Bhumi Khasra No-1953/2 Area-0.0241c Only					
	<table border="1"><tr><td><u>NORTH</u></td><td><u>EAST</u></td><td><u>WEST</u></td><td><u>SOUTH</u></td></tr></table>	<u>NORTH</u>	<u>EAST</u>	<u>WEST</u>	<u>SOUTH</u>	Document Not Available
<u>NORTH</u>	<u>EAST</u>	<u>WEST</u>	<u>SOUTH</u>			
39.	If the Valuation report and /or approved/ sanctioned plans are made available, please comments on the same including the comments on the description and boundaries of the property on the said valuation report and /or approved plan are not available at the time of preparation of TIR. Please provide these comments subsequently, on making the same available to the advocate)	Document Not Available				
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents payments of proper stamp duty etc.	NO Bar Restriction for Creation of Mortgage. There is no such Local Law				
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes				
42.	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.	N.A.				
43.	Whether the governing law/constitutional documents of the mortgagor (other natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	No				

Ashok Kumar Gupta
Advocate

Ashok Kumar Gupta

Advocate

Mobile No-9425183387,7000500247.

Email: gupta.advocate10@gmail.com , guptaanil0821@gmail.com

Address & Office & Residence:- "Avinash -Shadan"

Behind Congress Bhawan, Old Ward No-17, New Ward No-22, Distt. Shahdol (M.P.)



44.	Additional aspects relevant for investigation of title as per local laws.	N.A.
45.	Additional suggestions, if any to safeguard the interest of Bank/encoring the perfection of security.	Pls Take ✓ Diversion Order ✓ Photo Graphs Said Property
46.	The Specific person who are required to create mortgage/ to deposit document creating mortgage	Bharat Sanchar Nigam Limited Shahdol , P.O.- Shahdol, P.S.- Shahdol ,Tah.-Sohagpur, Distt- Shahdol M.P. The Borrower / Mortgagee/ Applicant
47	1)-Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Yes/No.	N.A.
	2)-Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to	N.A.
	3)-Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

DATE - 04/12/2021


ASHOK KUMAR GUPTA
(ADVOCATE)
STATE BANK OF INDIA

Annexure - C: Certificate of title

- 1 I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered /Equitable /English Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest. And that if the said Registered /Equitable Mortgage is created, it will satisfy the requirements of creation of Registered / Equitable Mortgage and I further certify that. (*Please specify the kind of mortgage)----- Search Report Not For Mortgage
- 2 I have examined the Documents in detail taking into account all the Guidelines in the check list v/te Annexure C and the other relevant factors. -----Yes
3. I confirm having made a search in the Land /Revenue/Sub registrar office records. I Also Confirm having Verified and Checked the Record of the relevant Government Offices /Sub Register(s)Office, Revenue Records , Municipal /Panchyat Office, Land Acquisition Office, Register or Companies office, Wakf Board (Wherever Applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible. If any loss is caused to the Bank due to negligence on my part or by my agent in making search.
I have verified the Relevant Records of Index II Book No. 1 in the Office of Shrinan Sub Registrar Office Dated -26/11/2021 For year 1992-93 to year 2021-22 (30 Year's)
- 4 Following scrutiny of Land Records /Revenue Records and relative Title Deeds , Certificate Copies of Search title Deeds obtained from the concerned register office and encumbrance Certificate (Es), I hereby certify the genuineness of the Title Deeds, Suspicious /Doubt. If any, has been clarified by making necessary Enquirer
I have seen the Borrower Document's, Gram-Sohagpur , Tehsild- Sohagpur , Distt.- Shahdol (M.P.)
✓ Certified Registered Sale Deed Dated- 18/18/1977 Book No-A-1. Granth No-590, Ke-03, Page No-35 to 40.Document No-680. Valued Rs=42,880/-Only, In favour of Bharat Sanchar Nigam Limited Shahdol


ASHOK KUMAR GUPTA
(ADVOCATE)

Ashok Kumar Gupta

Advocate

Mobile No-9425183387,7000500247,

Email: gupta.advocate10@gmail.com, guptaanil0821@gmail.com

Address & Office & Residence:- "Avinash - Shadan"

24 Behind Congress Bhawan, Old Ward No-17, New Ward No-22, Distt. Shahdol (M.P.)



- ✓ Certified Copy Khasra Grant-Sohagpur Year- 1988-89 to Year 2002-03 Attested By Head Copits Dated- 26/11/2021 Tah- Sohagpur, Distt -Shahdol (M.P.)
- ✓ Copy of Khasra Gram-Sohagpur Year- 2003-04 to Year 2011-12 Attested By Head Copits Dated-10/12/2021 Tah- Sohagpur, Distt -Shahdol (M.P.)
- ✓ Certified Copy Khasra Gram-Sohagpur Year- 2012-13 to Year 2021-22 Tah- Sohagpur, Distt -Shahdol (M.P.) I genuineness is certified*
5. There are no prior Mortgage /Charges /Encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from year 1992-93 to year 2021-22 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances
Affidavit of Borrower with the statement including No Charge & non encumbrance over the property is Required.
6. In case of second /subsequent charge in favor of the Bank, there are no other mortgages /charges other than already stated in the Loan documents and agreed to by the Mortgagor and the bank (Delete, Whichever is inapplicable).
Affidavit of Borrower with the statement including No Charge & non encumbrance over the property is Required.
7. Minor(s) and his /their interest in the property /(ies) is to the extent of _____ (Specify the share of the Minor with Name) (Strike out if not applicable)..... No Minor in this Case.
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower - Bharat Sanchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P.
9. I certify that- Borrower Bharat Sanchar Nigam Limited Shahdol, P.O.- Shahdol, P.S.- Shahdol, Tah-Sohagpur, Distt- Shahdol M.P. has/have and absolute, clear and Marketable title over the Schedule property /(ies). I further certify that the above title deeds are genuine and avails mortgage can be created and the said Mortgage would be enforceable
10. In case of creation of Mortgage by Deposit of Title deeds, we certify that the deposit of following title deeds /documents would create a valid and enforceable mortgage.
Borrower Documents - Gram-Sohagpur, Tehseel- Sohagpur, Distt.- Shahdol (M.P.)
- ✓ Original Registered Sale Deed Dated- 18/18/1977 Book No-A-I, Granth No-590, Ke-03, Page No-38 to 40, Document No-680, Valued Rs-42,880/-Only.
- ✓ Original Bhu Adhikar Rin Pustika
- ✓ Certified Copy Khasra Gram-Sohagpur Year- 1988-89 to Year 2002-03
- ✓ Copy of Khasra Grant-Sohagpur Year- 2003-04 to Year 2011-12
- ✓ Certified Copy Khasra Gram-Sohagpur Year- 2012-13 to Year 2021-22
- ✓ Original Diversion Order
- ✓ Original Affidavit of Borrower
- ✓ Original Affidavit of Borrower for Present Boundary Map
- ✓ Original Nagar Palika Tax Paid Receipts
- ✓ Certified Registered Sale Deed Dated- 18/18/1977 Book No-A-I, Granth No-590, Ke-03, Page No-38 to 40, Document No-680, Valued Rs-42,880/-Only.
- ✓ Original Photo Graphs Said Property
- ✓ Original Nazri Naksha Attested By Halka Patwari
11. There are no legal impediments for creation of the Mortgage under any applicable Law /Rates in force.
12. It is certified that the property is Sarfasi Compliant Yes

DATE - 04/12/2021

ASHOK KUMAR GUPTA
B.S. (ADVOCATE)
STATE BANK OF INDIA

Ashok Kumar Gupta

Advocate

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Address & Office & Residence:- "Avinash -Shadan"

Behind Congress Bhawan, Old Ward No-17, New Ward No-22, Distt. Shahdol (M.P.)



Schedule of the Property/ies

Gram-Sohagpur , Halka Patwari Sohagpur No-77 , Tah- Sohagpur ,Distt.-Shahdol (M.P)

Old Bhumi Khasra No-1884 , New Bhumi Khasra No-1844/1/2 Area-0.056Hc Only.

Old Bhumi Khasra No-1885 , New Bhumi Khasra No-1845/2 Area-0.193Hc Only.

Old Bhumi Khasra No-1869/2 , New Bhumi Khasra No-1869/2 Area-0.028Hc Only.

Old Bhumi Khasra No-1870 , New Bhumi Khasra No-1870/3/1 Area-0.006Hc Only


Old Bhumi Khasra No-1952 , New Bhumi Khasra No-1952/2/1 Area-0.099Hc Only & New Bhumi Khasra No-1952/3 Area-0.019Hc Only.

Old Bhumi Khasra No-1953 , New Bhumi Khasra No-1953/2 Area-0.024Hc Only.

Diversed Land , Bhumi Khasra No-1844/1/2 Area-0.056Hc Only , Bhumi Khasra No-1845/2 Area-0.193Hc Only , Bhumi Khasra No-1869/2 Area-0.028Hc Only , Bhumi Khasra No-1870/3/1 Area-0.006Hc Only , Bhumi Khasra No-1952/2/1 Area-0.099Hc Only , Bhumi Khasra No-1952/3 Area-0.019Hc Only , Bhumi Khasra No-1953/2 Area-0.024Hc Only , Gram-Sohagpur , Land Situated At Gram-Sohagpur , Municipal Area , Shahdol , Tah-Sohagpur , Distt-Shahdol (M.P.)

Land's in the Name of Revenue Record Bharat Sanchar Nigam Limited Shahdol , Mutation Order Passed By Shurman Tahsildar Tah-Sohagpur , Tah-Sohagpur , Distt-Shahdol (M.P.) In Revenue Case No-108/A-6/2016-17, Order Dated-11/01/2007 .


DATE -04/12/2021


ASHOK KUMAR GUPTA
(ADVOCATE)
STATE BANK OF INDIA

Enclosed Document of Property

- ✓ Original Search Receipts sith Registrar office ,Dated-26/11/2021 , Distt -Shahdol (M.P.).
- ✓ Certified Registered Sale Deed Dated- 18/18/1977 Book No-A-1, Granth No-590, Ke-03, Page No-38 to 40, Document No-680, Valued Rs-42,880/- Only, In favour of Bharat Sanchar Nigam Limited Shahdol
- ✓ Certified Copy Khasra Gram-Sohagpur Year- 1988-89 to Year 2002-03 Attested By Head Copits Dated-26/11/2021 Tah- Sohagpur , Distt -Shahdol (M.P.)
- ✓ Copy of Khasra Gram-Sohagpur Year- 2003-04 to Year 2011-12 Attested By Head Copits Dated-10/12/2021 Tah- Sohagpur , Distt -Shahdol (M.P.)
- ✓ Certified Copy Khasra Gram-Sohagpur Year- 2012-13 to Year 2021-22 Tah- Sohagpur , Distt -Shahdol (M.P.)

DATE -04/12/2021


ASHOK KUMAR GUPTA
(ADVOCATE)
STATE BANK OF INDIA



Registration and Stamp Department
(Commercial TAX) MP

70
55-1111000

Receipt

Reference ID	34261120211699625
Payment Transaction ID	P1102611202136981758
Service	Document Search fee - Manual Process
Revenue Major Head	0030
Revenue Sub major head	03
Revenue Minor head	801
Mode of Payment	SP CREDIT LIMIT
Amount paid	1800
Payment done by	SELMA TRIPATHI
Date of payment realized in Sampada	26-11-2021 12:46 pm
Consumption Status	NOT CONSUMED
Case Number	NA
Party Name	ASHOK KUMAR GUPTA ADVOCATE
Consumed Office Name	NA
Consumed By User	NA
No of years	30
Duration	1992-1993 To 2021-2022

मध्य प्रदेश कम्प्यूटरीकृत भू-अभिलेख

खसरा

परूप एक (नियम 6 देखिये)

मध्य प्रदेश भू-राजस्व संहिता (भू-संरक्षण तथा भू-अभिलेख) नियम, 2020

CLR No. : 11007641042

ग्राम: सोहागपुर			पटवारी इन्कः सोहागपुर			राहसिये सोहागपुर			जिल्ला: बहजोल		वर्ष: 2021-2022
भूमि के भाग की युनिक आईडी	भूमि के भाग का प्रकार (संशोधन संख्या/हस्ताक्षर संख्या)	पू. उपस (सर्वेचक की टप्पा नं०)	1. क्षेत्रफल (हेक्टर/वर्ग मीटर में) 2. भूमि किसके लिए निर्धारण किया गया है 3. भू-राजस्व भू-भाटक (रु. में)	1. भूमिसूची का नाम, उसकी गता विवरण / पति का नाम तथा 2. वास्तविक भूमि	प्रत्येक भूमि स्वामी का अंश	1. ससहाई पट्टेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवृत्त का फल 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	मौखी कृपक (गदि कोई हो) का नाम, उसकी माता/पिता/पति का नाम तथा नियाम का फल	भूमि पर क्लियर तथा प्रकार 1. क्षेत्र 2. कृषि/व्यवसाय 3. भू-अर्जन प्रशिक्षण	फसल के बारे		1. भूमि के विवरण संबंधी प्राप्ति. 2. भूमि पर संरक्षण / वृद्धि 3. अन्य अभिवृत्तियां 4. वर्ष के दौरान कलिन संख्या (1) से (9) तक में प्राप्ति में सुधार के आदेश
									फसल 1. धान 2. गन्ना 3. जल 4. अन्य	फसल के अधीन क्षेत्रफल	
1	2	3	4	5	6	7	8	9	10	11	12
1489846 241	1844/ 1/2 (5)		0.0560 हेक्टर भूमि रु.0.00	भारत संचार निगम लिमिटेड पता शहडोल मध्य प्रदेश निजी संस्थ	1						अन्य व्यवसायिक प्रयोजन 0.0560 पट्टी 4 बार्न से ज्यादा 0.0560 स्थायी तहसीलदार मंसूदय सोहागपुर के रा0प0म0 108/अ6/2016-17 अदेश दिनांक 11/1/2017 के नाम0स्वी0



ग्राम: सोहागपुर			पटवारी हलका: सोहागपुर			तहसील: सोहागपुर			जिल्ला: राहडाल		वर्ष: 2021-2022
भूमि के भाग की पृथिक खाई-ई	भूमि के भाग का प्रकार (सर्वेक्षण संख्याएं/खसरा संख्याएं)	भू-खण्ड संख्याएं (खसरा की संख्या में)	1. क्षेत्रफल (हेक्टर/वर्ग मीटर में) 2. भूमि उपयोग 3. भू-राजस्व/पु-पादक (रि. में)	1. भूमिस्वामी का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. शासकीय भूमि	प्रत्येक भूमि स्वामी का अंश	1. सरकारी प्लेटफॉर्म का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. प्लेट की अवधि 3. प्लेट के अंशों में क्षेत्र	मौजूदा कृषक (यदि कोई हो) का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता	भूमि पर विद्यमान तथा प्रभाव 1. बंधक 2. दृष्टिकोण 3. भू-अर्जन प्रक्रियाएँ	फसल के बारे में		1. भूमि के सिवई संबंधी प्राप्ति 2. भूमि पर संरचना/घर 3. अन्य अभियुक्तियाँ 4. वर्ष के दौरान फॉलोअप संख्या (1) से (9) तक में प्रविष्टियों में सुधार के आदेश
1	2	3	4	5	6	7	8	9	10	11	
149048 7311	1869/ 2 (S)		0.0280 हेक्टेयर कृषि र.0.00	भारत संचार निगम लिमिटेड पता शहडोल मध्य प्रदेश निजी संस्था	1						अन्य दायित्व प्रयोजन 0.0280 पड़ती 9 बर्ष से ज्यादा 0.0280

मध्य प्रदेश कम्प्यूटरीकृत भू-अभिलेख

खसरा

प्रश्न पत्र (नियम 6 देखिए)

मध्य प्रदेश भू-सूचना-संहिता (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020

CLR No. : 11007641042



ग्राम: सोहापुर			पटवर्गी हस्ता: सोहापुर			तारबिल: सोहापुर			जिला: राहडोल		वर्ष: 2021-2022
भूमि के भाग की सूचीक की संख्या	भूमि के भाग का प्रकार (समिष्ट/संख्याक/हस्त/संख्याक)	भू-खण्ड संख्याक (हस्त/संख्याक की संख्या में)	1. क्षेत्रफल (हेक्टेयर/घांसी)	1. भूमिस्वामी का नाम, उसकी माता/पिता का नाम तथा निवास का पता 2. मानकीय भूमि	प्रत्येक भूमि स्वामी का अंश	1. सरकारी पट्टेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	मौखी कृषक (यदि कोई हो) का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता	भूमि पर विज्ञापन तथा प्रभाव 1. कृषक 2. दृष्टिगत 3. भू-सूचना प्रक्रियाधीन	फसल के ब्यौरे		1. भूमि के सिवाई संबंधी प्राप्ति 2. भूमि पर संरचना/वृक्ष 3. अन्य अप्रियक्तियां 4. वर्ष के दौरान कृषि संख्या (1) से (9) तक में प्रदक्षिणों में सुधार के आदि
1	2	3	4	5	6	7	8	9	फसल के ब्यौरे	फसल के अधीन क्षेत्रफल	
1	2	3	4	5	6	7	8	9	10	11	12
1489845 241	1844/ 1/2 (5)		0.0560 हेक्टेयर कृषि र.0.00	भारत रॉबर निगम लिमिटेड पत्ता शहडोल मध्य प्रदेश मिजी संस्था	1						अन्य व्यवसायिक प्रयोजन 0.0560 पट्टी 4 वर्ग से ज्यादा 0.0560 न्याय 0 तहसीलदार महोदय सोहापुर के रा0प0र0 108/अ6/2016-17 आदेश दिनांक 11/1/2017 को नामा0स्य0ी0

मध्य प्रदेश वनस्पतिरोक्त भू-अभिलेख

खसरा

प्रथम एक (नियम 6 देखिए)

मध्य प्रदेश भू-संरक्षण संहिता (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020

CLR No. : 11007641065



ग्राम: सैहणपुर			पटवारी हल्का: सोहणपुर			तहसील: सोहणपुर			जिला: झाड़वल		वर्ष: 2021-2022
भूमि के भाग की सूची कोड	भूमि के भाग का प्रकार (सर्वेक्षण संख्याएं/खंड/खोख/खोख संख्या)	भू-खण्ड संख्याएं (खोख की संख्या में)	1. खेती/बाग (हाट/बाग/बाग/बाग) 2. भूमि जिसमें शिष्ट निर्धारण किया गया है 3. नू-राजस्थान/भू-पाटल (र. में)	1. भूमिस्वामी का नाम, उसकी माता/पिता / यदि का नाम तथा निवास का पता 2. शासकीय भूमि	प्रत्येक भूमि स्वामी का धारा	1. सरकारी पट्टेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	मौखी कृपक (यदि कोई है) का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता	भूमि पर विद्यमान तथा प्रभाव 1. ऋक 2. कृषिकृक 3. भू-अर्जन प्रक्रियाधीन	पासल के ब्यारे	पासल के अधीन क्षेत्रफल	1. भूमि के सिंचाई संबंधी प्राप्ति 2. भूमि पर संरचना/घर 3. अन्य अभियुक्तियां 4. वर्ष के दौरान मौसम संख्या (1) से (9) तक में प्रतिदिन में सुधार के अद्यतन
1	2	3	4	5	6	7	8	9	10	11	12
1492493 128	1953/ 2 (S)		0.0240 हेक्टेयर कुनि रु.0.00	भारत संचार निगम लिमिटेड पता शहडोल मध्य प्रदेश मिजी संस्था	1						रिहयशी भवन 0.0240



मध्य प्रदेश कम्प्यूटरीकृत भू-अभिलेख

खसरा

प्रत्येक एक (नियम-6 देखिए)

मध्य प्रदेश भू-प्राप्त्य संविता (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020



CLR No. : 11007641064

ग्राम: सोहागपुर			पट्टनरी इलाका: सोहागपुर			तहसील: सोहागपुर			जिला: राहडोल		वर्ष: 2021-2022
भूमि के भाग की इतिहास और	भूमि के भाग का प्रकार (सर्वेक्षण संख्याएं /खसरा संख्याएं)	भू-खण्ड संख्याएं (खसरा की दशा में)	1. क्षेत्रफल (हेक्टेयर/वर्ग मीटर में) 2. भूमि उपयोग जिसमें लिए नियमित किया गया है 3. भू-संरक्षण/भू-भाटक (कै. में)	1. परिवार/पति का नाम, उसकी माता का नाम तथा निवास का पता 2. सामंतीय भूमि	प्रत्येक भूमि स्वामी का अंग	1. सतकारी पट्टेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	सौंपी कुक्क (यदि कोई हो) का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता	भूमि पर विज्ञापन तथा प्रभाव 1. बंधक 2. वृद्धिकर्क 3. भू-अर्जन प्रक्रियाधीन	फसल के ब्यौरे		1. भूमि के सिवई संबंधी प्रस्थिति 2. भूमि पर संरचना/गुंब 3. अन्य अभियुक्तियों 4. वर्ष के दौरान कॉलम संख्या (1) से (9) तक में प्रविष्टियों में सुधार के आदेश
									फसल 1. खरीफ 2. रबी 3. जायाद 4. अन्य	फसल के अधीन क्षेत्रफल	
1	2	3	4	5	6	7	8	9	10	11	12
1492469 921	1952/ 2/1 (5)		0.0990 हेक्टेयर कुपि रु.0.00	भारत अंचार निगम लिमिटेड पत्ता राहडोल मध्य प्रदेश निजी संस्था	1						रिहायशी भवन 0.0990



मध्य प्रदेश कम्प्यूटरीकृत भू-अभिलेख

खसरा

प्रथम एक (नियम 6 देखिए)

मध्य प्रदेश भू-राजस्व संस्था (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020



CLR No. : 11007641049

ग्राम: सोहागपुर		पटवारी हस्ता: सोहागपुर			तहसील: सोहागपुर				जिला: राहडोल		वर्ष: 2021-2022
भूमि के भाग की सूचीक आईडी	भूमि के भाग का प्रकार (सर्वेक्षण संख्यांक/खंडांक/खंडांक संख्यांक)	पू. खण्ड संख्यांक (खंडांक की टिका में)	1. क्षेत्रफल (हेक्टेयर/वर्ग मीटर में) 2. भूमि उपयोग विवरण लिख दिया गया है 3. भू-राजस्व/भू-पाटक (रं. में)	1. भूनिर्वाही का नाम, समूही माता/पिता/पति का नाम तथा निवास का पता 2. भासकीय भूमि	प्रत्येक भूमि स्वामी या अंग	1. सरकारी धदेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. प्लेट की अवधि 3. प्लेट के अधीन क्षेत्र	क्षेत्रीय कृषक (शटि कोई से) का नाम, समूही माता/पिता/पति का नाम तथा निवास का पता	भूमि पर विद्यमान तथा प्रसार 1. क्षेत्रक 2. वृद्धि/व्यय 3. भू-अर्जन प्रक्रिये/धोना	कस्तर के ब्यौरे		1. भूमि के सिवाई संबंधी प्राप्ति 2. भूमि पर संज्ञा/चुंब 3. अन्य अभियुक्तियां 4. वर्ग के दौरान कॉलम संख्या (1) से (9) तक में प्रविष्टियों में सुधार के अद्यतन
1	2	3	4	5	6	7	8	9	10	11	
1492469 932	1952/ 3 (5)		0.0190 हेक्टेयर कृषि रु.0.00	भारत संचार निगम लिमिटेड प्रसा राहडोल मध्य प्रदेश जिला संस्था	1						सिपायशी भयन 0.0190