

Vivek Gupta
Advocate

Off. 11/1, Ghatkarpar Marg,
Behind Mahakal Gas Agencies,
Freoganj, Ujjain M.P.
Mob. No. 98272-28461

Dated- 18-01-2025

ENCUMBRANCES REPORT/CERTIFICATE

Opinion - The Diocese of Ujjain through Apostolic Exarchate of Ujjain through Apostolic Exarchate Monsignor John Perumattam Dewas Road Ujjain.

Property - Land S.No. 44 Area 0.4100 hqs. Land S.No. 45 Area 0.0400 hqs. , Land S.No. 46 Area 2.0000 hqs. , Land S.No. 49 Area 0.5700 hqs., Land S.No. 50 Area 1.8500 hqs., Land S.No. 51 Area 0.8900 hqs., Land S.No. 52 Area 0.2300 hqs., Land S.No. 95 Area 0.6900 hqs., Land S.No. 96 Area 2.2100 hqs., Land S.No. 104 Area 0.5400 hqs., Land S.No. 105 Area 1.8500 hqs. , Land S.No. 108 Area 7.0500 hqs. Total S.No.12, Total Area 18.3300 hqs. (173.70 sq.mt.) Situated at Gram Chandesari Tehsil & Distt. Ujjain.Patwari Halka NO. 41/72.

NAME & ADDRESS OF THE TITLE HOLDER:

The Diocese of Ujjain through Apostolic Exarchate of Ujjain through Apostolic Exarchate Monsignor John Perumattam Dewas Road Ujjain .

TRACING OF TITLE FOR 13 YEARS:-

1. That Land S.No. 44 Area 0.4100 hqs. Land S.No. 45 Area 0.0400 hqs. , Land S.No. 46 Area 2.0000 hqs. , Land S.No. 49 Area 0.5700 hqs., Land S.No. 50 Area 1.8500 hqs., Land S.No. 51 Area 0.8900 hqs., Land S.No. 52 Area 0.2300 hqs., Land S.No. 95 Area 0.6900 hqs., Land S.No. 96 Area 2.2100 hqs., Land S.No. 104 Area 0.5400 hqs., Land S.No. 105 Area 1.8500 hqs., Land S.No. 108 Area 7.0500 hqs. Total S.No.12, Total Area 18.3300 hqs. (173.70 sq.mt.) Situated at Gram Chandesari Tehsil & Distt. Ujjain Patwari Halka NO. 41/72. was originally in the name & ownership of the The Diocese of Ujjain through Apostolic Exarchate of Ujjain through Apostolic Exarchate Monsignor John Perumattam Dewas Road Ujjain, his name recorded in revenue record as a owner and possession holder in the year 2015-16- to 2024-25.
2. That above owner diverted agriculture land for non agriculture purchase (Residential /commercial) from SDO Ujjain by vide case No. A-2/03/21 dated- 22/05/2014.
3. That above owner obtained Construction permission from Gram Panchayat Chandesari Tehsil & Distt. Ujjain (ground Floor) by vide case NO. Panch./Bha.A./2016-17/09 dated 15-08-2017.

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Principal
Nirmala College of Education
Ujjain (M.P.)

4. That above owner obtained Construction permission from Gram Panchayat Chandesari Tehsil & Distt. Ujjain (first Floor) by vide case NO. Panch./Bha.A./2017-18 dated 15-08-2017.
5. That above owner obtained Construction permission from Gram Panchayat Chandesari Tehsil & Distt. Ujjain (Second Floor) by vide case NO. Panch./Bha.A./2017-18 dated 15-08-2017.
6. That above owner obtained Construction permission from Gram Panchayat Chandesari Tehsil & Distt. Ujjain (Third Floor) by vide case NO. Panch./Bha.A./2017-18 dated 15-08-2017.
7. That above owner deposited property tax all floor vide receipt dated -15-08-2017.

ENCUMBRANCES :-

I carried out search on of Index No. II Book No. 1 in the office of the Sub-Registrar, Ujjain in respect of Land S.No. 44 Area 0.4100 hqs. Land S.No. 45 Area 0.0400 hqs. , Land S.No. 46 Area 2.0000 hqs. , Land S.No. 49 Area 0.5700 hqs., Land S.No. 50 Area 1.8500 hqs., Land S.No. 51 Area 0.8900 hqs., Land S.No. 52 Area 0.2300 hqs., Land S.No. 95 Area 0.6900 hqs., Land S.No. 96 Area 2.2100 hqs., Land S.No. 104 Area 0.5400 hqs., Land S.No. 105 Area 1.8500 hqs. , Land S.No. 108 Area 7.0500 hqs. Total S.No.12, Total Area 18.3300 hqs. (173.70 sq.mt.) Situated at Gram Chandesari Tehsil & Distt. Ujjain.Patwari Halka No. 41/72., for the last 13 Years and I did not find any entry therein affecting any transfer of the property by way of sale, Gift, Mortgage etc. in respect of the said property affecting the title of the present owner adversely. The search of Indexes has been carried out, as they were maintained & available.

FINAL CERTIFICATE:

Thus, considering above, in my opinion, Land S.No. 44 Area 0.4100 hqs. Land S.No. 45 Area 0.0400 hqs. , Land S.No. 46 Area 2.0000 hqs. , Land S.No. 49 Area 0.5700 hqs., Land S.No. 50 Area 1.8500 hqs., Land S.No. 51 Area 0.8900 hqs., Land S.No. 52 Area 0.2300 hqs., Land S.No. 95 Area 0.6900 hqs., Land S.No. 96 Area 2.2100 hqs., Land S.No. 104 Area 0.5400 hqs., Land S.No. 105 Area 1.8500 hqs. , Land S.No. 108 Area 7.0500 hqs. Total S.No.12, Total Area 18.3300 hqs. (173.70 sq.mt.) Situated at Gram Chandesari Tehsil & Distt. Ujjain.Patwari Halka NO. 41/72. has clear and marketable title to The Diocese of Ujjain through Apostolic Exarchate of Ujjain through Apostolic Exarchate Monsignor John Perumattam Dewas Road Ujjain .

(Vivek Gupta)
Advocate
Office 110, Chhatrapati
Swaraj Road, Ujjain

Encl:- Search Receipt NO.3418012055818499 DATED 18-01-2025

Principal
Nirmala College of Education
Ujjain (M.P.)



Registration and Stamp Department
(Commercial TAX) MP



Receipt

Reference ID	34180120255818499
Payment Transaction ID	PTID1801202571757174
Service	Document Search fee - Manual Process
Revenue Major Head	0030
Revenue Sub major head	03
Revenue Minor head	800
Mode of Payment	SP CREDIT LIMIT
Amount paid	1500
Payment done by	Varsha Gupta
Date of payment realized in Sampada	18-01-2025 05:23 pm
Consumption Status	CONSUMED
Case Number	NA
Party Name	vivek gupta
Consumed Office Name	SUB REGISTRAR OFFICE UJJAIN
Consumed By User	SANJAY SINGH SISODIA
No of years	30
Duration	1994-1995 To 2023-2024

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