



CHALLAN
MTR Form Number-6

GRN MH000763478201718E		BARCODE		Date 25/04/2017-18:32:35		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name DUL1_HQR SUB REGISTRAR DHULE 1				Full Name		Adv Martand Malhar Deshpande	
Location DHULE				Flat/Block No.			
Year 2017-2018 From 01/01/1988 To 25/04/2017				Premises/Building			
Account Head Details			Amount in Rs.		PIN		
0030072201 SEARCH FEE			750.00		4 2 4 0 0 2		
					Remarks (If Any)		
					CTS No 3285B within the limits of Dhule Municipal Corporation Dhule Tal		
					and Dist Dhule		
					Amount In Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572017042558638		IK00DZNKQ2	
Cheque/DD No.				Date		25/04/2017-18:33:00	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9604048013

Malhar Bhaskar Deshpande**Martand Malhar Deshpande**

B.Com (Hons.) LL.B.

B.A. (Laws) LL.B. PGDCL

Advocate/Notary (Govt. of India)

Advocate

Mob No:- 9850562713, 8484092790

Mob No:- 9604048013, 7020616613

Off:- 23, Dighe Advocate's Chambers, Opp. Distt. Court, Station Rd., Dhule, 01.

Res:- "Megh-Malhar", 12, Parimal Colony W.B. Road, Deopur, Dhule. 02.

Ph./Fax:- (02562) 220513.

Date: - 25/04/2017

TO,



Legal Opinion---

- 1) **Sub:-** Title report on properties owned by Borse Brothers Engineers & Contractors Pvt. Ltd. (As a Lease Holder)
- 2) **Name of the Branch:-** Dhule
- 3) **Name of the Borrower:-** Borse Brothers Engineers & Contractors Pvt. Ltd.
- 4) **Description of Documents scrutinized**

Sr. No.	Dt. Of execution of Document	Details of registration of Document/ conveyance	Place Sub-regd office	Property falls under sub – registrar	Remarks
1	C.T.S Extracts	25/04/2017	Dhule	Dhule	True Copy
2	Lease Deed Sr. No. 1867	25/03/2015	Dhule	Dhule	Original
3	Letter of Acceptance	20/02/2013	Dhule	Dhule	Photocopy
4	Work Order	07/05/2013	Dhule	Dhule	Photocopy

5) Description of Property/properties/ Nature of title----

Sr. No	Name of the owner	Extent of area (in acres/ hec.)	Survey No./ Gut No./ CST No./ House No.	Is property leasehold/ freehold/ Govt. grant etc.	Nature of Property	Location
1	Borse Brothers Engineers & Contractors Pvt. Ltd. (As a Lease Holder)	1392.2 Sq. Mtr	CTS No. 3285-B	Free Hold	Commercial.	Dhule Tal & Dist. Dhule
					Is photo of owners affixed (If not be taken after verification)	

Boundaries

Survey No./ Gut No.	East	West	North	South
3285-B	Old Agra Road	Road	Vyayam Shala	Statue

6) Trace of Title / History of passing of title. Details of antecedent title deeds--

I have taken search of the above property from 1988 till today and found that In the year 1988 the above property was in the name of Dhule Municipal Corporation, Dhule. Then in the year 2015 Dhule Municipal Corporation, Dhule executed a Reg. lease deed for 99 years, Sr. No. 1867/2015 in favour of Shri. Sumit Sudhakar Borse Director of Borse Brothers Engineers & Contractors Pvt. Ltd. For the development of the above said property & accordingly possession of the above property was handed over to Shri. Sumit Sudhakar Borse, Director of Borse Brothers Engineers & Contractors Pvt. Ltd. & till today the above property is in possession (as a lease holder) of Shri. Sumit Sudhakar Borse Director of Borse Brothers Engineers & Contractors Pvt. Ltd. and the property is clear & free from all kinds of encumbrances and easily marketable with the consent & permission of Dhule Municipal Corporation, Dhule.

Detailed information about property to be mortgaged:

Details	Remark of Counsel
1. Whether the documents of title given raise any doubts or suspicion	No.
2. Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No.



4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment /local laws. State implications of such enactment on the charge proposed to be created?	No
5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/allotment etc. obtained	No.
6. Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	Not applicable.
7. Whether the user land has been converted under land revenue law? Whether N.A. Permission /change of user permission is obtained?	N.A. Land. Permission obtained
8. Whether required documents are available for creating valid equitable mortgage?	Yes, original title deed is available but registered mortgage is suggested
9. What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained?	Not Applicable.
10. Whether the land is Adiwas (Tribal) Land?	No.
11. Whether the land/property is joint family property? If yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	No.
12. Whether any prohibitory order from Income Tax/ Wealth Tax or other authorities?	No.
13. Is land /property subject to any reservations/ acquisitions/ requisitions?	No



14. Whether plans for constructions are sanctioned?	Yes
15. Whether Commencement certificate issued?	N.A.
16. Whether Completion certificate obtained?	N.A.
17. Whether there are any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	No.
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	No.
19. Whether there are any prior encumbrances. If yes details thereof?	No.
20. Evidence of possession ---- Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto date or payable.)	CTS extract, Reg. Lease Deed. Tax paid up to date.
21. In case of companies /societies /association /trust Whether	N.A.
a) Memorandum/ bylaws of the company /society/association authorize to offer its property (ies) as security.	N.A.
b) Requisite resolutions have been duly passed by the Company/Society /Association permitting mortgage of the properties in favour of the Bank.	N.A.
c) Such resolution sets out the names of the persons who are	



authorized to create charge over the properties.	N.A
d) Resolution U/s. 293 (i) (a) and 293 (i) (d) of Companies Act passed.	N.A
Details of the properties together with the documents are mentioned under such resolutions.	N.A
e) In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	N.A
f) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	N.A
22. In case of devolution of property by a will/ succession,	N.A
a) Whether probate of will/ succession certificate/ Letters of Administration obtained? Details thereof	N.A
b) If probate/ succession certificate/ Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	N.A
c) The safeguards suggested to ensure title to the property offered as security.	N.A
23. Whether title deeds perused are in conformity with the search taken	Yes
Whether the chain of title is complete without any missing links	Yes
Whether any other documents to be obtained/compliances to be made so as to create valid mortgage.	No.



Certificate of title and No encumbrance

I have examined the original title deeds relating to the property/ies situated at *Dhule Tal. & Dist. Dhule* and offered as security by way of simple mortgage/Equitable Mortgage. I have also taken search with the Sub- Registrar of Assurances & Record of Rights for last **30 years** (Original fee receipts enclosed). I certify that **Shri. Sumit Sudhakar Borse, Director of Borse Brothers Engineers & Contractors Pvt. Ltd.** has/have an absolute, clear and marketable title over the property/ies shown above (As a lease holder). I further certify that the documents of title refereed to under the opinion are perfect evidence of right, title and interest of the borrower/mortgagor and that if the said simple mortgage/equitable mortgage by deposit of title deeds created in the manner required by law, it will satisfy the requirements of creation of simple mortgage/equitable mortgage.

Dhule.

Date:- 25/04/2017

Martand Malhar Deshpande

ADVOCATE

Signature of the advocate who has scrutinized the title deeds/documents

