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इतर
पावती

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Tuesday,26 September 2017
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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5142 दिनांक: 26/09/2017

गावाचे नाव: दोंडाईचा

दस्तऐवजाचा अनुक्रमांक: सदड-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: श्री.मनिष बी रुपांदाणी रा.दोंडाईचा

वर्णन दोंडाईचा सि.स.नं 328/ड.सन 1988 ते 2017 30 वर्ष.

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Sindkhed

1): देयकाचा प्रकार: By Cash रक्कम: रु 750/-

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M.B. RUPCHANDANI
Advocate

Shop No. 15, Stadium Complex
Near Civil Court, Dondaicha- 425 408,
Tal. Sindkheda, Dist. Dhule.
Mo.No. 9420603069, 7588001085

ANNEXURE - III

LEGAL SCRUTINY REPORT

RELITING TO THE PROPERTY/IES OF

M/S KUMAR DEVELOPERS

Through Partner Shri Kishor Shantilal Jain

R/O DONDAICHA, TAL SINDKHEDA, DIST DHULE

Receipt No. 5142 dated 26/09/2017



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M. B. RUPCHANDANI
Advocate

Shop No. 16, Stadium Complex,
Near Civil Court, Dondaicha- 425 408
Tal. Sindkheda, Dist. Dhule.
Mo.No. 9420603069, 7588001085

Date : 27/09/2017

ANNEXURE - III
LEGAL SCRUTINY REPORT

To

Whomsoever Concerned

Respected Sir,

I submit my Legal Scrutiny Report as hereunder :

1. Name and address of the Mortgagor / title holder.

   M/s Kumar Developers

   Through Partner Shri. Kishor Shantilal Jain

   R/o. Dondaicha Tal. Sindkheda, Dist. Dhule.

2. Details /description of the documents Scrutinised

Sr No	Date of Document	Name of Document	Whether Original / Certified True Copy Photostat
1)	21/09/2017	Copy of Inquiry Register	Certified
2)	30/08/1986	M.E.of Purchase	Certified
3)	30/10/1986	M.E.of inheritance of basis of Will Deed	Certified
4)	17/07/2013	M.E. No. 2009 of Purchase	Certified
5)	25/04/2013	Sale Deed	Original
6)	06/09/2013	Index-II	Certified
7)	19/09/2017	City Survey Extract of CTS No 328/D	Certified

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3. **Details / Description of the Properties :**

Item No.	Survey No. Khata No. House No. Site No.	Extent / Areas of Land / Building Sq. Mtr.	Location Sub-District/ District/ Village/ Municipality, etc.	Four-Boundaries
1)	City Survey No. 328/D	1746.50 Sq. Mts	At village Dondaicha, Tal. Sindkheda, Dist. Dhule	East – CTS No.328/E West – CTS No. 328/C South – Road North – Nandurbar Road

4. Brief history of the property/ ies and how the owner / mortgagor has derived the title.

After perusal of Inquiry Register and City Survey extract of CTS No. 328/D it reveals that initially the above Non Agricultural Plot bearing CTS No. 328/D held and possessed by one Shri. Jayantibhai Hanbhai Patel and his name is incorporated as 'Holder' on basis of order of D.I.L.R dated 23/03/1982.

The of M.E dated 30/08/1985 shows that Shri. Hastimal Bhomraj Jain purchases City Survey No. 328/D from Shri. Jayantibhai Haribhai Patel for consideration of Rs. 60,000/- by way of registered sale deed dated 30/08/1985.

It reveals from M.E. dated 30/10/1996 that, the then Holder Shri. Hastimal Bhomraj Jain died on 16/11/1990. However before his death he had bequeathed the above said land City Survey No. 328/D in favor of his grand-sons namely Shri. Kailas Kantilal Jain and Shri. Pradip Shantilal Jain. Accordingly on basis of Will Deed, Application, Statements the names of Shri. Kailas Kantilal Jain and Shri. Pradip Shantilal Jain were mutated in City Survey Records. The said M.E. is found duly certified by the then T.I.L.R. Sindkheda.

Lastly M/s Kumar Developers through partner Shri. Kishor Shantilal Jain purchases City Survey No. 328/D admeasuring 1746.50 Sq. Mts. from Shri. Kailas Kantilal Jain and Shri. Pradip Shantilal Jain for consideration of Rs. 70,00,000/- by way of registered sale deed dated 25/04/2013. And on basis of sale deed M.E. No. 2009 is recorded on or about 17/07/2013 which is found duly certified.

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After perusal of City Survey extracts of CTS No. 328/D, Inquiry Register, Sale Deed, Index-II, Mutation Entries and others relevant documents it transpires that M/s Kumar Developers through partner Shri Kishor Shantilal Jain is absolute owner cum Holder of property City Survey No. 328/D

5	Search and investigation	30 Years
5.1.	The persons who is/are present owner/s of the property / ies	M/s Kumar Developers through partner Shri. Kishor Shantilal Jain.
5.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies	The title is absolute and clear and marketable
5.3	a) What is the nature of the title of the owner i e tenancy right, possessory right, minor's right of any other type of right? clarify.	Full Ownership
	b) Leasehold immovable property/ies (Where the land / building(s) is /are leasehold, please verify the terms of the lease (s) the name and address(es) of the lessor (s) and whether any permission / NOC from the lessor(s) / company or authority is required for transfer (such as mortgage, sale etc.) of the property/ies)	Not Applicable
5.4	Whether there is any restriction / prohibition under personal laws of the owner / mortgagor to hold the property / ies under the title deeds through which he has derived the title.	There is no restriction under any law.
5.5	Whether the latest title deeds and the immediately previous title deeds are available in original	The latest title Deeds are available.
5.6	Whether the building tax / land revenue has been paid up to date	Yes
5.7	Whether any dues recoverable as land revenue are outstanding.	No.
5.8	In case of the facility is sought for construction purpose - Whether the land has been converted under the Land Revenue laws ? if not required to	Not Applicable

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	be converters, give reasons.	
5.9	Whether the land is affected by any revenue and tenancy legislation's ? if so, how and to what extent and the remedy, if any.	There is no restriction under any law.
5.10	Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not ?	Not Necessary
5.11	Is there any other special enactment's like Land Acquisition Act and other state Legisiations / provisions of which are applicable to the property/ies and affecting the title ?	Not Applicable
5.12	a)Is / Are the property / ies free from encumbrances.	Yes.
	b) Please give detailed account creation of charge / mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge / mortgage if any, mentioned in the encumbrance certificate for the last 30 years in all other cases.	Not Applicable
5.14	Whether the property/ies is / are freehold or leasehold or self occupied or tenanted ? if tenanted, whether the property / ies can be taken as mortgage had what precautions to be taken.	Self Occupied
5.15	If owner is a company, Trust, Temple, Wakf or other legal persons, how the title is affected by it, Memorandum and Articles of Association, Partnership deep, Trust deed or rules or bye laws and what are the precautions to be taken under rules or bye laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and / or Wakf Deed or Wakf Act, as the case may be.	Not Applicable
5.17	Flat owned / controlled by societies :- special requirements to be taken if society refuses to note bank lien / interest	Not Applicable

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5.19	Any additional documents/ precautions, required to be taken.	No
6	**Investigation Under Income Tax Act, 1961 :**	
A	Please investigate whether any action has been initiated by the tax recovery of facer under section 222	Not Applicable
B	Please also investigate as to whether the provisions of section 320-A are to be complied with and if so whether the same are complied with	Not Applicable
C	Please also advise whether any prior permission of the concerned assessing officer under section 281(I) is required for any transfer (by way of sale, mortgage, gift, exchange or any other mode of transfer whatsoever) of the immovable property/ ies.	Not Applicable
D	Please also investigate at to whether the provisions of Chapter ZZ-A and Chapter XX-C have been complied with the whether any transaction under section 269 AB is registered sand whether any acquisition proceedings under Chapter XX-A and Chapter XX-C have been initiated against the immovable property if any acquisition proceedings etc. are pending or have been finalized and / or are pending with the courts, please give full details there of along with the necessary documentary evidence.	Not Applicable
E	Finally please also investigate as to whether any other proceedings under the I.T. ACT 1961 are pending.	Not Applicable
7	SEARCH IN RESPECT OF COMPANIES REGISTER UNDER THE COMPANIES ACT 1956.	
A	(Please search the index and the register of charges/ file or folder containing forms-13) and provided information on	
A.I	Charges subsisting on the property/ is and undertaking of the company, and the brief particulars of the documents creating the charge	Not Applicable

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