



CHALLAN
MTR Form Number-6

GRN MH005224944201718E	BARCODE 	Date 09/09/2017-14:19:45	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment 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			
Year 2017-2018 From 01/09/1988 To 09/09/2017		Flat/Block No.	
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		750.00	Road/Street
			Area/Locality Dhule
			Town/City/District
		PIN	4 2 4 0 0 2
		Remarks (If Any)	
		CTS No 4780/34 within the limits of Dhule Municipal Corporation 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. 00040572017090957310 IK00HJXFX2
Cheque/DD No.		Bank Date	RBI Date 09/09/2017-14:20:12 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9604048013

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Malhar Bhaskar Deshpande

B.Com (Hons.) LL.B.
 Advocate/Notary (Govt. of India)
 Mob No:- 9850562713, 8484092790

**Martand Malhar Deshpande**

B.A. (Laws) LL.B. PGDCL
 Advocate
 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: - 09/09/2017

TO,

Whomsoever it may concern,



Legal Opinion---

- 1) **Sub:-** Title report on properties owned by Shri. Nitin Gopichand Suryawanshi.
- 2) **Name of the Branch:-** Dhule
- 3) **Name of the Borrower:-** Shri. Nitin Gopichand Suryawanshi
- 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	05/01/2015	C.T.S Extracts	Dhule	Dhule	True Copy
2	28/05/2014	Relinquish Deed	Dhule	Dhule	Original
3	09/11/1959	Revised Lay out	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	Shri. Nitin Gopichand Suryawanshi	334 Sq. Mtr.	CTS No. 4780/34 East Side (S. No. 8 & 14/2, Plot No. 34)	Free Hold	Residential.	Deopur Tal & Dist. Dhule
					Is photo of owners affixed (If not be taken after verification)	

Boundaries

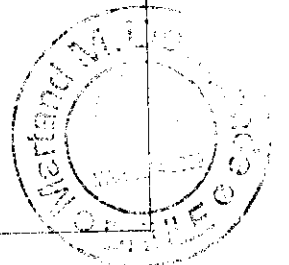
C.T.S. No.	East	West	North	South
4780/34	Plot No. 33	Plot No. 35	S. No. 06	Road

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

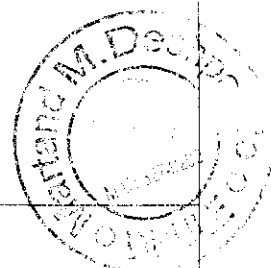
I have taken search of the above property from 1988 till today and found that In the year 1988 the above property was in the name of Gopichand Suklal Patil. Then in the year 2003 as per Reg. Partition Deed East Side part was transferred in the name of Shri. Gopichand Suklal Patil & West side part was transferred in the name of Shirishkumar Harishchandra Suryawanshi. Then Gopichand Patil expired on 21/11/2013 therefore his legal heirs were brought on record as 1) Anjanabai Gopichand Patil, 2) Nitin Gopichand Suryawanshi, 3) Pratibha Bhaurao Patil, 4) Ratna Subhash Patil, 5) Bharati Harichand Patil, 6) Ujjwala Balasaheb Patil & 7) Sonal Madhukar Patil. Then on 28/05/2014 all of the above left their rights in the name of Shri. Nitin Gopichand Suryawanshi by Reg. Relinquish Deed Sr. No. 3529/2014 & till today the above property is in the name of Shri. Nitin Gopichand Suryawanshi and the property is clear & free from all kinds of encumbrances and easily marketable.

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.

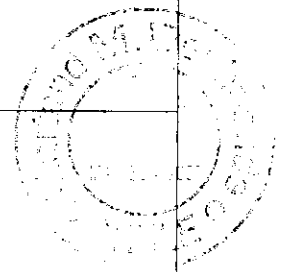


14. Whether plans for constructions are sanctioned?	Yes
15. Whether Commencement certificate issued?	N.A.
16. Whether Completion certificate obtained?	N.A.
17. Whether there are any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	No.
18. Is the land taken on lease from State 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. Relinquish 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	



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 Adiwasi (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

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. Nitin Gopichand Suryawanshi** 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:- 09/09/2017



Martand Malhar Deshpande

ADVOCATE

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

