

**PRASAD B. KABRE**

B.Sc. (Agri) LL.B.

**ADVOCATE**

Near Goll Mandir,  
Chopda, Dist. Jalgaon  
Mo. 9423188088

**LEGAL SCRUTINY REPORT**

**For Whomever Financial Institution**

NAME OF THE PERSON OFFERING THE SEARCH REPORT

**Shri. Pankaj Suresh Borole**

**R/o- Chopda,**

**Tal. Chopda Dist. Jalgaon**



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Mo. 9423188088

### LEGAL SCRUTINY REPORT



To,  
Financial Institution

Dear Sir,

With reference to your oral request dated 31-03-2017. I submit my legal Scrutiny Report as under:

- Name and address of the Mortgagor / title holder:**  
Shri. Pankaj Suresh Borole  
R/o- Chopda, Tal. Chopda, Dist. Jalgaon
- Details / description of the documents scrutinized:**

| S.N. | Date of Document | Name of the Document                                               | Whether Original / Certified / Photocopy / |
|------|------------------|--------------------------------------------------------------------|--------------------------------------------|
| 1    | 24-03-2017       | M.E. No. 2083 Date 22-03-1988,<br>M.E. No. 2462 Date 16-08-1989,   | True Copy                                  |
| 2    | 24-03-2017       | M.E. No. 2991 Date – 02-07-1990,                                   | True Copy                                  |
| 3    | 24-03-2017       | M.E. No. 7648 Date – 11-07-1997                                    | True Copy                                  |
| 4    | 24-03-2017       | M.E. No. 7786 Date 04-09-1997,                                     | True Copy                                  |
| 5    | 24-03-2017       | M.E. No.8013 Date 28-12-1997                                       | True Copy                                  |
| 6    | 24-03-2017       | M.E. No. 8082 Date 18-1-1998,                                      | True Copy                                  |
| 7    | 24-03-2017       | M.E. No. 11323 Date 05-01-2001,<br>M.E. No. 33396 Date 12-08-2016, | True Copy                                  |
| 8    | 24-03-2017       | 7/12 Extract Gat No. 1117/1, 1117/6                                | Original                                   |

- Details / Description of the Property / ies.**

A) The Gat No. 1117 in which Plot No. 1 admeasuring total area 423.50 Sq mtr.  
Open Plot situated at Chopda, Tal. Chopda, Dist. Jalgaon.

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**Boundaries**

East : 15 mtr. Road  
West : Plot No. 6 & 7  
North : 15 mtr. Road  
South : Plot No. 2

B) The Gat No. 1117 in which Plot No. 6 admeasuring total area 201.25 Sq mtr. Open Plot situated at Chopda, Tal. Chopda, Dist. Jalgaon.

**Boundaries**

East : Plot No. 1  
West : 9 mtr. Road  
North : RP Road  
South : Plot No. 7



Both Plot No. 1 & 6 are Amalgamated by Order of SDO Amalner Dated 5-01-2017 and both Plot having total area 624.75 sq. mtr.

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

That the said property of previously owned and possessed by Shri. Balkrushna Yadavrao Patil the M.E. No. 2462 Is effected as on dated 16-8-1989. Then after the father of Balkrushna Patil give Partition to his four Son namely 1) Arun, 2) Suresh, 3) Subhash, 4) Balkrushna having each  $\frac{1}{4}$  share by M.E.No. 2991 is effected as on dated 2-7-1990.

Shri. Dattatray Namdeo Patil, Suman Dattatray Patil & Pratibha Narayan Borole Purchase Part of the From eastern side Portion by Register Sale deed dated 17-06-1997 the M.E. No. 7648 is effected as on dated 11-6-1997. Then after Such Land Western side portion Area 0.75 R. Purchased by Shri. Dattatray Namdeo, Suman Dattatray & Pratibha Narayan Borole by Registered Sale deed dated 3-9-1997 the M.E.No. 7786 is effected as on dated 4-09-1997.

This Agricultural Land Converted for Non Agricultural Land by Order of Collector Dated 26-12-1996 in case No. SR/177/97 the M.E.No. 8013 is effected as on dated 28-12-1997. The Plot No. 1 Purchase by Sau. Jayvantabai Wife of Pandit Borole by registered sale deed dated 17-1-1998. The M.E.No. 8082 is effected as on dated 18-01-1998. Then after Sau. Jayvantabai Pandit Borole Purchase a Plot No. 6 From Varidana

...3...



Subhash Patil by Registered Sale deed dated 30-12-2000 the M.E.No. 11323 is effected as on dated 5-1-2001.

Then after Sau. Jayvatabai Pandit Borole is died on dated 9-8-2015. She was Executed Registered Will, and the above property is transfer in the Name of Pankaj Suresh Borole through Registered will deed and he become a absolute Owner & Possessor from such Plot.

In this Shri. Pankaj Suresh Borole become the owner and possessor of Gat No. 1117 in which Plot No. 1 & 6 (Amalgamated in only one Plot) admeasuring total area 624.75 sq.mtr. Open Plot situated at Chopda, Tal. Chopda In the area which is mentioned above-

|     |                                                                                                                                                                                                                                                                      |   |                                                                          |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------|
| 5.  | Search the investigation                                                                                                                                                                                                                                             | : | 15 Years                                                                 |
| 5.1 | The persons who is / are the present owners of the property / ies.                                                                                                                                                                                                   | : | Shri. Pankaj Suresh Borole<br>R/o- Chopda,<br>Tal. Chpoda, Dist. Jalgaon |
| 5.2 | Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can created to valid mortgage on the property / ies                                                                                                    | : | Yes,                                                                     |
| 5.3 | a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor or any other type of the right? Clarify.                                                                                                | : | Full ownership                                                           |
| 5.4 | Whether the building tax / land revenue has been paid, up to date.                                                                                                                                                                                                   | : | Yes                                                                      |
| 5.5 | Whether any dues recoverable as land revenue are outstanding.                                                                                                                                                                                                        | : | No                                                                       |
| 5.6 | a) Is/are the property / ies free from encumbrances                                                                                                                                                                                                                  | : | No.                                                                      |
|     | b) Please give detailed account of 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 encumbrances certificate for the last 13 years in cased of Priority sector | : | Registered mortgage.                                                     |



|      |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|      | advances and for the last 30 years in all other cases.                                                                                                                                                                                                                                                                                                                                  |                                                                                |
| 5.7  | Whether the property/ies is / are mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit be not possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of mortgage?                                                                                                                               | : No                                                                           |
| 5.8  | Property/ies to be mortgaged is Plot / are flat / apartment is open or residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgage: what are the documents of title available for creating mortgage? Documents / records to be taken from builder / owners and their Bankers.) | : Above property is Open Plot.                                                 |
| 5.9  | Please state the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgaged etc.                                                                                                                                                                                                                  | : Only applicant is required mortgaged of said property.                       |
| 5.10 | Any additional documents / precautions, required to be taken.                                                                                                                                                                                                                                                                                                                           | : Document mentioned in Para 2 of said report be deposited prior to mortgaged. |

## 6) CERTIFICATE

I have scrutinized the original title deeds intended to be deposited relating to the property/ ies to be offered as security by way of equitable mortgage / **registered mortgage** etc. and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage / **register mortgage** etc. is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage / **registered mortgage** etc. and / further certify that there are not prior mortgage / charges whatsoever as could be seen from the encumbrances certificate for the period from 2003 to 2017 pertaining to the immovable property/ ies covered by the above said title deeds.

...5...



The mortgage is created will be perfect and available to the bank for the liability of the intending of the property Gat No. 1117 in which Plot No. 1 & 6 (Amalgamated in only one Plot) admeasuring total area 624.75 sq.mtr. Shri. Pankaj Suresh Borole he is approach to be for the purpose of legal opinion to above description of the property. The plot Property is clear and marketable and valuable property only encumbrances.

I certify that **Shri. Pankaj Suresh Borole R/o- Chopda, Tal. Chopda, Dist. Jalgaon** has a valid, clear and marketable title to the property /ies show above.

Note:

- 1) Search receipt from Sub-Registrar Office is enclosed herewith.

Receipt No. 1651/2017

Dated 5-04-2017

Place : Chopda

Date : 5-04-2017

  
Adv. Prasad B. Kabre

Legal Advisor

