Shri. Shyam D. Jadhav
Advocate & Notary
'Devdatta Bunglow' Nr. Indira Gandhi Highschool,
Amalner, Tal. Amalner, Dist. Jalgaon
Mobile no. : 9422278755

Date : 12 / 1/ 2016

To,
The Branch Manger,
Shirpur Peoples Co. Op. Bank Ltd. Shirpur.
Branch Amalner.

Legal opinion :-

1) Sub:- Title report on properties owned by **Shri. N.T.Mundada Park through its partner R/o. Amalner, Tal. Amalner, Dist. Jalgaon**

2) Description of Documents Scrutinised :-

Sr. No.	Details of registration of Document / Conveyance	Place sub-regd. office	Property falls under sub registrar	Remarks
1	7/12 Extract and C.T.S. extract	Amalner	Amalner	-
2	M.E. No.2706, 5840, 10055, 10651, 12253, 12701, 12845, 13424, 166, 16567, 27829, 28499, 40505, 41301	Amalner	Amalner	-
3	T.P. Notice dtd. 16/7/1980			
4	Permission letter of Townplanning Office, Jalgaon, dtd. 5/3/2016			

3) Description of Property / properties / Nature of title

Sr. No	Name of the owner / Mortgagor	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	Boundaries
	Shri. N. T. Mundada Park through its partner Narayandas Tejkaran Mundada and Others.	**10500.00 Sq. Mtr. (0.51 R.)**	**Survey No. 443/4 & T.P. No. 149 & Gat No. 467+1468**	**free hold**	**Residential Property (N.A.)**	**Amalner, Tal. Amalner Dist. Jalgaon (Under Municipal Limit)**	**East- Area of Deshmukh Bunglow West- T.P.No. 152 North-T.P. No. 153 South- 18 Mtr. Road**

4) Trace if Title / History of Passing of title. Details of antecedent title deeds.

(Tracing the party's title for 13 years/ previous Regd. Title Deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified)

Detailed Information about property to be mortgaged:-

HISTORY OF TITLE PROPERTY

Originally Survey No. 743/4 and T.P. No. 149 and Gat No.1467+1468 was belonging to Zipru Sahadu Patkari, Zipru Sahadu Patkari was died on 7/4/1946 after his death his legal heirs namely Rukhmabai Zipru Patkari entered in the revenue record. Accordingly M.E. No. 5840 was effected in the revenue record on dt.20/6/1946. After that in the year 1952-1953 name of Ramdas Sonu Mali was entered in the record as a Ordinary Kul of Survey No. 743/4. Accordingly M.E. No. 10055 was effected in the

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revenue record on dt.11/12/1954. After that Ramdas Sonu Mali was handover possession to owner namely Rukhmabai Zipru Patkari on dtd. 8/5/1957. So name of Ramdas Sonu Mali was deleted on record. Accordingly M.E. No. 10651 was effected in the revenue record on dt.25/7/1957. After that Hon'ble Tahasildar Amalner was regrant Survey No. 743/4 to owner Rukhmabai Zipru Patkari. Accordingly M.E. No. 12253 was effected in the revenue record on dt.5/9/1965. After that Rukhmabai Zipru Patkari was paid Nazrana amount to Government of the order of Hon'ble Tahasildar Amalner. Accordingly M.E. No. 12701 was effected in the revenue record on dt.22/5/1967. After that Rukhmabai Zipru Patkari was sold said property to Vitthal Mahadeo Bhamare and Traymbak Mahadeo Bhamre for the consideration of Rs. 10000/- by way of Regd. Sale deed in the year of 1968. Accordingly M.E. No. 12845 was effected in the revenue record on dt.23/2/1968. After that Vitthal Mahadev Bhamare and Tryambak Mahadev Bhamre was madeout partition, as per partition Survey No. 743/4 was divided equally to each other. Accordingly M.E. No. 13424 was effected in the revenue record on dt.5/5/1971. After that Survey No. 743 was converted in T.P. no.149 and T.P. No. 149 was converted in Gat No. 1467+1468.

After that Vitthal Mahadev Bhamre was transferred Gat No. 1468 to Ramakant Vitthal Bhamare. Accordingly M.E. No. 166 was effected in the revenue record on dt.6/12/1977. After that Tryambak Mahadev Bhamare was sold Gat No.1467 to Vasant Traymbak Bhamare, Prabhakar Traymbak Bhamare, Sharad Traymbak Bhamare, Subhash Traymbak Bhamare for the consideration of Rs.373000/- by way of Regd. sale deed on dtd. 18/6/2001. Accordingly M.E. No. 16567 was effected in the revenue record on dt.29/6/2001.After that Vasant Tryambak Bhamare was died on dtd.17/2/2010. After his death his legal heirs namely Sulochana Vasant Bhamare, Suhas Vasant Bhamare, Pravin Vasant Bhamare, Vivek Vasant Bhamare and Mrs. Seema Vinod Bhamare entered in the revenue record of Gat No. 1467. Accordingly M.E. No. 27829 was effected in the revenue record on dt.20/9/2010. After that Ramakant Vitthal Bhamare was died on dtd.31/7/1988. After his death his legal heirs namely Ajay Ramakant Bhamare,Nilesh Ramakant Bhamare, Sachin Ramakant Bhamare, Sangita Narendra Wani, Swati @ Vijaya Hemant Sonkule entered in the revenue record. Accordingly M.E. No. 28499 was effected in the revenue record on dt.29/1/2011. After that Sangita Narendra Wani and Vijaya @ Swati Hemant Sonkule was relinquished their rights in favour of Ajay Ramakant Bhamare and Sachin Ramakant Bhamare by way of Reg. Relinquished Deed. Accordingly M.E. No. 40505 was effected in the revenue record on dt.7/5/2015. After that Subhash Tryambak Bhamare and others was sold said property to Shri. N.T. Mundada Park through its partner Shri. Narayandas Tejkaran Mundada and others for the consideration of Rs. 2,80,00,000/- (Rs. Two Crore Eigty Lacs only) by way of Regd. Sale deed on dt. 29/9/2015. Accordingly M.E. No. 41301 was effected in the revenue record on dt.30/9/2015.

In my opinion Shri. N.T. Mundada Park throught its partner (1)Narayanda Tejkaran Mundada,(2)Omprakash Nararyan Mundada,(3)Chhaya Omprakash Mundada, (4)Narendra Narayan Mundada, (5)Anil Narendra Mundada,(6)Shirish Narayandas Mundada, (7)Vaishali Shirish Mundada,(8) Amey Omprakash Mundada,(9) Abhiman Narendra Mundada,(10)Shubham Shirish Mundada are the legal and absolute owner of said Title property i.e. Survey No. 743/4 @ T.P. No. 149 @ Gat No. 1467+1468. The said property is free from all encumbrances.

Title property is clear and said property is marketable and valuable one.

	Details	Remark of counsel
1.	Whether the documents of title given raise any doubts or suspicion	No
2.	Have the title deeds has been compared with those at registrars office & particulars tally.	Yes

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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.	**No**
7.	Whether the user land has been converted under land revenue law ? Whether N.A. permission / change of user permission is obtained.	**N.A.**
8.	Whether required documents are available for creating valid equitable mortgage ?	**Yes, Documents are available for creating mortgage.**
9.	What is the tenure of land ? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	**Question does not arise**
10.	Whether the land is adiwasi (Tribunal) 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.	**Yes, they are ready to mortgage their shares.**
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 ?	**No**
15.	Whether Commencement Certificate issued?	**No**
16.	Whether Completion Certificate obtained?	**No**
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 : Finding on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto date or payable)	**Yes**
21.	In case of companies / societies / association / trust whether	**N.A.**
a.	Memorandum / bye laws of the company / society / association authorize to offer its property (ies) as security	**N.A.**
b.	Requisite resolution 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.**

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e.	Details of the properties together with the documents are mentioned under such resolutions	N.A.
f.	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 association	N.A.
g.	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 safeguard 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
a.	Whether the chain of title is complete without any missing links.	Yes
b.	Whether any other documents to be obtained / compliance to be made so as to create valid mortgage.	Yes, Documents are completed for the purpose of mortgage.

Certificate of title and No encumbrance

I have examined the original title deed relating to the above property situated at **Amalner** 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 **13** years (Original fee receipts is enclosed herewith this report bearing SR No.**58** dtd.**11/1/2016**).

I certify that ***Shri. N.T. Mundada Park throught its partner (1)Narayanda Tejkaran Mundada,(2)Omprakash Nararyan Mundada,(3)Chhaya Omprakash Mundada, (4)Narendra Narayan Mundada, (5)Anil Narendra Mundada,(6)Shirish Narayandas Mundada, (7)Vaishali Shirish Mundada,(8) Amey Omprakash Mundada,(9) Abhiman Narendra Mundada,(10)Shubham Shirish Mundada*** has an absolute, clear and marketable title over the property / ies shown above. I further certify that the documents of title referred 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 / Repgd. Mortgage.

Place :- Amalner
Date : 12/1/2016

Signature of the Advocate who has scrutinised the title deeds / documents.
ADV. SHYAM D. JADHAV, AMALNER

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