

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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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	24-03-2008	M.E. No. 672 Date 18-04-1983,	True Copy
2	24-3-2008	M.E. No. 675 Date – 18-04-1983,	True Copy
3	24-03-2008	M.E. No. 768 Date – 28-01-1984	True Copy
4	01-03-2012	M.E. No. 4418 Date 01-09-1992,	True Copy
5	24-03-2017	M.E. No.8705 Date 5-10-1998	True Copy
6	24-03-2017	M.E. No. 9755 Date 19-10-1999,	True Copy
7	24-03-2017	M.E. No. 30938 Date 05-05-2014, M.E. No. 33836 Date 15-12-2016,	True Copy
8	24-03-2017	7/12 Extract Gat No. 1048, 1049, 1050, 1051 in Plot No. 1 to 5	Original



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

The Gat No. 1048 to 1051 in which Plot No. 1 to 5 (Consolidated in only one Plot) admeasuring total area 1967.43 Sq mtr. Open Plot situated at Chopda, Tal. Chopda, Dist. Jalgaon.

**Boundaries**

East : Gat No. 1046
West : 24 mtr. DP Road & Gat No. 1052
North : Gat No. 1052
South : Gat No. 1044

The above boundaries mention in N.A. Sanction Plan by Collector.

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 Sau. Mandodharibai Wife of Jagatrao & others Four. On dated 3-3-1981 they sold this Property to Shri. Rangrao Madhavrao Patil by Registered Sale deed M.E.No. 672 is effected as on date 18-4-1983. Then after previous Owner Shri. Rangrao Madhavrao Patil died on date 31-3-1983 after his death this Property was transfer to his successor that is one wife, & four son Namely 1) Parvatabai Rangrao Patil, 2) Vishvasrao, 3) Rajendra, 4) Dinkarrao, 5) Babanrao the M.E. No. 675 is effected as on dated 18-04-1983. Then after this land was converted for old tenure (Condition) by order of Collector the M.E.No. 768 is effected as on dated 28-1-1984. One of Legal heir Shri. Dinkerrao Rangrao Patil died on date 22-11-1989 his Legal heir Wife, One son, Two Daughter Namely wife Pramilabai, Son Pankaj, and daughter Kavita & Madhuri name was Recorded by M.E.No. 4419 is effected as on dated 1-09-1992.

This Agricultural Land Converted in to Non Agricultural Land by order of Collector date 5-10-1998 in case No. SR1011/98 by M.E.No. 8705 is effected as on dated 5-10-1998. Then after this Non Agricultural land Area 1967.43 sq. mtr. Purchase by Pankaj Suresh Borole from Parvatabai Rangrao Patil (HUF) by registered sale deed the M.E.No. 9755 is effected as on dated 19-10-1999 & Shri. Pankaj Suresh Borole become a absolute Owner of area 1967.43 sq. mtr. In Gat No. 1048 to 1051 & Part of this Gat No. 1048 to 1051 area 1967.43 sq. mtr. In which Plot No. 1 to 5 was Converted Non Agricultural Purpose by Order of Collector Jalgaon on dated 27-12-2013 the M.E.No. 30938 is effected as on dated 5-5-2014. As per M.E.No. 33836 is effected as on dated 15-12-2016, as per the Order of SDO Amalner the Plot No. 1 to 5 in Gat No. 1048 to 1051 all Plot was Consolidated in only one Plot.



As per the above Change of Transaction Shri. Pankaj Suresh Borole today is absolute owner & Possessor the above described Property.

In this Shri. Pankaj Suresh Borole become the owner and possessor of Gat No. 1048 to 1051 in which Plot No. 1 to 5 (Consolidated in only one Plot) admeasuring total area 1967.43 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 R/o- Chopda, 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 advances and for the last 30 years in all other cases.	:	Registered mortgage. / <i>sale</i>
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	:	No



	or by a Registered mortgage or by any other mode of mortgage?	
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.

The mortgage is created will be perfect and available to the bank for the liability of the intending of the property Gat No. 1048 to 1051 in which Plot No. 1 to 5 (Consolidated in only one Plot) admeasuring total area 1967.43 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. **1637**/2017

Dated **5**-04-2017

Place : **Chopda**

Date : **5**-04-2017

Prasad B. Kabre

Adv. Prasad B. Kabre

Legal Advisor

