Sagar S. Patil
(Advocate)
Fulle Colony, Bhadgaon Road
CHALISGAON 424 101
Dist - Jalgaon
Mob : 9420108663

Date : 19 / 5 /2018

TITLE SEARCH CUM LEGAL SCRUTINEY REPORT

TO WHOM SO EVER IT MAY CONCERN

Dear Sir/Madam,

Sub :- Legal Scrutiny Report in respect of t he file of
Shri. Mohan Bhimaji Lad,
r/o. Vrundavan Colony, In front of Kargaon Naka,
Chalisgaon, Tal. Chalisgaon, Dist. Jalgaon

As desired by you, I/we are furnishing hereunder the legal scrutiny report with title search in respect of the property (Described in part I hereto)

PART - I

DESCRIPTION OF THE PROPERTY :-

All that piece and parces property be a Sale property bearing **limits of Municipal Council Chalisgaon, Agril. Survey No. 462/A, Plot No. 27, total area of property is 331.87 Sq.mtrs. as per 7/12 extract of property, property SITUATED AT CHALISGAON, TAL. CHALISGAON, Dist. Jalgaon,** within the limits of Municipal Council & bounded as follows,

East :- Plot No. 26
West :- Road
South :- Plot No. 18 and 17
North :- Road

19/5/2018
SAGAR S. PATIL
ADVOCATE
CHALISGAON, DIST. JALGAON

PART - II

NAME OF APPLICANT :- **Shri. Mohan Bhimaji Lad**

PART - III

NAME OF CO- APPLICANT :-

PART - IV

NAME OF PRESENT OWNER :- **Shri. Mohan Bhimaji Lad**

PART - V

List of documents submitted before me/ us for scrutiny and legal opinion

1) Photocopy of **Reg. No. 368/2009, dated 22/1/2009** executed by **Shri. Vinayak Laxman Kumavat, r/o. Chalisgaon, Dist. Jalgaon** in favour of **Shri. Mohan Bhimaji Lad,** r/o.Vrundavan Colony, In front of Kargaon Naka, Chalisgaon, Tal. Chalisgaon, Dist. Jalgaon.

2) Reg. Sale Deed

3) 7/12 extract of Property

4) Index II of property

5) Mutation Entry No. 35579, dated 17/5/2018

6) Mutation Entry No. 18362, dated 11/5/2018

7) Mutation Entry No. 18572, dated 17/5/2018, Terms & Condition

PART VI

FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE)

It appears that All that piece and parcel property bearing **limits of Municipal Council Chalisgaon, Agril. Survey No. 462/A, Plot No. 27, total area of property is 331.87 Sq.mtrs. as per 7/12 extract of property, property SITUATED AT CHALISGAON, TAL. CHALISGAON, Dist. Jalgaon,** was owned & possessed by **Shri. Vinayak Laxman Kumavat, r/o. Chalisgaon, Dist. Jalgaon** he sold the said property to & in favour of **Shri. Mohan Bhimaji Lad,** r/o.Vrundavan Colony, In front of Kargaon Naka, Chalisgaon, Tal. Chalisgaon, Dist. Jalgaon **on dated 22/1/2009.**

The said **Sale deed** is registered in the office of sub registrar **CHALISGAON** at **Reg. No. 368/2009, dated 22/1/2009** in that respect

10/1/2018

SAGAR S. PATIL
ADVOCATE
CHALISGAON, DIST. JALGAON

Mutation was recorded in Talathi Record . Thus by vertue of the said sale deed, the applicant/ purchaser has acquered title interest in the said Property.

No Charge, No any dues or encumbrances to the above property.

PART - VII

OTHER PROVISIONS :-

5.1 Whether provisions of Urban Land Ceiling Act are applicable ? No.

5.2 Whether property to be given as security is subject to any minor's claim/share ? No.

5.3 Whether the property is affected by any revenue and tenancy regulations ? No.

5.4 Whether the user land has been converted under Land Revenue Law ? Yes.

5.5 Whether all original chain documents of the property have been scrutinized ? Yes.

5.6 Whether required documents are available for creating mortgage ?

5.7 Whether all previous owners had the right/ competency to transfer the property ? Yes.

5.8 Whether proposed mortgage by deposit of title deeds is possible ?

5.9 Whether the property is lease land ? If yes, then what is the tenure of the lease ? No

5.10 Whether the land / property is joint family property ? No.

5.11 Is the land / property / flat is subject to any reservation ? No .

13/8/2018

SAGAR S. PATIL
ADVOCATE
CHALISGAON, DIST. JALGAON

PART - VIII : **CERTIFICATE :-**

I have perused the documents forwarded to me and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 2005 to 2018 on **dated** १९/५/२०१८ **vide receipt No.** 1303. The said property is free from all sorts of encumbrance, Lien, charges, mortgages etc.

I further certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage in favours of

The following original documents are reqired to be deposited for creation of Mortgage :-

1) Photocopy of **Reg. No. 368/2009, dated 22/1/2009** executed by **Shri. Vinayak Laxman Kumavat, r/o. Chalisgaon, Dist. Jalgaon** in favour of **Shri. Mohan Bhimaji Lad,** r/o.Vrundavan Colony, In front of Kargaon Naka, Chalisgaon, Tal. Chalisgaon, Dist. Jalgaon.
2) Reg. Sale Deed
3) 7/12 extract of Property
4) Index II of property
5) Mutation Entry No. 35579, dated 17/5/2018
6) Mutation Entry No. 18362, dated 11/5/2018
7) Mutation Entry No. 18572, dated 17/5/2018, Terms & Condition

PART VI

Remarks, if any :-

Date : १९/५/२०१८

Thanking you

१९/५/२०१८

Sagar S. Patil
(Advocate)

SAGAR S. PATIL
ADVOCATE
CHALISGAON, DIST. JALGAON

Encl: Search fee receipt