PRASAD B. KABRE
B.Sc. (Agri) LL.B.
ADVOCATE
Near Goll Mandir,
Chopda,Dist. Jalgaon
Mo. 9423188088

LEGAL SCRUTINY REPORT

NAME OF THE BRANCH SEEKING OPINION

To Whomever Is Concern

NAME OF THE PERSON OFFERING THE SEARCH REPORT

1)Sau. Surekha Satish Behade

2)Sua. Rohini Sunilkumar Deshpande

3)Sunil Govindrao Deshpande

R/o- Chopda,

Tal. Chopda Dist. Jalgaon

132/0 — इतर पावती Original/Duplicate

Tuesday,15 October 2019 5:05 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7012 दिनांक: 15/10/2019

गावाचे नाव: चोपडा

दस्तऐवजाचा अनुक्रमांक: चपड-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड.प्रसाद बन्सीलाल कावरे रा चोपडज

वर्णन चोपडा गट न 1101 मधील प्लॉट नं 7व9 या मीळकतीचा शोध अर्ज सन 2005 ते 2019 एकूण 15 वर्षे

शोध व निरीक्षणे	रु. 375.00
एकूण:	रु. 375.00

Sub Registrar Chopada

सह-दुय्यम निबंधक वर्ग-२

चोपडा

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007361984201920E दिनांक: 15/10/2019

बँकेचे नाव व पत्ता:

Prasad B. Kabre
B.Sc. (Agri) LL.B.
ADVOCATE
Near Goll Mandir,
Chopda,Dist. Jalgaon
Mo. 9423188088

LEGAL SCRUTINY REPORT

To,

Whomever is concern,

Dear Sir,

With reference to your oral request dated **12-10-2019**. I submit my legal Scrutiny Report as under:

1. **Name and address of the Mortgagor / title holder:**

   1) Surekha Satish Behde

   2) Rohini Sunilkumar Deshpande

   3) Sunil Govindrav Deshpande

   R/o- Chopda, Tal. Chopda, Dist. Jalgaon

2. **Details / description of the documents scrutinized:**

S.N.	Date of Document	Name of the Document	Whether Original / Certified / Photocopy /
1	29-09-1986	M.E. No. 1447	True Copy
2	23-09-1988	M.E. No. 2109 N.A.Order	True Copy
3	24-02-1989	M.E. No. 2261	True Copy
4	17-07-1990	M.E. No. 3012	True Copy
5	27-09-1991	M.E. No. 3567	True Copy
6	24-04-1998	M.E. No. 83010	True Copy
7	21-12-1988	M.E. No. 2169	True Copy
8	23-08-2019	M.E. No. 41074	True Copy

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

The Gat No. 1101 in which Plot No. 7 & 9 admeasuring total area 701.68 Sq mtr. Assessment of Rs. 735 situated at Chopda, Tal. Chopda, Dist. Jalgaon (Before Amalgamation of 7 & 9 area a Plot No. 7 is 205.18 sq.mtr. & Area Plot No. 9 is 496.50 sq.mtr.)

...2...

Reg. No. MAH/1388/1982 9423188088 Near Goll Mandir, Chopda, Dist. Jalgaon

Boundaries

East	:	Plot No. 6
West	:	9 mtr. Road
North	:	Chopda Yawal Road
South	:	6 Mtr. Road
		The above boundaries mention in the sale deed

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

That The said Property had agricultural land bearing Gat No. 1101 Chopda Dis. Jalgaon Own & Possessed by Motilal Kashiram Mali as per the M.E. No. 1447 its appear that On 27/09/1986. Shri. Motilal Kashiram Mali become absolute owner of Gat No. 1101 by way of partition amongst be two brothers namely Hiralal Kashiram Mali & Tukaram Kashiram Mali.

Thereafter Previous Owner applied before S.D.O. Amalner for conversion for Non agriculture Land in year 1998. The S.D.O. Amalner by his order in case no. NA/SR/37/88 pass & order. The agriculture land is converted for Non Agriculture with certain condition the lay out passed by proper sectioning authority in that lay out of this gat No. 1101. They are two separate Plot having Plot No. 7 & Plot No. 9.

History Of Plot No. 9 – The Plot No. 9 previously own by motilal kashiram Mali & on dated 24/02/1989 Dr. Suresh Pandit Borole & Suresh Magan Badgujar Purchase this Plot No. 9 from motilal Kashiram Mali by registered sale deed, M.E. No. 2261 appear The owner ship about the purchaser then suresh pandit Borole & other had sale this Plot No. 9 to pushpabai Nanasaheb Devre through registered Sale deed dated 05/03/1990 & thereafter as per M.E.No. 3567 pushpabai W/o Nanasaheb Devre sale this Plot to Dr. Sunil Govind deshpande & Sau. Surekha Satish Behde by registered Sale Deed dated 20/07/1991. Thereafter they are become absolute owner & Possessor Plot No. 9.

History Of Plot No. 7 – Previously The Plot No. 7 Owned & Posses by Motilal Kashiram Mali as per the M.E.No. 2169 it shown that 1) Basantbai Dattatray patil Purchased this Plot on dated 16/11/1988 from Motilal Kashiram Mali by way of the registered sale deed. As per the M.E.No. 8310 Plot No. 7 is transferred by way of sale

deed in the name of sau. Surekha satish Behde, Dr. Sunil Govindram Deshpande & Sau. Rohini sunil Deshpande from Basantibai Dattatray Patil. Thereafter lastly we above named title holder become absolute owner & Possessor of this Plot.

After Amalgamation Plot No. 7 & Plot No. 9 - In Gat No. 1101 having Plot No. 7 Area 205.18 sq. mtr. & Plot No. 9 Area 496. 50 sq.mtr. after Amalgamation order about Plot No. 7 & 9 total area 701.68 sq. mtr. The Plot Owner applied for amalgamation for Plot No. 7 & 9 before Tahasildar Chopda & S.D.O. Amalner for getting amalgamation & as per the mutation entry no 41074 the order of S.D.O. Amalner give a permission for amalgamation of Plot No. 7 & 9 by order in case no. Land/Amalgamation/SR/14/2019 dated 07/08/2019 & Amalgamation Plan was sanction & approved from Town Planning authority & Chopda Municipal Council.

In this ~~Shri Ramesh Gyanoba Shinde~~ Above name Surekha satish Behede Gathers become the owner and possessor of Gat No. 1101 in which Plot No. 7 & 9 admeasuring total area 701.68 Sq mtr. Assessment of Rs. 735 situated at Chopda, Tal. Chopda, Dist. Jalgaon In the area which is mentioned above-

5.	Search the investigation	:	15 Years Plus
5.1	The persons who is / are the present owners of the property / ies.	:	1) Surekha Satish Behde 2) Rohini Sunilkumar Deshpande 3) Sunil Govindrav Deshpande 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, and for any all-purpose under T.P.Act.
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 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, or lease, sale deed and other.
5.10	Any additional documents / precautions, required to be taken.	:	Document mentioned.

6) CERTIFICATE

I have scrutinized the all related document, Mutation Entries, title deed, intended to be deposited relating to the properties to be offered as for rare purpose for, security by way of equitable Mortgage, registered Mortgage or lease or any kind transferred

under Transfer of Property Act and that the document of title referred to above are perfect evidence of title & if the said documents are deposited for equitable mortgage & registered mortgage & all any kind of transferred is created in the manner of required by law it will satisfied the requirement of creation per equitable mortgage, registered Mortgage & other purpose & what so ever what could be seen from the encumbrances certificate from period of 15 years pertaining to the immovable properties converted by above said title deed.

The mortgage is created will be perfect and available to the bank for the liability of the intending of the property Gat No. 1101 in which Plot No. 7 & 9 admeasuring total area 701.68 Sq mtr. Assessment of Rs. 730 1) Surekha Satish Behde, 2) Rohini Sunilkumar Deshpande, 3) Sunil Govindrav Deshpande 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 No encumbrances on this Property.

Opinion - In my Search of this Property I come with conclusion that there is not any subject land is prohibited for transfer under any law which prevent any fragmentation or reservation of this Plot No. 7 & 9 & there is no any charge on the land under Maharashtra state Co.Op. Society Act but this Land is free from encumbrances And having clear and Markatable title.

I certify that **1) Surekha Satish Behde, 2) Rohini Sunilkumar Deshpande, 3) Sunil Govindrav Deshpande 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. 7011/2019 Dated : 15-10-2019

Place : **Chopda**
Date : 15-10-2019

Prasad B. Kabre
Near Gol Mandir, Chopda, Dist.Jalgaon
ADVOCATE
Reg. No.
MAH/1288/1968
9423188088

Adv. Prasad B. Kabre
Legal Advisor

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फेरफारांची नोंदवही (फेरफार पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ९

गाव चोपडा तालुका चोपडा जिल्हा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चावणी अधिकार आधाराखरी किंवा
२)	ता० २५/८/८६ फेरफारनुसार खरेदीदस्त नोंदणी क्रमांक रजिस्टर नं. ४ प्रमाणे खरेदीची नोंद १९०६ ०-६१ ५-३१ १) मोतीराम=गोपीनाथ पाटील चतुर्सीमा २) मोतीराम=पांडुरंग पाटील ३) मोतीराम=गुलाब पाटील ०-५-४ चे मोतीराम=पांडुरंग १९०९ ०-०८ ८५ मोतीराम=गोपीनाथ वरील जमीन वाटणी दस्तान्वये मुरलीधर यांचेकडे तलाठी कजगे चोपडा	गट नं १९६५ १९०९ ५१०	
१४८८	ता० २७/८/८८ रवंदेदीनुसे रवंदेदीदार १) मनिचंद्र=गोपीचंद्र पाटील वगै— २) उखाबाई=मनिचंद्र पाटील चोपडा दुय्यम	१९७५ पै ३० २००५	

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Tahsildar, Chopda

Tahsildar & Chopda Dist.

Prasad B. Kabre
Reg. No.

म. म. ८ म.
R. V. 8 m.

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फेरफारांची नोंदवही (हस्तलिखित पद्धत)

[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवहया (तयार करणे व सुरक्षितता ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : तळाठी तालुका : चोपडा जिल्हा :

नोंदवही अनुक्रमांक	संपादित फेरफार अधिकाराचे स्वरूप	परिणाम झालेले गुणमापन व उपविभाग क्रमांक	चावडी अधिकाऱ्याची आज्ञावरी किया करा
3090	ता. १७-७-८९ तलाठी तलाठी रोहन घेवरे चेतनकुमार दो कोमल दो पत्र को ओ चोपडा को ओ नेमनाट नेमरा शासकीय नौ एजट रोहन घेवरे रहिवासी दादरवाडी तेमवाड	शेतजमीन ८ ब रहिवासी प्लाटचे	पेंडेंडीचे वर्षी विभाजे आहिजे भंजूर 15/1 सही चोपडा
	आजी कोहिनी दादर हेदेव्या ओमनिवडि प्लाटचे ३८ क्षेत्र ३५८ चौमी रु. १,००,००० रोजी तलाट रोहन घेवरे यांचेकडे दिलेली	३८ (अ) (३) ३८	
	प्लाटचे फेरफार नोंदवही		
	तळाठी, कसबे चोपडा		
3091	ता. १७-७-८९ रवेरदीकुमे रवेरदीफेरफार पुढीलप्रमाणे नोंदवेत रवेरदी देणार (1) शांतिलाल तलमिंदे चोपडा हेदेघेणारी व्यु दिलीपकुमार चंदरे यादि (3) प्रभाकर वैकुंठराव पाटील यांचे खेरीज इतर आजी हयात वारसा	प्लाटनंबर ८५ रहिवासी प्लाटनं. ८१ ८५	सुधारेसु २ची नमुद आहिजे नोंदी आहे. भंजूर 15/1 सही चोपडा
	वेदेवला ओमनिवडि प्लाटचे ८१ क्षेत्र ३५८ चौमी रु. ३,००,००१- (तीन लाख एक रुपये फक्त) रोजी रवेरदीदिले	८५	
	तळाठी, कसबे चोपडा		
3092	ता. १७-७-८९ रवेरदीकुमे रवेरदीफेरफार पुढीलप्रमाणे नोंदवेत रवेरदी देणार (1) सुरेशकुमार बदलुभ (2) सुरेखा पत्नि कोमोद मानी वादृ प्लाटचे वेदेवला ओमनिवडि प्लाटनं ९१८ ४९६-५० चौमी रु. ३०००० रोजी रवेरदीदिला (तीन लाख रुपये फक्त) (तो पुन्नी प्लाटचे देवले नोंदवेत)	प्लाटनंबर १०१ रहिवासी प्लाटनं ८ (अ) (३)	सुधारे सु २ची नमुद आहिजे नोंदी आहे. भंजूर 15/1 सही चोपडा
	तळाठी, कसबे चोपडा		
3093	ता. १७-७-८९ रवेरदीकुमे रवेरदी देणार: मिलिंदकुमार नेमू जोशी व इतर. रंजना लक्ष्मणराव चौधरी यांचेकडे	प्लाटनंबर १६ अ, ब रहिवासी नं.	सुधारे सु २ची व नमुद आहिजे

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म.म./R.V.Bm.

फेरफारांची नोंदवही (फेरफार पत्रक)

(महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७० याचे नियम १०)

गाव: चोपडा तालुका: चोपडा जिल्हा: जळगाव

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग-क्रमांक	चावडी अधिकाऱ्याची आद्याक्षरी किंवा शेरा
२१५८	दि. २१-१२-८८ खरेदीपोटे खरेदीदार: पुरुषोत्तम कैलास पाटील खरेदीदार: सौ.सविता पुरुषोत्तम पाटील यांनी कायदा दस्तावर केलेल्या अभिलेखाप्रमाणे खाते ८ क्षेत्र १.६२-३० चौ.मि. रु.रु ४०००/- देवून खरेदी दिलेल्यापैकी १.६२.० आकार यांनी कैफियत नोंद केली (एम. वी. साळुंखे) हुद्दा कनिष्ठ सहायक	गट नंबर १२१/१ १.०९ हेक्टर खाते ८ (३५ (१३ ५८३	अ.२.उगार महिला जाबो.अ. मंजूर 10/11/89 स.वि.चोपडा
२१५९	दि. २१-१२-८८ खरेदीपोटे खरेदीदार: पांडुरंग निवृत्ती पाटील खरेदी देणार: सौ.सविता पुरुषोत्तम पाटील यांनी कायदा दस्तावर केलेल्या अभिलेखाप्रमाणे खाते ८ क्षेत्र २०५-०० चौ.मि. रु.रु ५०००/- देवून खरेदी दिलेल्यापैकी रु.२.उगार यांनी कैफियत नोंद केली (एम. वी. साळुंखे) हुद्दा कनिष्ठ सहायक	गट नंबर १२१/१ ०.२१ हेक्टर खाते ८ (३५ (१३ ५८३	अ.२.उगार महिला जाबो.अ. मंजूर 23/11/89 स.वि.चोपडा

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