Bank Security would be jeopardized because of encumbrance - Manner & cost of removal of encumbrance -	
1) Regulatory issue	
• Whether the property is affected by land ceiling law : No • Whether the property is affected by land fragmentation law : No • Whether the property is affected by Forest law : No • Whether the property is affected by Planning law : No • Whether the property is affected by Urban land ceiling law : No • Whether the property is affected by Rent Restriction /Control law : No • Whether the property is affected by Environment law : No • Whether the property is affected by user restriction under Muncicipal /Revenue law No Any other regulatory issue relating to property such as requirement of permission from Development Authority under law relating to industrial & parks : No	
• How on encumbrance • How far such an Encumbrance would affect the value of the property – • Any permission /approval are required for the Bank to create security – • The extent to which Bank Security would be jeopardized because of encumbrance - • Manner & cost of removal of encumbrance	Not Applicable

2) List of document /deeds provided to the Advocate &perused by him

No	Date	Description of documents	Whether,original /Zerox

ॲड. नुर मोहम्मद
वसंत टॉकीजचे मागे,भुसावळ.
मो. 9325998911,9545053989

1			
2	07/08/2015	Registered sale deed at Sr.no1804/15	Original
3	30/03/2017	Registered sale deed at Sr.no1158/17	Original
4	06/08/2020	7/12 Extract	Certified

3) List of document found out ,while examining the deeds as about and in the search in the offices of registrar /revenue authorities affecting the property & examined	N.A
4) List of further document called for examination and perused	No
5) Whether the documents examined are duly stamped as per the stamp act	Yes
6) Whether the registration endorsements are in order	Yes
7) Certificate of Examination	This is certify that I have examine each & every page of the documents required to giving the Title clearance under the documents are valid and legal I further certified that the stamp used on the main title deed is genuine and document are duly registered.
8) Certificate of Title	This is to certify that the title of the land /property of the present land owner ate clear an marketable without an further

Thanks

वसंत टॉकीजचे मागे,भुसावळ.
मो. 9325998911,9545053989

	Act on the part of him .I also confirm that the property is enforceable under securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act 2002 I further confirm that there is no litigation is pending before any court of law in respect of the referred property
9) List of document to be deposited for creating the mortgage by deposit of title deeds	a) Registered sale deed b) Fresh 7/12 extract c) Valuation Report d) Memorandum ,Declaration & Affidavit of Borrower OR Register simple mortgage deed
10) Any other suggestion or Advise to protect the security of the bank	Equitable Mortgage or Register mortgage deed and copy of index II or Mortgage deed to be obtained and concern Talathi should be inform in writing for creation fo bank charge or 7/12 extract of the property

CERTIFICATE

I have taken a search & scrutinized all the relevant documents S.No.39/2 plot no 3 total adm 273.50 sq.mtr 0-8-0 north side up on it a constructed 30 sq.mtr old municipal house no 8/1008 new municipal house no 8/257 situated at Bhusawal within municipal limits bhusawal tal bhusawal Dist Jalgoan owned by shri sayad

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मो. 9325998911,9545053989

Zahidali jamatali and saiyed Azhar ali jamat ali Both R/o anjuman sxhool road jam mohalla near zam zam lodge bhusawal and that documents of titile referred to above are perfect evidence of title and that if the said documents are registered for purpose of registered mortgage then the registered mortgage is cerated in the manner required by law it will satisfy the requirements of creation of registered mortgage And further certify that :

There is no prior mortgage

The property /ies is /are subject to the payments of Rs NIL

Provision of urban land/celling and Regulation act 1976 are not applicable

I certified that shri sayad Zahidali jamatali and saiyed Azhar ali jamat ali Both has valid clear and marketable title to the property

Bhusawal

Signature of advocate
Noor Mohammad

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मो. 9325998911, 9545053989