

10. In case of creation of mortgage by deposit of title deeds. I certify that the deposit of following documents i.e.

- Original sale deed dt.21/04/2018 bearing Sr.No.2185/2018
 - Original sale deed dt.21/05/2018 bearing Sr.No.2792/2018
 - Original sale deed dt.01/08/2018 bearing Sr.No.4584/2018
 - Certified copy of mutation entry No.13563 dt.24/05/2018.
 - Certified copy of mutation entry No.13620 dt.14/06/2018
 - Certified copy of mutation entry No.13758 dt.21/08/2018
 - Recent / fresh certified copy of 7/12 extract of Plot No.1 to 29 from Gut No.441, of village Yelgaon showing **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** as exclusive owner and possessor of the same,
 - Certified copy of order passed by SDO Buldana dated 25/09/2018 bearing Rev.Case No.MRC-81/Yelgaon/37/2017-18 regarding sub division of Plot No.2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A & 27-B and 7/12 extract of sub divided plots.
- Would create a valid and enforceable mortgage.

Registered / Equitable mortgage deed may be obtained.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

DESCRIPTION OF PROPERTY

(As per registered sale deed dt.21/04/2018 Sr.No.2185/2018, sale deed dt.21/05/2018 Sr.No.2792/2018, sale deed dt.01/08/2018 Sr.No.4584/2018 and in view of order passed by SDO Buldana dated 25/09/2018 in Rev. Case No.MRC-81/Yelgaon/37/17-18)

Village	Taluka	Gut No.	Plot No.	Total Admeasuring	Share in mtrs.
Yelgaon	Buldana	441	1	199.87 sq.mtrs.	Full
			2-A	75 sq.mtrs.	
			2-B	75 sq.mtrs.	
			3-A	75 sq.mtrs.	
			3-B	75 sq.mtrs.	
			4-A	75 sq.mtrs.	
			4-B	75 sq.mtrs.	
			5-A	75 sq.mtrs.	
			5-B	75 sq.mtrs.	
			6	150 sq.mtrs.	
			7-A	75 sq.mtrs.	
			7-B	75 sq.mtrs.	
			8-A	75 sq.mtrs.	
			8-B	75 sq.mtrs.	
			9-A	75 sq.mtrs.	
			9-B	75 sq.mtrs.	
			10	172.50 sq.mtrs.	



			11-A	96.88 sq.mtrs.	
			11-B	96.88 sq.mtrs.	
			12-A	93.00 sq.mtrs.	
			12-B	93.00 sq.mtrs.	
			13-A	101.00 sq.mtrs.	
			13-B	96.50 sq.mtrs.	
			14-A	85.25 sq.mtrs.	
			14-B	90.25 sq.mtrs.	
			15-A	77.54 sq.mtrs.	
			15-B	79.96 sq.mtrs.	
			16-A	85.10 sq.mtrs.	
			16-B	82.08 sq.mtrs.	
			17-A	85.16 sq.mtrs.	
			17-B	86.71 sq.mtrs.	
			18-A	90.00 sq.mtrs.	
			18-B	90.00 sq.mtrs.	
			19-A	98.00 sq.mtrs.	
			19-B	99.37 sq.mtrs.	
			20-A	96.12 sq.mtrs.	
			20-B	99.38 sq.mtrs.	
			21-A	90.00 sq.mtrs.	
			21-B	90.00 sq.mtrs.	
			22-A	90.00 sq.mtrs.	
			22-B	90.00 sq.mtrs.	
			23-A	96.12 sq.mtrs.	
			23-B	99.38 sq.mtrs.	
			24-A	96.12 sq.mtrs.	
			24-B	99.38 sq.mtrs.	
			25-A	90.00 sq.mtrs.	
			25-B	90.00 sq.mtrs.	
			26-A	90.00 sq.mtrs.	
			26-B	90.00 sq.mtrs.	
			27-A	97.63 sq.mtrs.	
			27-B	92.25 sq.mtrs.	
			28	212.75 sq.mtrs.	
			29	192 sq.mtrs.	

Four boundaries of Plot No.1 to 29 which are jointly bounded as under :-

East : Field property of Shri Panjabi,

West : Buldana - Yelgaon road,

North : Field property of Shri Ingle & Shri Vispute,

South : Field property of Shri Jadhao.

HENCE THIS TITLE VERIFICATION AND SEARCH REPORT

PLACE : BULDANA
DATED: 29/08/2018.





इतर पावती

Wednesday, 29 August 2018 4:20 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7524 दिनांक: 29/08/2018

गावाचे नाव: येळगांव

दस्तऐवजाचा अनुक्रमांक: बलन-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: **अॅड. भैरव पांडे रा. बुलडाणा**

वर्णन शोध मीने येळगांव गट नं. 441 शोध सन 2006 ते 2018 (13 वर्ष)

शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar, Buldhana

ज. दुधने निबंधक वर्ग २१
बुलडाणा.

1); देयकाचा प्रकार: eChallan राकम: रु. 325/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005551331201819E दिनांक: 29/08/2018

बँकेचे नाव व पत्ता:

A F F I D A V I T

Name of Deponent : **Sukhakarta Builders & Developers through partners**
1. Sau.Urmila Ashwin Satpute
 Age – 34 years, Occ: Business
 R/o. Sunderkhed, Tq. & Dist. Buldana
2. Shri Gopal Pandurang Pandit,
 Age – 40 years, Occ: Business,
 R/o. Buldana, Tq. & Dist. Buldana

We the above named deponents most humbly state on oath as under :-

That, we are the owner and possessor of immovable property mentioned below :

Village	Taluka	Gut No.	Plot No.	Total Admeasuring	Share in mtrs.
Yelgaon	Buldana	441	1	199.87 sq.mtrs.	Full
			2-A	75 sq.mtrs.	
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North : Field property of Shri Ingle & Shri Vispute,

South : Field property of Shri Jadhao.

(Description of above referred plots and four boundaries are as per registered sale deed dt.21/04/2018 Sr.No.2185/2018, sale deed dt.21/05/2018 Sr.No.2792/2018, sale deed dt.01/08/2018 Sr.No.4584/2018 and in view of order passed by SDO Buldana dated 25/09/2018 in Rev. Case No.MRC-81/Yelgaon/37/17-18)

Which we have purchased by way of registered sale deed dt.21/04/2018, 21/05/2018 & 01/08/2018 and mutation entry have been recorded and certified in our names i.e. in the name of **Sukhakarta Builders & Developers through partners** and accordingly names are recorded in the 7/12 extract column regarding plots purchased on the basis of sale deed and we have applied before the Talathi to get these 7/12 extract prepared on the basis of order of sub division passed by SDO Buldana dated 25/09/2018. We are in peaceful possession and enjoyment of above referred property from the date of sale deeds.

We hereby state on oath that, there is no mortgage or charge over the above referred property and no court proceeding regarding the above referred property is pending before any court of law in India. We have paid all the taxes on the above referred plots and no tax is due on the above referred plots. We are having the exclusive right on the above referred property. We have not obtained or created any other charge from any other financial institution, bank on this property by executing any registered or un-registered document nor we have entered into any agreement with the above referred property with anyone. The above mentioned property is clear and readily marketable.

There is no other charge over this property and also there is no impediment in mortgaging this property with our bank. If, any adverse entry or charge is found over this property then for that reason, we will be held responsible for the same and will also be liable for criminal legal action and it will be our liability to pay loan amount and we will be responsible for any loss or damage on this behalf to the Bank and also liable for criminal as well as civil action.

Hence, solemnly affirmed and verified at Buldana on 28th day of September - 2018 at Buldana.





Deponents
Sukhakarta Builders & Developers
through partners

VERIFICATION

We, solemnly affirm and state on oath that the contents of the above said affidavit are true and correct to our own knowledge and information received to us. The same are believed to be true and correct thus, signed and verified at Buldana on this 28th day of September, 2018 at Buldana.





Deponents
Sukhakarta Builders & Developers
through partners.