

Then out of the said layout Mr. Omprakash Gangadaya Shukla sold out Plot No. 85 measuring about 150Sq.mtrs. to Mr. Vijaykumar Rameshkumar Chourasiya Vide Regd. Sale Deed Sr. No. 177 of Dt. 16/01/1986.

Thereafter out of the said layout Mr. Omprakash Gangadaya Shukla sold out Plot No. 84 measuring about 150Sq.mtrs. to Mr. Sanjaykumar Rameshkumar Chourasiya Vide Regd. Sale Deed Sr. No. 1944 of Dt. 28/07/1987.

Then Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya, jointly constructed an Apartment on those Plot No. 84 and 85 as per construction permission and sanctioned plan from M.C. Akola of Dt. 04/04/2018 & thereafter jointly executed DOD for the said apartment known as "Ekta Apartment" vide Regd. DOD Sr. No.1463 of Dt. 19/12/2019. The said Apartment comprising of six shops on Ground Floor, four residential units of First Floor and Four Residential Units on Second Floor.

That Mr. Sanjaykumar Rameshkumar Chourasiya obtained loan by mortgaging the Plot No. 84 with Sundarlal Saoji Urban Co-Op. Bank Ltd., Jintur, Br. Akola

Now out of the said Ekta Apartment Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya, jointly agreed to sale Flat No.1 of Ground Floor more particularly described in part-I above to present intending borrower Mr. Abhishek Pramraj Madalwar.

Perusal of the Documents reflects that the Plot No. 84 is under charge and encumbrance of Sundarlal Saoji Urban Co-Op. Bank Ltd. Jintur, Br. Akola and is marketable subject to repayment of outstanding loan and issuance of No Due Certificate.

V) SEARCH REPORT COVERING PERIOD OF 13 YEARS PRIOR TO SCRUTINY OF TITLE :

I have duly paid necessary charges with Sub Registrar Office, Vide Receipt No. MH013054283202021P of Dt. 12/03/2021 and inspected Index-II Registers. I also inspected the documents i.e. Title Deeds, Revenue Records to that effect.

Accordingly I confirmed that the subject matter of property is not subject to any acquisition proceeding and is not covered under or affected by urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of land to the persons belong to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of M.C. Akola

However the charge or any right created by unregistered documents in respect of the property in question could not be ascertained or discovered from the Public/Govt. Records. Hence by way of an abundant precaution, an affidavit from the owner of the property, be obtained, stating on oath that the title to the property in question is clear, unencumbered and free from any charge, loan and has not been sold, alienated, transferred in any way or no any third party interest is created by way of lease, rent or in any way.

VI DECLARATION REGARDING EQUITABLE MORTGAGE TO BE CREATED ON THE BASIS OF DOCUMENTS AS LISTED IN PARA. IV :

That after search and scrutinizing the documents produced before me as stated in Para. IV above, I Certify that Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya, are the recorded owner and holder of the subject matter of property described in Para-II, which is without any charge, loan or encumbrance and is marketable. Hence I am of the opinion that the aforesaid property can be accepted as Security for advancing loan to intending borrower/applicant by creating equitable mortgage as per the documents required prior to disbursement and at the time disbursement or any other type of mortgage of the subject matter of property, which Bank/Company deems fit and proper.

6) DOCUMENTS TO BE VERIFIED/COLLECTED BY TATA CAPITAL HOUSING FINANCE LTD., FOR CREATION OF EQUITABLE MORTGAGE :

A) DOCUMENTS REQUIRED TO BE COLLECTED PRIOR TO DISBURSEMENT :

CHALLAN
MTR Form Number-6

QRN		Barcode		Date	12/03/2021-10:37:17	Form ID
Department Inspector General Of Registration				Payer Details		
Search Fee				TAX ID / TAN (If Any)	Search Fee	
Type of Payment Other Items				PAN No.(If Applicable)		
Office Name ANK NOR SUB REGISTRAR AKOLA 1				Full Name	Adv Sanjeev R Bocharo	
Location AKOLA				Flat/Block No.	Kothari Nagar	
Year 2020-2021 One Time				Premises/Building		
Account Head Details			Amount In Rs.	Road/Street	Malkapur	
2020/2021 SEARCH FEE			325.00	Area/Locality	Akola	
				Town/City/District		
				PIN	4 4 4 0 0 4	
				Remarks (If Any)		
				Shop No. 1 of Ground Flr Ekta Aptt plot No. 84 and 85 F.S. No. 27 of		
				Mauje Naygaon Tq. Dist. Akola		
				Amount In	Three Hundred Twenty Five Rupees Only	
Total			325.00	Words		
Payment Details SSIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN	Ref. No.	10000502021031200394 0514850510623
Cheque/DD No.				Bank Date	RBI Date	12/03/2021-10:38:21 Not Verified with RBI
Name of Bank				Bank Branch	SSIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date	Not Verified with Scroll	

Engineering Co.

Mobile No. : 989044

NOTE - This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

अन्तराष्ट्रिय 'जिन्ना ट्रस्ट फॉर रीसेच' मध्ये मजदूर कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करतावाच्या दस्तांसाठी लागू नाही.

1822

To,
TATA Capital Insurance Finance Ltd., Bt. Ardie
Branch - Ardie, Dist. Ardie.

NAME & ADDRESS OF TITLE HOLDER & BORROWER:
Mr. Abraham Parnass, Madison
Rock Fall, Illinois, U.S.A.

PART I - DESCRIPTION OF THE PROPERTY:

All the REC. super Structures comprising of Shop No. 1 of Ground Floor having built up area about 52,000 sq. mtrs. along with 1/14th undivided share of land in an apartment known as "Elite Apartment" constructed on plot No. 84 & 85 measuring about 377sq.mtrs out of F.S. No. 27 of Marja (Happari), constructed and registered one as per order of SDO, Moha. Vide RC. No. 1648/241144/1997/571/545/84 of Dt. 24/12/1998, situated within the limit of M.C. Areas. Shop No. 1 is bounded by

East: Plot No. 78 and 79
North: Plot No. 83
West: Road
South: Structure No.

(M) DOCUMENTS SCANNED

Sl. No.	Nature of Documents	Initial Photographs	Parties to the Documents	Document No. of copy	Original Page
01	Agreement of Sale		Executed By : Mr. Sampath Kumar Ramakrishnan Chinnappa and Mr. Vijay Kumar Ramakrishnan Chinnappa in Favour of : Mr. Hariprasad Parvathi Murthy	-	Copy
02	Recd. DCD	19/12/2015	Executed By : Mr. Sampath Kumar Ramakrishnan Chinnappa and Mr. Vijay Kumar Ramakrishnan Chinnappa	1485	Copy
03	Recd. Sales Deed	26/07/1987	Executed By : Mr. Chinnappa Sampath Kumar in Favour of : Mr. Sampath Kumar Ramakrishnan Chinnappa	1546	Copy
04	Recd. Sales Deed	18/01/1986	Executed By : Mr. Chinnappa Sampath Kumar in Favour of : Mr. Vijay Kumar Ramakrishnan Chinnappa	171	Copy
05	71/2 order	26/02/2016	Mr. Sampath Kumar Ramakrishnan Chinnappa and Mr. Vijay Kumar Ramakrishnan Chinnappa	-	Copy
06	N.A. Order with Plan	26/10/1984	S.E.C. Madras	-	Copy
07	Construction Permission with Map	04/04/2016	M.C. Madras	-	Copy

IV) TRACING/FLOW OF TITLE OF THE SAID PROPERTY (CONSERVATIONS:

Perusal of documents, revenue records and aerial report shows that prior to year an agricultural land measuring about 92h.72h out of F.S. No. 27 of Mouja Harypoin was owned by Mr. Gopalakrish Gopalakrish Shukla, who then got it converted into residential use as per order of SDO, Nadia vide No. No. 1040/24Harypoin/51/1985-86 of Dt. 20/10/1986.

Sr. No	Nature of Documents	Dated/ Registered	Parties to the Documents	Document No. (if any)	Original Copy
01	Agreement of Sale	-	Executed By : Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya In Favour Of : Mr. Abhishek Paramraj Maddalwar	-	Copy
02	Regd. DOD	19/12/2019	Executed By : Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya	1863	Copy
03	Regd. Sale Deed	26/07/1987	Executed By : Mr. Omprakash Gangadaya Shukla In Favour Of : Mr. Sanjaykumar Rameshkumar Chourasiya	1844	Copy
04	Regd. Sale Deed	16/01/1986	Executed By : Mr. Omprakash Gangadaya Shukla In Favour Of : Mr. Vijaykumar Rameshkumar Chourasiya	177	Copy
05	7/12 extract	20/03/2018	Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya	-	Copy
06	N.A. Order with Plan	20/10/1984	SDO, Akola		Copy
07	Construction Permission with Map	04/04/2018	M.C. Akola	-	Copy
08	No Due Certificate	-	Sundarlal Sajji Urban Co-Op. Bank Ltd.,	-	Copy

B) DOCUMENTS TO BE COLLECTED AT THE TIME OF HANDING OVER CHEQUE :

Sr. No	Nature of Documents	Dated/ Registered	Parties to the Documents	Document No. (if any)	Original Copy
01	Regd. Sale Deed with RR	-	Executed By : Mr. Sanjaykumar Rameshkumar Chourasiya and Mr. Vijaykumar Rameshkumar Chourasiya In Favour Of : Mr. Abhishek Paramraj Maddalwar	-	Original
02	Regd. NOI	-	Executed By : Mr. Abhishek Paramraj Maddalwar In Favour of : TCHFCL	-	Original

Dt. 12/03/2021

Yours Truly,

Adv. Sanjeev Bochari
B.Com., U.B.
Santosh Nagar, Agashe Gunukul,
Malkepur Road, AKOLA, Dist. Akola

Sanjeev
Adv. S. R. Bochari