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Date:-16-12-2013.

To,

The Manager,

DENA BANK, AMRAVATI.

SUBJECT :- SEARCH REPORT CUM TITLE CLEARANCE OF THE PROPERTY TO BE MORTGAGED.

1. DESCRIPTION OF THE PROPERTY:-

Plot area measuring 4575.13 Sq. fts. (425.04 Sq. mtrs.) from Northern side divided by East-West out of Nazul plot no.20/1, sheet No.13 situated at Mouza camp, Amravati pragane Badnera Tq. & District Amravati, having total area of the said plot 12446.20 Sq. fts., out of this 4575.13 Sq. fts. Northern side Plot, which is bounded as To East:-Road, To West:- Hazi's Bunglow, To North:- House of Zafar qureshi and To South:- VIMCO Residency Phage No.1, the property within the limits of Municipal Corporation, Amravati, which is presently owned and possessed by ABBAS ALI S/O. AHTESHAM HUSSAIN HAJI, SOLE PROPRIETOR VIMCO CONSTRUCTIONS Camp Amravati Tq. & District Amravati.

2. NAME OF THE OWNER/SELLER:-

That the above property is owned by ABBAS ALI S/O. AHTESHAM HUSSAIN HAJI, sole proprietor VIMCO CONSTRUCTIONS Amravati as per the registered sale deed dtd. 29-12-2012.

3. ADDRESS OF THE PROPERTY INVESTIGATED :-

That, the property described in Para No.1 above is found situated in a Prime locality known as Camp, Amravati near Haji Bunglow Camp, Amravati Tq. & District Amravati.

4. AREA (Sq.FT.):-

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That, as per the sale deed dtd. 29-12-2012 document no.6636/ 2012, theplot area of the mortgaged property is found 4575.13 Sq. fts. from Northern side from Nazul Plot No.20/1 and Sheet No.13 of camp Amravati.

5. ANY LAND MARK :-

That, as per the sale deed, the property found situated in a Prime locality known as Haji Bunglow Camp, Amravati.

6. NAME OF THE PERSON IN WHOSE NAMES MUNICIPAL TAXES, ELECTRICITY BILL S ARE RAISED:-

That, the Municipal taxes and electric bills are in the name of ~~XXXX~~ ABBAS ALI S/o. AHTESHAM HUSSAIN HAJI.

7. DATE OF THE VISIT TO REGISTRAR OFFICE :-

That, I have taken the search in respect of ~~F~~ Nazul Plot no.20/1 out of Nazul Sheet No.13 of Camp Amravati from the office of Sub Registrar, Amravati,through maintained and available record of the said office.

8. RECEIPT NUMBER AND DATE:-

I have deposited Rs.750/- (Rs. Seven Hundred Fifty only) vide Receipt no. 5413 dated. 16-12-2013.

9. PERIOD FOR WHICH RECORD SEARCHED:-

That, I have personally visited to the office of Sub-Registrar Camp, Amravati on 16-12-2013 and taken the search for the period of last 30 years i.e. 1984 to 2013.

10. WHETHER UPDATE CHARGES ARE PAID :-

That, the bo rrower has paid the Municipal taxes and Revenue Taxes in for current financial year.

11-A. WHETHER TITLE OF THE SELLER/BORROWER IS CLEAR, MARKETABLE AND FREE OF ENCUMBRANCES:-

That, on perusal of the record and instructions given to me by the borrower and on the basis of search taken by me through available record of Sub Registrar, Amravati, I am of the opinion that, the borrower namely ABBAS ALI S/O.

AHTESHAM HUSSAIN HAJI, proprietor VIMCO CONSTRUCTIONS, has a legal title over the said property and title is clear, marketable and free of encumbrances with his legal possession over the property.

11-B. WHETHER ORIGINAL TITLE DEEDS OF PROPERTY IS SCRUTINIZED:-

That, the borrower has not supplied to me the original set of documents under a pretext that, the said documents are already given to the Bank and therefore you are hereby advised to obtain the original documents from the borrower before sanction the loan.

12. WHETHER EQUITABLE MORTGAGE CAN BE CREATED:-

That, the equitable mortgage can be created by deposit of original title deed and the following documents are necessary to deposit with the Bank for equitable mortgage.

1) Original Registered Sale Deed dtd. 29-12-2012 document No.6636/2012 between VIMCO CONSTRUCTIONS Proprietor ABBAS ALI and SAJJAD HUSSAIN + 5 others.

2) Original P.R. Card for the current month and year showing a entry in the name of ABBAS ALI in respect of Plot area 4575.13 Sq. fts. out of Plot No.20/1, Nazul Sheet No.13 of Camp, Amravati.

3) Plot area Sub Division sanction order no. 867/2013 dtd. 2-12-2013 sanctioned by Town Planning Municipal Corporation, Amravati.

4) Municipal tax and Revenue tax paid by borrower of the property for the current financial year.

5) Licence certificate issued by the Competent authority in the name of Abbas Ali by the Competent authority.

6) Any other documents submitted by the borrower

13. SAFEGUARDS TO BE OBSERVED BY THE BANK :-

That, the borrower should be asked to create the charge in

respect of the loan given by the bank over the property described above in the records maintained by and Nazul Department and so also in the record of Municipal Corporation, Amravati, to record the charge in the name of Dena Bank. You are also advised to inform the Sub Registrar to record the entry in the Index in respect of the equitable mortgage over the said property.

14. LIST OF THE TITLE DEEDS SCRUTINIZED :-

I have scrutinized the following documents.

1) Copy of sale deed dtd. 29-12-2012 documents no.6636/2012 between ABBAS ALI and SAJJAD HUSSAIN & 5 others.

2) Property card of the property dtd. 27-11-2012 issued by the office of Land Records, Amravati.

3) No objection letter dtd. 20-12-2012 from Sajjad Hussain, His wife Smt. Shirin, Smt. Shehwar A. Haji and Smt.Shagufia Haji in favour of Abbas ali to Sub Division of the plot.

4) Plot measurement sheet issued by Nazul Surveyor,Amravati.

5) Registered power of attorney executed by Fazila Bohari and Fahmida Haji in favour of Gajanan Sawai.

6) Property Card issued by Nazul Department dtd. 27-11-2012.

7) Copy of Sub Division order issued by Municipal Corporation, Amravati.

15. HISTORY OF THE TITLE :-

That, the property described in para no.1 above in this search report found the ancestrad property of Sajjad Hussain R/o. Haji mansion Camp, Amravati. The total area of Nazul Plot no. 20/1, Nazul Sheet No.13 of Mouze camp, Amravati originally found 4591.53 Sq. mtrs. The said property was in the name of ABBAS ALI HAJI and after his death, the entire property was inherited by his son. Thereafter the legal heirs executed deed of relinquishment in favour of the ~~Seller~~ Seller of the property and the parties found from the same family and the present borrower namely ABBAS ALI s/o.Ab

AHTESHAM HUSSAIN HAJI and he purchased the entire plot area from Nazul Sheet No.13 Plot No.20/1 of Amravati under registered sale deed dtd. 29-12-2012 document no.6636/2012 from Sajjad Hussain Abbas Ali Haji, Faimida Aktar Hussain through their power of attorney Shri. Gajanan Sawai, Fazila Bohari, Ajmal Hussain Abbas Ali, Khurshida w/o. Julfikhar Hussain and Fatima Yusuf Aktar, The said sale deed found legal and valid. The borrower informed me that, only 4575.13 Sq. fts. Plot area from Northern side divided by East-West for which Sub Division is granted by Municipal Corporation Amravati is going to be mortgaged with the Bank. In my opinion, the borrower namely ABBAS ALI S/o. AHTESHAM HUSSAIN HAJI the sole proprietor of VIMCO CONSTRUCTIONS is having legal possession over the said area and hehis title over the said plot area found legal, clear and marketable and so also free from all the encumbrances and therefore property can be accepted as a security against the loan.

16. WHETHER PERMISSION IS REQUIRED:-

That, in view of the original sale deed is in possession of the borrower and in view of no charge in recorded in the Property Card, permission is not required.

17. ANYOTHER INFORMATION :-

That, the borrower should be asked to swear the affidavit before Tahsil Office only stating that, the property and described in para no.1 is his absolute property and is not mortgaged anywhere or with any other Financial Institution or agreed to sell or execute the sale to third person and the said property is still in his possession and ownership and no any Court litigation is pending or court decision earlier in respect of the said property and he shall not create any third party interest over the property till the satisfaction of the entire loan of the Bank & recorded the charge as asked by the Bank.

Amravati.

R.K.DESHMUKH

Adv.