

ANUPKANT S. JAISWAL

ADVOCATE

OPP AMBEDKAR Statue,

Near Satwai Mata Mandir

HINGANGHAT DIST-WARDHA

MOBILE NO-9923445723 / 8999228262

To,

To whom so it may be concern.

Sub.- Title verification report in respect of **Plot no-56/1** admeasuring **1328.25 Sq Meter**, bearing City Survey no **720/1**(Old Survey no-140), Sheet no-25, Nazul Block no-12, of Mouza – **Shalangadi**, Situated in Sant Dyaneshwar ward no-8, Hinganghat, Tahsil- Hinganghat, District- Wardha, Now within the limits of Municipal Council, Hinganghat.

Name of Owner – Mr. Arif Hussain S/O Fidahussain Ajani, R/o Ram Mandir Ward, Hinganghat, Dist-Wardha.

Respected Sir,

On the basis of documents, I have gone through the said documents produced before me by Owner of property and has requested me to issue Title Certificate in the available registers for period 13 years within the office Joint Sub Registered Hinganghat in respect of the said property, I submit my search and Title Verification report in Respect of said property as under:-

A. FULL DISCRIPTION OF PROPERTY :-

All that piece & parcel of land bearing **Plot no-56/1** admeasuring **1328.25 Sq Meter**, bearing City Survey no **720/1**(Old Survey no-140), Sheet no-25, Nazul Block no-12, of Mouza – **Shalangadi**, Situated in Sant Dyaneshwar ward no-8, Hinganghat, Tahsil- Hinganghat, District- Wardha,

East----- National Highway no-7

West----- Hinganghat – Nagpur State Highway

North----- F.A Rahimtulla Petrol Pump

South----- House of Mr. Kaikade



B. LIST OF DOCUMENTS STUDIED:-

1. Photo copies of Hiba/ Gift deed, dated 22/07/2013.
2. Photo copy of Simple Registered Mortgage deed of Wana Nagrik Bank, dated 17/11/2015 .
3. Photo copy of Additional Registered Mortgage deed of Wana Nagrik Bank, dated 14/09/2016.
4. Photo copy of Photo copy of Additional Registered Mortgage deed of Wana Nagrik Bank, dated 18/01/2017.
5. Photo Copy of Deed of Declaration, dated 17/10/2015.

C. HISTORY (FLOW) OF TITLE IN RESPECT OF SAID PROPERTY :-

- It appears from search, inspection and documents that Plot no 56/1 part of field survey no 720/1(old survey no-140) was originally owned by Shri. Fida Hussain Abdullaha Bhai Ajani, Hinganghat.
- It appears from search, inspection and documents that Plot no-56/1 was regularised and converted to Non-agriculture land dated 22/09/2008 vide Order no-04/NAP-36/2007-08 by Shri. Fida Hussain Abdullaha Bhai Ajani, R/o Hinganghat.
- It appears from inspection of documents that Shri. Arif Husain S/o Fida Husain Ajani became the owner of the said property by means of Hiba (Gift in Muslim Law) from Shri. Fida Husain Abdullah Bhai Ajani, through Compromised Decree of Sub Divisional Court Hinganghat in case no-881/2013 dated 22/07/2013.
- By virtue of above Compromised Decree name of proposed borrower was mutated in revenue record as exclusive owner thereof.
- It appears from inspection documents and search, that Shri. Arif Husain S/o Fida Husain Ajani made an Agreement of Development & Sale with Honey Garden Project Pvt Ltd, to develop commercial complex on said property bearing registered no-3645/2015 dated 17/10/2015 at Sub-registered office at Hinganghat and on 17/10/2015 a Deed of Declaration was made by Honey Garden project Pvt Ltd stating about its Plan to make commercial & residential complex in name of Abdullah Height was registered at Sub-register office Hinganghat bearing doc no-3646/2015.



- The aforesaid Abdullah Height project was sanctioned by proper authority of Hinganghat Municipal Council Vide permit no-BPA/00051/2015-16 dated 22/06/2015 and the plan is part of Deed of Declaration.
- Later on the said plot no-56/1 Survey no-720/1 was Simple Registered Mortgage to Wana Nagrik Cooperative Bank for Rs 1Cr bearing Doc no-3859/2015 dated 17/11/2015 by Shri Arif Husain S/o Fida Husain as Mortgagor and Honey Garden Projects Pvt Ltd as Borrowers.
- It appears from inspection documents and search, that the said plot no-56/1 Survey no-720/1 was Additional Registered Mortgage to Wana Nagrik Cooperative for Rs 40,00,000/- (Forty Lakhs) bearing Doc no-3879/2016 dated 14/09/2016 by Shri Arif Husain S/o Fida Husain as Mortgagor and Honey Garden Pvt Ltd as Borrowers.
- It appears from inspection documents and search, that the said plot no-56/1 Survey no-720/1 was Additional Registered Mortgage to Wana Nagrik Cooperative for Rs 40,00,000/- (Forty Lakhs) bearing Doc no-226/2017 dated 18/01/2017 by Shri Arif Husain S/o Fida Husain as Mortgagor and as Borrowers.

D. SEARCH OF RECORD AGAINST THE PROPERTY :-

I have taken the search of Index-II in the office **Sub-Registrar Hinganghat**, which is situated in Hinganghat, District Wardha for the period of last 13 years, period from 2005 to 2017 i.e. total period of 13 years, vide search Challan no-MH004166344201718E dated 03/08/2017 in respect of above-said property.

I have found following entries as under.

As per Index II Register available in the sub register office year wise details as under:-

Year 2005 :- No Adverse Entries found.

Year 2006 :- No Adverse Entries found.

Year 2007 :- No Adverse Entries found.

Year 2008 :- No Adverse Entries found.

Year 2009 :- No Adverse Entries found.

Year 2010 :- No Adverse Entries found.

Year 2011 :- No Adverse Entries found.

Year 2012 :- No Adverse Entries found.

Year 2013:- No Adverse Entries Found

Year 2015 :- Simple Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 1Cr on 17/11/2015 vide doc no-3859/2015.

Year 2016 :- Further Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 14/09/2016 vide doc no-3879/2016.

Year 2017 :- Further Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 18/01/2017 vide doc no-226/2016.

During the search and inspection of the records i.e. Index Book no 2 available in the office of **Sub-Registrar Hinganghat**, no adverse entries, charges, encumbrances which might has been detrimental to the interest of above said borrower have been in above said properties, other than Simple Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch on 17/11/2015 vide doc no-3859/2015 for Rs 1 Cr. Further Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 14/09/2016 vide doc no-3879/2016. Later on Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 18/01/2017 vide doc no-226/2016.

E. OTHER PROVISIONS

- 1) Whether provisions of the Urban Land Ceiling Act are applicable? **N.A.**
- 2) Whether property to be given, as security is subject to any minor's claim/share? **NO.**
- 3) Whether the property is affected by any revenue and tenancy regulations? **N.A.**
- 4) Whether the user land has been converted under Land Revenue law?

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- Regularised and converted to Non-agriculture land dated 29/06/2002 vide Order no-183/NAP-36/2001-02.
- 5) Whether up to date Tax/Land Revenue has been paid on the property?
-Tax Receipt Not Submitted before me.
- 6) Whether all previous owners had the right/ competency to transfer property? Yes.
- 7) Whether the property has been transferred / to be transferred by a POA holder of the Original Land Owner in favor of the loan Applicant? NO.
- 8) Whether the property is lease land? If yes, then what is the tenure of the lease?
N.A.
- 9) Whether the land/ property is a joint family property? NO.
- 10) Is the land/ property subject to any reservations/ requisitions/ acquisitions? NO.

H. ENCUMBRANCE CERTIFICATE:-

On the basis of said search and inspection of documents which are more particularly provided by you found that the property describe above is a clear, mortgageble and unencumbered till this date, other than Simple Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch on 17/11/2015 vide doc no-3859/2015 for Rs 1 Cr. Further Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 14/09/2016 vide doc no-3879/2016. Later on Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 18/01/2017 vide doc no-226/2016.

I. FINAL TITLE CERTIFICATE:-

Therefore, in my opinion and as per the documents submitted by you, as per document it shows that the **Shri. Arif Hussain Fidahussain Ajani** has right, title and interest in **Plot no-56/1** admeasuring **1328.25 Sq Meter**, bearing City Survey no **720/1**(Old Survey no-140), Sheet no-25, Nazul Block no-12, of Mouza – **Shalangadi**, Situated in



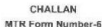
Sant Dyaneshwar ward no-8, Hinganghat, Tahsil- Hinganghat, District- Wardha., and the said property is clear and marketable and free from any Conveyance, Charge, Lien and Encumbrances (other than Simple Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch on 17/11/2015 vide doc no-3859/2015 for Rs 1 Cr. Further Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 14/09/2016 vide doc no-3879/2016. Later on Additional Registered mortgaged to Wana Nagrik Sahakari Bank Ltd, Hinganghat Branch for Loan of Rs 40,00,000/- on 18/01/2017 vide doc no-226/2016) and considered as security against Loan by executing Registered / Equitable Mortgage deed.

Legal Remark (If Any) :-

1. The barrower should have to secured the record of rights which might have been issued on or before in the month of July.2017 along with mutation paper (Amended 7/12 extract).
2. Equitable Mortgage can be made by depositing Original Title Deed.
3. The mortgagor/owner should have to execute an affidavit on non-judicial stamp of Rs.100/-subject to following contents.
 - A. That instant property has no charges, encumbrances on it by any other mode.
 - B. That instant property is not a subject matter of any civil-suit, criminal proceeding or revenue matter which may be pending before any civil, criminal, Revenue courts respectively.
 - C. Any other contents which this Finance Company, Bank deems fit and proper.

Hinganghat
Dt-03/08/2017


Adv. A.S JAISWAL
Adv. A. S. Jaiswal
B. Com., LL. M.
Hinganghat, Dist. Wardha
Mob. : 9923445723



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 સદર ઘણાં 'હાઇવે ઓફ પેમેન્ટ' માટે નહીં. કારણકાણે તેના આધારે કારણકાણે કિંમતો નોંધી ન કરવામાં આવ્યા દસ્તાવેજો લાગુ નથી.