

UJWAL D. SONONE

ADVOCATE

Pannel Advocate for B. Of Mah.

"Sonone Niwas"

Kishor Nagar, Amravati

Mob No. 9823141688

To,

The Branch Manager,
Bank of Maharashtra
Kathora Branch

Legal Opinion

- 1) **Subject :-** Title Report of the property owned by 1) **Shri Mangesh Sadashivrao Khedkar**, 2) **Sau. Madhuri Sadashivrao Khedkar** Both R/o, Dastur Nagar, Amravati, Tq. and Dist. Amravati
- 2) **Name of the Branch :-** Kathora branch, Amravati
- 3) **Name of Borrower :-** 1. **Shri Mangesh Sadashivrao Khedkar**
2. **Sau. Madhuri Sadashivrao Khedkar**
Both R/o Dastur Nagar, Amravati
Tq. and Dist. Amravati
- 4) **Description of Documents Scrutinized :-** 1st Sale deed, 2nd Sale Deed.

Sr.No.	Date of Execution of Document	Details of registration of Document/Conveyance	Place Sub-Regd Office	Property falls under Sub-Registrar	Remarks
1	13.02.2007	1 st Sale Deed	Amravati - 2	Amravati - 2	Clear
2	01.02.2012	2 nd Sale Deed	Amravati - 2	Amravati - 2	Clear

5) Description of property/properties/Nature of title

Sr. No.	Name of the owner/Mortgagor	Extent of area (in acres/hect)	Survey No./Gut No./CST No. House No.	Is property leasehold / freehold / Govt grant etc.	Nature of property	Location	Boundaries
1	Mangesh Sadashivrao Khedkar, 2) Sau. Madhuri Sadashivrao Khedkar	Total admeasuring 5120 Sq.ft. (475.83 Sq. mtr)	Nazul Sheet No. 20, Nazul Plot No. 12/4/2	No It is personally owned property and this property is its private Field	Non-Agricultural	Mouje - Amravati Camp, Pragane - Badnera, Tq. and Dist. Amravati	East - Road West - Service Lane North - The plot of Devuskar South - Plot of Bendare

6) Trace of Title/History of Passing of title, Details of Antecedent title deeds



(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified)

History of property :- Originally i.e. on or before year 2007 the above said plot was owned and possess or belongs to Shri Laxminarayan Gangeyya Pachagam. He obtained permission from Collector, Amravati for selling of above plot with construction on 10.11.2006 in case no. L.N.A.-22/Amravati-2013/2006-2007.

That, after obtained this permission Laxminarayan Gangeyya Pachagam sold out the above said plot to Shri Prakash Gunwantrao Bharsakhale, R/o Daryapur on dtd. 13.02.2007 by vide sale deed no. 475/07. That being owner of the above said plot Shri Prakash Gunwantrao Bharsakhale sold out this plot to Sau. Madhuri Sadashivrao Khedkar and Mangesh Sadashivrao Khedkar on dtd. 01.02.2012 by vide sale deed no. 347/2012. Since 01.02.2012 Mangesh Sadashivrao Khedkar and Sau. Madhuri Sadashivrao Khedkar is the lawful and rightful owner of the above said plot.

That in case no. L.N.A. - 22/Amravat/100/2015-16 S.D.O. Amravati passed an order on dtd. 25.04.2016, as per that order Government Lease is extended for next 30 years. Even after this order the above plot is Government land or title vested into Government. That the above said borrower is Government Lessee and the Government is the owner. That beside this fact there is no any encumbrance or charge on the above said plot and no any transaction is found about the above said plot.

DETAILED INFORMATION ABOUT PROPERTY TO BE MORTGAGED :-

DETAILS	REMARK OF COUNSEL
1. Whether the documents of title given raise any doubts or suspicion	-No-
2. Have the title deeds has been compared with those at registrars office and particulars tally	-Yes-
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained	-No-



and produced?	
4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment/local laws. State implications of such enactment on the charge proposed to be created ?	-No-
5. Whether property to be mortgaged is coming under any restriction on transfer and whether required permission/consent as per terms of grant/allotment etc obtained.	-No-
6. Whether provisions of urban ceiling Act are applicable? if applicable whether permission obtained	- No -
7. Whether the user land has been converted under land revenue law? Whether N.A. permission/change of user permission is obtained ?	-Yes- It is Non-agricultural land
8. Whether required documents are available for creating valid equitable mortgage.	-Yes-
9. What is the tenure of land? (In case of Lease property) and whether necessary consent permission of lessor obtained.	-Non Applicable-
10. Whether the land is adiwasi (Tribal) Land?	-No-
11. Whether the land/property is joint family property? if yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	-No-
12. Whether any prohibitory order from Income Tax/Wealth Tax or other authorities ?	-No-
13. Is land/property subject to any reservations/acquisitions/requisitions	-No-



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14. Whether plans for constructions are sanctioned ?	-No-
15. Whether Commencement certificate issued?	-
16. Whether completion certificate obtained	-
17. Whether there are any restriction from corporation such as "Education Zone" "Green Zone" Etc ?	-No-
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	-No-
19. Whether there are any prior encumbrances. If yes details thereof ?	- No.-
20. Evidence of possession, findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto date or payable.	Mutation entry is already recorded.
21. In case of companies/Societies/association/trust whether	Not applicable
a. Memorandum/byelaws of the company/society/association authorize to offer its property (ies) as security	It is personal property of Shri Mangesh Sadashivrao Khedkar and Sau. Madhuri Sadashivrao Khedkar, therefore provisions relating to companies, societies, associations or trust are not applicable to the property which is subject matter of this search report
b. Requisite resolutions have been duly passed by the Company/Society / Association permitting mortgage of the properties in favour of the Bank	
c. Such resolution sets out the names of the persons who are authorized to create charge over the properties	-Not Applicable-
d. Resolution U/s 293 (i) (a) and 293 (i) (d) of Companies Act passed	-Not Applicable-
e. Details of the properties together	-Not Applicable-



with the documents are mentioned under such resolutions.	
f. In case of Public Limited Companies, Certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	-Not Applicable-
g. In case of Public charitable trust whether permission of Charity Commissioner for borrowing and mortgaging trust property is obtained and conditions stipulated if any	-Not Applicable-
22. In case of devolution of property by a will/succession	-Not Applicable-
A. Whether probate of will/succession certificate/Letters of Administration not obtained then how the mortgagor proposes to prove the title ?	-No-
B. If probate/Succession Certificate/letters of Administration not obtained, then how the mortgagor proposes to prove the title ?	-No-
C. The safeguards suggested to ensure title to the property offered as security	Original Sale deed, mutation entry, 6/2, must be obtained from the Borrowers at the time of disbursement of loan amount
26 Whether title deeds perused are in conformity with the search taken.	-Yes-
Whether the chain of title is complete without any missing links	-Yes-
Whether any other documents to be obtained/companies to be made so as to create valid mortgage.	-No-



Certificate of title and No encumbrances

I have examined the original title deeds relating to the property situated at Mouje - Amravati Camp, Pragane - Badnera. Tq. and Dist. Amravati and offered as security by way of simple mortgage/Equitable

Mortgage. I have also taken search with the Sub-Registrar of Assurances and Record of Rights for last 30 years (original fee receipts enclosed). I certify that Shri Mangesh Sadashivrao Khedkar and Sau. Madhuri Sadashivrao Khedkar have not absolute, clear and marketable title over the property shown above. That said property is a Government property and title vested in Government. Therefore borrower having not marketable title over the property. That the prior permission is necessary from the Government regarding any type of transaction i.e. for sale or transfer. The borrower is only the lease on the said property. hence this title verification report.

Date :- 01.06.2016
Amravati



Ujwal D. Sonone
Signature and Seal of Advocate
(U.D. Sonone, Adv.)

UJWAL D. SONONE
ADVOCATE
'SONONE NIWAS' Kishore Nagar
AMRAVATI (M) 9823141688
Reg. No. MAH/357/1092



Saturday, 17 October 2015 4:45 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8919 दिनांक: 17/10/2015

मावाचे नाव: अमरावती

इस्तऐवजाचा अनुक्रमांक: अरन1-0-2015

इस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड उम्बल बा सोनोने रा अमरावती

वर्णन शोध अर्ज क्र 5357, मीठा अमरावती कॅम्प नसु प्लॉट नं 12/4/2, नसुल शिट नं 20, सन 1986 ते 2015 एकूण 30 वर्षे

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रकम: रु 750/-


श्री. उम्बल बा सोनोने रा अमरावती
अमरावती नगरपालिका