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SHUBHANGINI A. THAKUR

(Sau.Ghubade)

ADVOCATE

Mob.No.09604688535



PARATWADA-444805,

Tq.Achalpur, Dist: Amravati (M.S.)

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Date: 07.09.2018

To Whomsoever concern,

Respected Sir,

I submit my legal scrutiny report as hereunder :- **For the period 30 yrs.**

i.e.from 1989 to 2018

1. Name and address of the Applicant/Title holder : **Mr.Amit Arvind Deshmukh**

R/o.Paratwada, Tq.Achalpur,Dist: Amravati

2.Details/ description of the document scrutinized.

Sr. No.	Date of Document	Name of Document	Whether original/certified copy/true copy/photostate
1.	14.05.2018	Sale Deed	Photocopy
2.	26.07.2018	Property Card	Photocopy

3. Details/ description of the property/ies.

Mouje-Paratwada, Sheet.No.21A, Plot No.39/9, Total Area 315.3 Sq.Mrts (3392.63 Sq Fts),
Occupancy B Tenure, Tq. Achalpur, Dist: Amravati. That the said property situated within the boundary limits of Achalpur Taluka and Achalpur Municipal Council, it is bounded as under:

Towards East - Sheet No.21A, Plot No.39/10;
Towards West - House of Mr. Tijare ;
Towards North - Road and House & Plot of Dr.Dharmadhikari ;
Towards South - Open Plot of Mr. Karkare.

(Hereinafter referred to as "said property")

4. Brief history of the property/ies and how the Owner/ Mortgagor has derived the title.

Originally said property was belonging to Mr.Sardarsingh Narayansingh Chavan. Mr.Sardarsingh Narayansingh Chavan was died on 01.07.2002 and thereafter his legal heir i.e. his son- Mr.Bhimsingh Sardarsingh Chavan (Thakur) became the owner of said property. Mr.Bhimsingh Sardarsingh Chavan (Thakur) was died on 18.05.2016 and thereafter as per Registered Will Deed vide No.3316/2015 dated 02.12.2015 which created by Mr.Bhimsingh


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Sardarsingh Chavan (Thakur), his wife –Smt.Jankibai Bhimsingh Chavan (Thakur) became the owner of said property. Thereafter Smt.Jankibai Bhimsingh Chavan (Thakur) taken permission for transfer of said property, from Sub Divisional Officer Achalpur as per order dated 10.05.2018 in Rev.Case.No.230/MRC-81/2017-18. Then said property sold by Smt.Jankibai Bhimsingh Chavan (Thakur) to (1)Mr.Amit Arvind Deshmukh & (2)Mr.Ajay Maniklalaji Jaiswal as per registered Sale Deed vide No.1746/2018 dated 14.05.2018. Then said property muted in the name of (1)Mr.Amit Arvind Deshmukh & (2)Mr.Ajay Maniklalaji Jaiswal as per mutation No.3075 dated 30.06.2018 in property card. Therefore Mr.Amit Arvind Deshmukh & Mr.Ajay Maniklalaji Jaiswal became the joint owners of said property.

I have taken Inspection of Index I and II of Sub-Registrar Office Achalpur by paying online search fee vide GRN No.MH005917320201819E on 07.09.2018 for the year 1989 to 2018. As per my inspection it is revealed that property is free from all types of encumbrance. Therefore Mr.Amit Arvind Deshmukh & Mr.Ajay Maniklalaji Jaiswal are absolute and exclusive Joint owners of said Property.

5. Search and Investigation

	The persons who is/are the present owner/s of the property/ies.	Mr.Amit Arvind Deshmukh & Mr.Ajay Maniklalaji Jaiswal
5.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgage and can create to valid mortgage on the property/ies.	Yes
5.3	a) What is the nature of the owner i.e. tenancy right, full ownership, occupancy right, minor's right or any other type of right? Clarify	occupancy right
	b) leasehold immovable property/ies.(where the land/building(s) is/are leasehold, please verify the terms of the lease(s) the name and address(es) of the lessor(s) / company authority is required for transfer (such as mortgage,sale, etc.) of the property/ies)	Government of Maharashtra. After the permission of S.D.O Achalpur.
5.4	Whether there is any restriction/prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title deeds are through which he derived the title.	Yes, as per Maharashtra Land Revenue Code, 1976
5.5	Whether the latest title deeds and the immediately previous title-deeds are available in originals.	Yae
5.6	Whether the building tax/ land revenue has been paid, up-date.	Yes
5.7	Whether any dues recoverable as land revenue are outstanding.	No


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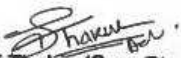
5.8	In case the facility is sought for construction purpose whether the land has been converted under the Land Revenue Laws? If not required to be converted, give reasons.	Does not arise
5.9	Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any	Does not arise
5.10	Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not.	-do-
5.11	Is there any other special enactment like Land Acquisition Act and other State Legislations/provisions of which are application to the property/ies and affecting the title?	-do-
5.12	a) Is/are the property/ies free from encumbrances.	Yes
	b) Please give detailed account of creation of charge/mortgage or redemptions for a minimum period of 13 year and also wastage the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for last 13 years in case of priority sector advance and for the last 30 years in all other cases.	--
5.13	Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple or by Registered mortgage or any other mode of mortgage.	Yes, Equitable Mortgage or Registered Mortgage
5.14	Whether the property/ies is is/are free-hold or lease-hold or self occupied or tenanted? If so, what are the document to be deposited? If deposit is not possible, can there be a simple or by a Registered mortgage or by any other mode of mortgage.	Self occupied
5.15	If owner is a company, partnership firm, trust, temple, wakf or other legal persons, how the title is affected by its Memorandum and Articles of Associations, partnership deed, trust deed or rules or byelaws and what are the precautions to be taken under rules or by laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and/or Wakf Deed or Wakf Act, as the may be.	Does not arise
5.16	If property/ies to be mortgage is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgage) what are the document of title available for creating mortgage? Documents/records to be taken from builder owners and their Bankers.	-do-


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5.17	Flats owned/controlled by Societies :- special requirement to be taken if society reuse to note bank lien interest.	Does not arise
5.18	Please state the names of the person who should join in the creation of Title-Deeds or by registered mortgage, etc.	Mr.Amit Arvind Deshmukh & Mr.Ajay Maniklalaji Jaiswal
5.19	Any additional document/precautions required to be taken.	To obtain certified copy of P.R.Card, Sale Deed.
6	Investigation under Income Tax Act, 1961	Para 6 does not arise
	a) Please investigate whether any action has been initiated by the Tax Recovery Officer under Sec.222.	
	b) Please also investigate as to whether the provisions of Sec.230-a are to be complied with, if so whether the same are complied with.	
	c) Please also advise whether any prior permission of the concerned assessing officer under sec.281(1) is required for any transfer by way of sale, mortgage, gift, exchange or any other mode of transfer what so ever) of immovable property/ies.	
	d) Please also investigate as to whether the provisions of Chapter XX-A and Chapter XX-C have been complied with and whether any acquisition proceeding under Chapter XX-A and XX-C have been initiated against the immovable property. If any acquisition proceedings etc. are pending or have been finalized and/or are pending with the Courts, please give the full details there of along with the necessary documentary evidence.	
	e) Finally please also investigate as to whether any other proceedings under the I.T. Act 1961 are pending.	
7.	Search in respect of companies registered under the Companies Act, 1956.	Para 7 does not arise
	a) (please search the index and the register of charges/ file or containing forms 13) and provide information on	
	(i) Charges subsisting on the property/ies and undertaking of the company and the brief particulars of the documents creating the charge.	
	(ii) The dates of creation, nature (mortgage/hypothecation etc. whether first/second or pari-passu charge) and the extent (i.e. the amount covered) of each charge.	
	(iii) The specific property/ies on which any charge subsists.	


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	(iv) The particular of each holder.	
	(v) Modification (if any) in each charge and the dates thereof.	
	(vi) Satisfaction of charge, if any, recorded within the previous 6 months.	
	(vii) Whether any debentures have been issued by the company and the nature and value of the charge securing them as well as the details of the property/ies on which such charge has been created. Please obtain certified copies of the relevant document, also please investigate whether, any form 8/13 along with the relevant document have been received in the ROC's office which is pending for registration. If so, full particulars thereof should be provided. Further, please verify whether any application is pending with the ROC seeking his condonation of delay for filing the charge.	
	b) Please verify whether any proceedings are pending and or whether any order has been passed/issued U/S.391 and 394 of the Companies Act 1956.	
8.	Investigation in regard to Agricultural Land :	Para 8 is not applicable
	a) Whether land is surplus. If so, give specific details.	
	b) Whether the land is under self-cultivation.	
	c) If land is owned in different Khatas or is under joint share, give specific share in each Khata.	
	d) If consolidation of holdings/acquisition proceeding etc. are in progress in the area, whether the transfer of the land is possible under the state enactments.	
	e)Whether any prior/hidden charges exists against the land Non-encumbrance should be for a period of 13 years, proceedings the date of this non-encumbrance certificate.	
	f) Whether mutation has been completed in case of existing charges/pending charges.	
	g) Inspection of land on the spot in regard to the quality of land (such as irrigated/unirrigated/waterlogged etc.) in order to enable the Bank to determine its value.	


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h) Whether any Government loan/taccavis/Co-operative loan etc. have been raised against the land, and if so, details about the charges/encumbrances may be specified.	Not revealed.
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CERTIFICATE OF TITLE

I have examined the original Title Deeds/certified documents intended to be deposited relating to the schedule property(ies) and offered as Security by way of Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage. And I further certify that:

I propose Registered Mortgage /Equitable Mortgage

- 1) There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1989 to 2018 pertaining to the immovable property(ies) covered by the above said Title Deeds.
- 2) There are prior mortgages/changes to the extend of which are liable to be cleared or satisfied by complying with the following:
- 3) There are claims from minor/s and his/their interest in the property/ies is/are to the extend of specify the share of the minor's with name **Does not Arise**
- 4) The undivided share of the minor/s is **Does not Arise**
- 5) The property/ies is/are subject to the payment of Rs.
(specify the share of the minor/s)
- 6) Provision of Urban land (Ceiling and Regulation) Act 1976 are applicable. If applicable, permission is obtained. **Does not Arise**
- 7) Holding/acquisition is in accordance with the provisions of the land reforms Act.
Does not Arise
- 8) The mortgage if created will be available to the Bank for the liability of the intending Borrower **Mr.Amit Arvind Deshmukh & Mr.Ajay Maniklalaji Jaiswal** and further I certify that **Mr.Amit Arvind Deshmukh & Mr.Ajay Maniklalaji Jaiswal** has a valid, clear and marketable title to the property/ies shown above.

Place : Paratwada

Date : 07.09.2018


 signature of the Advocate who has
 Scrutinized the Title Deeds/documents
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GRN	MH005917320201819E	BARCODE			Date	07/09/2018-11:21:13		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee		TAX ID (If Any)			
				Other Items		PAN No.(If Applicable)			
Office Name				ACH_ACHALPUR SUB REGISTRAR		Full Name		Amit Arvind Deshmukh	
Location				AMRAVATI		Flat/Block No.		Sheet No.21A Plot No39/9	
Year				2018-2019 From 01/01/1989 To 07/09/2018					
Account Head Details			Amount In Rs.		Premises/Building		Paratwada		
0030072201 SEARCH FEE			750.00		Road/Street		4 4 4 8 0 5		
					Area/Locality		315.3 Sq Mtrs		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Search of property from 1989 to 2018				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details				CENTRAL BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		02810672018090770750 1599195534	
Cheque/DD No.				Bank Date		RBI Date		07/09/2018-11:24:10 Not Verified with RBI	
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 7798513476
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलान 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.


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मालमत्ता पत्रक

102/9

विभाग - परतवाडा

तालुका/न.भु.मा.का. - अचलपुर

जिल्हा - अमरावती

पत्रांक/दि. नं. पत्र नं. पत्र नं. क्षेत्र धारणाधिका

श्रीमती विलेखा अचलपुर जिल्हा अदालत
परतवाडा अर्ज तपासणी

पत्रांक 35/9 पत्र नं. 35/9 क्षेत्र 35/9 चौ.मी. चौ.

मालमत्ताकार

श्रीमती विलेखा अचलपुर जिल्हा अदालत
परतवाडा अर्ज तपासणी
[सरदार सिंह मारायणसिंह चौकाण]
फ.क्र. 2198 ने कमी
[भिमसिंह सरदार सिंह चौकाण] फ.नं. 9366 ने कमी
वारास हक्कात 13/6/69 पासून
28/10/72
[मानकबाई व. सरदारसिंग चौकाण]
[खोरी हक्कात] फ.क्र. 238 ने 18

पत्रांक

क्षेत्र

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टाधार (प) किंवा धार (धा)	साक्षात्करण
20/10/2006	वारासने सरदारसिंह मारायणसिंह चौकाण येथील दि. 01/03/2002 वारास प्रमाणपत्र म.प्र.क्र. 134/पत्र.आ.सौ. 28/2001-02 दि. 28/06/2002		भिमसिंह सरदारसिंह ठाकुर (धकाण) फ.नं. 9366 ने कमी	फ.क्र. 2198 धकाण मती - 28/10/2006 म.प्र.स. अ. अचलपुर मती -
20/10/2006	मुन्युपत्राने नोंद. र.प्र.क्र. 3316 दिनांक 2/12/2014 अन्वये भिमसिंह सरदार सिंह चौकाण (ठाकुर) मुन्यु दिनांक 12/4/2016 अन्वये झालेवरून नोंद.	क्षेत्र -	धा. [मानकबाई भिमसिंह चौकाण (ठाकुर)] फ.नं. 9366 ने कमी	फ.क्र. 2198 धकाण मती - 28/10/2006 म.प्र.स. अ. अचलपुर
20/10/2006	खोरीने नोंद र.प्र.क्र. 1346 दिनांक 18/04/2016 अन्वये देणार मानकबाई भिमसिंह चौकाण यांनी खोरी दिनांकवरून नोंद.	पैकी क्षेत्र 35/3 चौ.मी.	ड. 1) अमित आरविंद देगमुळ 2) अजय मणिक हल्लगी येथील	फ.क्र. 2198 धकाण मती - 28/10/2006 म.प्र.स. अ. अचलपुर

मालमत्ताकार -

खोरी नवकरून -

अचलपुर

अमरावती

मालमत्ता क्रमांक 2624535

अर्ज प्राप्त दि. 20/11/18

री.आ. क्रमांक 34071/8

मालमत्ता दि. 26/11/18

नकास की का 407

फ. मालमत्ता अर्ज

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Advocate

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Mob. 9404063332

प्रतिलिपी
लिपीक

मुख्यतः सहायक
उपस्थित 11