

SHUBHANGINI A. THAKUR
(Sau.Ghubade)
ADVOCATE
Mob.No.09604688535



PARATWADA-444805,
Tq.Achalpur, Dist: Amravati (M.S.)

Date: 07.09.2018

To Whomssoever 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 Mortgagor/Title holder : Mrs.Sakshi Vijay Mohod

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.	07.04.2018	Order of Collector Amravati	Photocopy
1.	20.02.2018	General Power of Attorney	Photocopy
2.	26.07.2018	Property Card	Photocopy

3. Details/ description of the property/ies.

Mouje-Paratwada, Sheet.No.21A, Plot No.40/1, Total Area 1952.4 Sq.Mrts, Occupancy D Tenure, Tq. Achalpur, Dist: Amravati Out of which 267.55 Sq.Mtrs.area belonging to the Applicant. That the said property situated within the boundary limits of Achalpur Taluka and Achalpur Municipal Council, It is bounded as under:

Towards East - Jalstambh Chouk to Durani Chouk Main Road;
Towards West - Plot No.39/10 ;
Towards North - Road and Hospital of Dr.Dharmadhikari ;
Towards South - Nazul land & shop of Shri,Budhwani.

(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 Government of Maharashtra. Said property allotted to the Mr.Yashwant Purushottam Deshmukh in 1958-59. Mr.Yashwant

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Purushottam Deshmukh was died on 16.01.1977. Thereafter legal heirs of deceased Mr.Yashwant Purushottam Deshmukh i.e. (1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri & (8)Mrs.Renuka Prasad Bage had obtained Legal Heirship Certificate from Hon.ble Civil Judge Sr.Dn. Achapur as per R.M.J.C. No.94/2013 dated 05.07.2014. Thereafter because of said property belonging as Occupancy D Tenure, above legal heirs obtained occupancy right as per order of Collector, Amravati vide Rev.Case No.L.N.A.-22/Paratwada/09/2016-2017 dated 07.04.2017. thereafter as per the said order said property muted in the name of (1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri & (8)Mrs.Renuka Prasad Bage as per mutation No.9978 dated 30.05.2017 in property card. Thereafter said joint owners created Registered General Power of Attorney vide no.601/2018 dated 20.02.2018, in favour of (1) Shri Siddhivinayak Builders and developers Pearatwada its Partner (a)Sau.Sakshi Vijay Mohod,(b)Kishor Shriniwas Bhamburkar and (2) Siddhivinayak Developers,its Proprietor Sau.Sakshi Vijay Mohod. Therefore (1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri & (8)Mrs.Renuka Prasad Bage are became the joint owners of said property.

I have taken inspection of Index I and II of Sub-Registrar Office Achapur by paying online search fee vide GRN No.MH005918692201819E 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. But I observed that in P.R.Card, name of Mrs.Renuka Prasad Bage wrongly mentioned Mrs.Renuka Pramod Bage. Therefore kindly be created said correction in P.R.Card. Subject to this condition 1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri & (8)Mrs.Renuka Prasad Bage 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.	1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri
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		(8) Mrs. Renuka Prasad Bage
5.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgage and can create a 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 Collector, Amravati.
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.	Yes
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
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


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	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/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-
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.	(1) Shri Siddhivinayak Builders and developers Pearatwada its Partner (a)Sau.Sakshi Vijay Mohod,(b)Kishor Shriniwas Bhamburkar and (2) Siddhivinayak Developers,its Proprietor Sau.Sakshi Vijay Mohod.
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


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	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 9 by way of sale, mortgage, gift, exchange or any other mode of transfer what so over) 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.	
	(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.	


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	(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.	
	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/charges 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 1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri (8)Mrs.Renuka Prasad Bage and further I certify that 1)Mr.Amit Arvind Deshmukh, (2)Smt. Seema Arvind Dheshmukh, (3)Smt.Vijaya Yashvant Dheshmukh, (4)Mr.Sandeep Yashvant Dheshmukh, (5)Mr.Deepak Yashvant Dheshmukh, (6)Mrs.Rashmi Pramod Shastri, (7)Smt.Dipti Shridhar Shastri (8)Mrs.Renuka Prasad Bage 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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क्रमांक/कक्ष-२/अका/नझुल/कावि-१६७/२०१७
जिल्हाधिकारी अमरावती यांचे कार्यालय
दिनांक :- ०७ एप्रिल, २०१७

रा.मा.क्र.एल.एन.ए.-२२/परतवाडा/०९/२०१६-२०१७

आदेश

विषय :- जमीन परतवाडा ता. अचलपुर जि.अमरावती

मौजा परतवाडा ता. अचलपुर येथील नझुल शिट नं. २१ अ, प्लॉट नं. ४०/१ चे
अस्थाई भाडेपट्टा रोहवासा व वाणिज्य प्रयोजनाय कायमस्वरूपी मिळण्याबाबत.

संदर्भ :- उपविभागीय अधिकारी अचलपुर यांचे पत्र क्रमांक/अका/नझुल/कावि-३४३/१७
दिनांक २९/३/२०१७

आवेदक श्री. अमित अरविंद देशमुख व इतर रा. परतवाडा ता. अचलपुर जि. अमरावती यांनी
मौजा परतवाडा ता. अचलपुर येथील नझुल शिट नं. २१ अ, प्लॉट नं. ४०/१ चे अस्थाई भाडेपट्टा रोहवासा
व वाणिज्य प्रयोजनाय कायमस्वरूपी मिळण्याबाबत विनंती केली आहे.

आवेदक श्री. अमित अरविंद देशमुख व इतर रा. परतवाडा ता. अचलपुर जि. अमरावती यांचे
आजोबा नामे स्व. यशवंत पुरुशोत्तम देशमुख यांना सन १९५८-५९ पासून अस्थाई भाडेपट्टावर मिळालेली
असून अजंदा यांनी सदर जागेबाबत सन २०१६-१७ पर्यंत नझुल कर भरणा केलेला आहे. त्याचा तपशिल
खालील प्रमाणे आहे.

अ.क्र.	मुख्य पट्टेधारकाचे नाव	जामिनी तपशिल			आकारणी
		मौजा परतवाडा नझुल शिट नं.	प्लॉट नं.	क्षेत्रफळ (चौ.मी.)	आकारणी
१	२	३	४	५	६
१	यशवंत पुरुशोत्तम देशमुख	२१ अ	४०/१	२६७.५५	२२९.३६

आवेदक यांचे उक्त नमुद भाडेपट्ट्याची मुदत सन १९६२-६३ रोजी संपुष्टात आलेली असल्यामुळे
सहाराष्ट्र शासन महसुल वन विभाग शासन निर्णय क्रमांक जमिन-२४९९/प्र.क्र.१२५/ज-८ दिनांक
२३/१२/२०१५ अन्वये मौजा परतवाडा ता. अचलपुर येथील नझुल शिट नं. २१ अ, प्लॉट नं. ४०/१ चे
अस्थाई भाडेपट्ट्याचे नुतनिकरण सन २०१७ पासून पुढील ३० वर्षा (सन २०४७ पर्यंत) करण्यात येत आहे.

भाडे व भाडे आकारणीचा तपशिल खालील प्रमाणे आहे. मुख्य पट्टेधारक म्हणजे अजंदा यांचे
आजोबा नामे स्व. यशवंत पुरुशोत्तम देशमुख हे मर्यादित असून प्रस्तुत प्रकरणातील आवेदक हे वारस या
नात्याने पट्टेधारक संबोधण्यात येते.




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अ.क्र.	मजूर जाग्या तपशिल			जुन्या दराने भूमीमांड्याची रक्कम प्रती वर्ग (रुमये)	सन १९६२ ते २०१५ एकुल्ल वर्ष	जुन्या दराने एकुल्ल वसुल करावयाची रक्कम	दि.२३/१२/२०१५ चे शा.नं. अन्वये आकस्त्रवयाचे भु भाडे प्रती वर्ग	एकुल्ल वर्ष	२०१६ व २०१७ करीत वसुल करावयाची रक्कम	एकुल्ल वसुल करावयाची रक्कम
	शिट नं.	प्लॉट नं.	क्षेत्रफळ							
१	२	३	४	५	६	७	८		९	
१	२१ अ	४०/१	२६७.५५	२०१.००	६० वर्ष	१२०६०.००	८५१.००	२	१७०२.००	१३७६२.००

अटी व शर्ती

अटी व शर्ती

- सदर भाडेपट्यांचे नुतनिकरण दर १० वर्षांने करावे लागेल.
- जमीन महसुल अधिनीयमाच्या आणि तदन्वे केलेल्या नियमांच्या उपबंधन्वये जिल्हाधिकारी यांची परवानगी मिळाल्याशिवाय हस्तांतरण किंवा बदल करता येणार नाही.
- निर्धारित दराने वेळोवेळी अकृषिक आकारणी भरणा करणे बंधनकारक राहिल.
- महाराष्ट्र जमीन महसुल अधिनियम १९६६ व शासकीय जमीनीची विल्हेवाट नियमांतर्गत अटीचे व शर्तीचे पालन करणे आवेदकास बंधनकारक राहिल.
- मान्य केलेल्या आराखड्यानुसार आणि आराखडा मान्य करण्यास आणि अशा शर्ती रिहीत करण्यास सक्षम असलेल्या स्थानीक प्राधिका-याकडून विहीत करण्यात येतील अशा शर्तीनुसार प्रतिप्रहीता बांधकामे करतील.
- स्थानीक प्राधिकरणानुसार विकास आराखड्यामध्ये जो वापर दर्शविलेला असेल तो आवेदकास मान्य राहिल.
- प्रश्नाधिन जमीन शासनास सार्वजनिक कामाकरीता आवश्यकता भासेल तेव्हा स्वखर्चाने व कोणत्याही प्रकारची नुकसान भरपाई अगर पर्यायी जागेची मागणी न करता धारकास सदर भुखंड शासनास परत करणे अनिवार्य राहिल. तश्याप्रकारचा करारनामा करून घ्यावा लागेल.



[Signature]
जिल्हाधिकारी अमरावती

प्रतिलिपी :-

- जिल्हा अधिक्षक भुमी अभिलेख, अमरावती
- उपविभागीय अधिकारी अचलपुर
- तहसिलदार, अचलपुर
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- आवेदक श्री. अमित अरविंद देशमुख व इतर रा. परतवाडा ता. अचलपुर जि. अमरावती यांना माहितीस रवाना.



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