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Thursday, 05 September 2019 5:01 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6277 दिनांक: 05/09/2019

गावाचे नाव: राजा पेठ

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: मनिष डि. सिरसाट रा अमरावती

वर्णन अर्ज क्र 3047, मौजे राजापेठ, सर्वे नं 8, प्लॉट नं 7, 1989 ते 2019 एकूण 30 वर्ष
शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amravati

अमरावती शहर-९

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



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ADV. MANISH SIRSAT

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OTW. No. : AMT/DST/MS/...../

Date :

To,
The Branch Manager,
Bank of Maharashtra,
Amravati.

Date: 25/09/2019.

LEGAL OPINION

- 1) **Subject:** Title report on property owned by
Mr. Rajesh Sukhdeorao Raut
- 2) **Name of the Branch:** The Branch Manager, Bank of Maharashtra,
Amravati.
- 3) **Name of the Borrower:** Mr. Rajesh Sukhdeorao Raut, Age- 43 yrs.,
Gaurav Ciment Depot, Shegaon Road,
Amravati. Tah and Dist- Amravati.
- 4) **Description of the Documents Scrutinized:**

Sr. No	Date of Execution of Documents	Details of Registration of Documents	Place Sub Registrar Office	Property Falls under Sub Registrar	Remarks
1	28/04/1988	N.A. Order along with layout Plan	Collector of Amravati	Collector of Amravati	Photostat
2	31/01/1952	Regi. Sale Deed (134/1952)	Sub Registrar Amravati No 1	Sub Registrar Amravati No 1	Photostat
3	02/08/1962	Council Letter to Residential Area	Meeting Held at Council Aravati	Meeting Held at Council	Photostat
4	14/10/1985	Regi. Sale Deed (6513 / 1985)	Sub Registrar Amravati No 1	Sub Registrar Amravati No 1	Photostat
5	14/10/1985	Regi. Sale Deed (6514 / 1985)	Sub Registrar Amravati No 1	Sub Registrar Amravati No 1	Photostat
6	18/09/1991	Leave of Right on Property (5222 / 1991)	Sub Registrar Amravati No 1	Sub Registrar Amravati No 1	Photostat



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7	27/03/2019	Gift Deed Regi. (1092 / 2019)	Sub Registrar Amravati No 1	Sub Registrar Amravati No 1	Photostat
8	02/01/1948	AMC Letter of Plot Conversation	AMC Amravati	AMC Amravati	Photostat
9	04/09/2019	6/2 (23706/19)	Rajapeth	Rajapeth	original
10	27/03/2019	Valuation Report of Valuer	Amravati	Amravati	Photostat

5) Description of Property / Properties / Nature of Title:

S R N O	Name of the Owner/ Mortgagor	Extent of area in acres	Survey No. / Gut No/ House No.	Is property lease	Nature of Property	Location	Boundary
1	Rajesh Sukhdeorao Raut	5670 Sq. Foot	Survey Lay Out 08, Plot No. 7. Mauja - Rajapeth	No	Yellow zone	Amravati	East- Service lane West- Road North- Plot No. 6 South- Plot no. 8

6) Trace of Title / History of Passing of Title. Detail of Antecedent Title Deeds:

(Tracing the parties title for the year of 30 previous Register Title deed and intervening documents if any (e.g. Transacting on power of attorney) to present documents must be verified.

Upon verification of Index II of registers and revenue record for the period relevant to this Search Report and Documents produced by the intended person. I find that originally the land owner was **Ambadevi Sansthan Amravati** and the Society of Ambadevi Sansthan Amravati has converted nazul land of **admeasuring 17 Acre and 25 Guntas** non agricultural land of this Survey No. 8 was owned Amravati for the period of relevant search report.

Ambadevi Sansthan Amravati has been made an application vide its REV/ NAP-46/Rajapeth /93/ 1987- 1988 as a private case against the Nasul Office at Amravati and thereafter as on the above mention private case the officer Sub Divisional Amravati has been issue order on dated REV/NAP-46/Rajapeth /93/ 1987- 1988 Dated on 28/04/1988 for to the layout of the land, Survey Lay - 08, Out Plot No. 7. Mauja - Rajapeth, Admeasuring Area 5670 Sq. Feet (526.95 Sq. Mtr)



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As that time The Municipal Council had been issue one memorandum regarding to the said plot dated on **02/08/1962** for possession and residential area to the people regarding to the locality in the Amravati City.

I find that the owner of layout has been sold his layout plots to the various purchaser as to the time by time and as per to the demand of the purchaser.

Thereafter **Ambadevi Sansthan Amravati** has been given this plot to **Sau. Indirabai Keshavrao Kothare, Amravati** as per Sale Deed Dated documents Registered at Sr. No. **134/ 1952** at Register officer Amravati dated on **31/01/1952** to **Nirmala Sukhadeorao Raut** and **Pramod Ramraoji Dukare** to as per sale deed **6513/85** dated **14/10/1985**.

Thereafter **Pramod Ramraoji Dukare** has been made leave of rights property without money to this to the **Nirmala Sukhadeorao Raut** vide its Registered Documents **5222/ 85** on dated **18/09/1991**.

Thereafter **Nirmala Sukhadeorao Raut** has been made leave of rights property without money to this to the **Rajesh Sukhadeorao Raut** vide its Registered Documents **1092/2019** on dated **27/03/2019**.

Thereafter one order has been passed by the **02/08/1962**, one meeting had been done by the **Municipal Council Amravati** for to the residential area.

Thereafter regarding to the said Survey no. 8 has been converted into the Non Agricultural land by the **Deputy Commissioner Amravati** vides its order dated **02/01/1948**.

I further found that 6/2 extract of the said flat is on the named of Rajesh Sukhdeorao Raut.

However it would not be out of place to point out herewith that so far the labour intensive proof in respect of property under reference in sort of index II registers available in the office of Sub Registrar, Amravati city is concern the some part of it is not maintained in apt manner in some book and some pages are too much faded and shabby condition some are found to be indecipherable condition and also some record are in under binding process.

Therefore, it would be sensible that as an additional safe keeping the present mortgager of the property be asked to submit affidavit thereby expanding that, if necessary, the property under reference is not under any type of compulsion in respect of her title for the same.

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Date :

DETAILED INFORMATION ABOUT PROPERTY TO BE MORTGAGED

SR. NO	DETAILS	REMARKS 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 Register's office and particulars tally.	Yes, I found the particulars of documents are fully tallied each other
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 and produced?	Yes. Rajesh Sukhdeorao Raut.
4	Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactments/ 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 restrictions on transfer and whether required permission/ consent as partners of grant/ allotment etc. obtained.	NIL
6	Whether provisions of urban Ceiling Act are applicable? If applicable whether permission obtained.	Not Applicable
7	Whether the user land has been converted under the land revenue law? Whether N. A Permission of user permission is obtained?	Yes. Survey Lay Out - 08, Plot No. 7. Mauja - Rajapeth, Admeasuring Area 5670 Sq. Feet (526.95 Sq. Mtr), Tah and Dist- Amravati in jurisdiction of Municipal Corporation Amravati I.
8	Whether required documents are	Yes

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Date :

	available for creating valid mortgage?	
9	What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained?	No. it is not leasehold property and therefore there is no necessity of any consent or permission from the lessor.
10	Whether the land is Adivasi (Tribal) Land?	No
11	Whether the land / property are joint family property? If yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	Yes
12	Whether any prohibitory order from Income Tax/ Wealth Tax or other authorities?	No
13	Is land / Property subject to any reservations / acquisitions.	No
14	Whether plans for construction are sanctioned?	Yes.
15	Whether Commencement certificate obtained.	Not Applicable
16	Whether completion certificate Obtained?	Not Applicable
17	Whether there are any restriction from Corporation such as " Education Zone", " Green Zone" Etc	Not Applicable
18	Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	Not Applicable
19	Whether there are any prior encumbrances. If yes details Thereof	Not Applicable
20	Evidence of Possession: Finding on documents and revenue records, details of property Tax, land revenue, society maintained charges of any other statutory dues paid up to date or payable.	All the documents enclosed herewith and enlisted in this reports
A	Memorandum / byelaws of the company/ society/ association authorize to offer its	No



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Date :

	property as security.	
B	Requite resolutions have been duly passed by the Company/ society/ permitting mortgage of the properties in favour of the Bank.	No
C	Such resolution sets out the names of the persons who are authorized to create charge over the properties.	No
D	Resolution U/c 293 (i)n (a) and 293 (i) (d) of Companies Act Passed.	No
E	Details of the properties together with the documents are mentioned under such resolutions.	Yes
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.	No
G	In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	No
21	In case of devolution of property by a will/ succession.	Not Applicable
A	Whether probate of will/ succession certificate/Letters of Administration obtained? Details thereof	Not Applicable
B	If probate/ succession certificate/ Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	Not Applicable
C	The safeguards suggested ensuring title to the property offered as security.	Not Applicable
22	Whether title deeds perused are in conformity with the search taken	Yes
23	Whether the chain of Title Deed is	Yes. I found the chain of title is

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	complete without any missing links	complete till
24	Whether any other documents to be obtained / compliances to be made so as to create valid mortgage.	All the documents in original form as well as certified copies are enclosed herewith and enlisted in my report and so the fact may be confirmed before execution of mortgage deed.

Date: 24/09/2019.

Place: Amravati.

Your's Faithfully

Enclosed:

Receipt No. 6377 Dated: 05/09/2019.

Adv. Manish D. Sirsat

Amravati.

Adv. Manish D. Sirsat
L.L.B, L.L.M, NET in Law
D.N.Y.S, D-Tax, Ph.D
Reg.No.- MAH/421/2006
R/o. Vishwprabha Colony
Amravati Mob 8888855669

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

I have examined the documents enclosed with this report relating to the plot situated in the locality known as that Survey Lay - 08 , Out Plot No. 7, Mauja - Rajapeth, Admeasuring Area 5670 Sq. Feet (526. 95 Sq. Mtr) offered as security by way of Mortgage.

I have also taken search with the Sub - Registrar, of Assurance and Record of Records for last 30 years (Original Fee Receipt Enclosed).

I certify that, till Mr. Rajesh Sukhadeorao Raut has an absolute, clear and marketable title over the plot describe above.

I further certify that the documents of the title referred to under the opinion are perfect evidence of right, title and interest of the title holder/ mortgagor and that if the equitable mortgage is extended by the prospective borrower for creating charge, it will satisfy the requirements of creation of title deed, enclosed are taken I the custody and possession of the bank after receiving this opinion or during the processing of housing loan.



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Date :

SUMMARY TITLE SEARCH REPORTOn Properties owned by **Mr. Rajesh Sukhadeorao Raut**

Sr. No	Particulars	Compliance
1)	Name of the Branch	Rukminni Nagar Amravati
2)	Name of the Borrower	Mr. Rajesh Sukhadeorao Raut
3)	Name of the Advocate / firm Searches made with Registrar of conveyance	Manish D Sirsat
4)	Revenue records and Municipality / Corporation record and verified	Yes
5)	Description of Property/ properties/ Nature of Title	
a)	Name of the owner as per title deed	Mr. Rajesh Sukhadeorao Raut
b)	Extent of area (in acres/ hectares/ sq. mtrs/ sq.ft.)	5670 Sq. Foot
c)	Survey no. /Gut no./CST no./House no	Plot 07
d)	Boundaries	East- Service lane West- Road North- Plot No. 6 South- Plot no. 8
e)	Type of land Leasehold/ Freehold / Govt. grant etc	Free Holder
f)	Nature of Property Residential / Commercial / Office / Industrial / Agricultural	Residential
g)	Location, Rural / Semi Urban / Urban / Metro / Others.	Urban
h)	Appears in land Acquisitions/ requisitions /reservations	No
i)	Plans for constructions are sanctioned	Yes
j)	Taxes paid up to date	Yes
k)	Trace of Title/ History of Passing of Title deed (Details of antecedent of title deeds) Traced / not traced up to owner/ Mortgagor	Traced From Owner
l)	Encumbrance Status Encumbrance/Non-encumbrance	Non Encumbrance

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OTW. No. : AMT/DST/MS/...../

Date :

I have examined the original title deeds relating to the property situated at **Mauja - Rajapeth** at Register Office, Amravati and offered as security by way of simple mortgage. I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years (Original fee receipts enclosed). I certify that **Mr. Rajesh Sukhadeorao Raut** have an absolute, clear and marketable title over the property shown above. That Survey Lay Out - 08, Plot No 7. **Mauja - Rajapeth, Admeasuring Area 5670 Sq. Feet (526.95 Sq. Mtr), Tah and Dist- Amravati in jurisdiction of Municipal Corporation Amravati 1,** offered as security by way of Mortgage.. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower / mortgagor and that if the said simple mortgage/equitable mortgage by deposit of title deeds created in the manner required by law, it will satisfy the requirements of creation of simple mortgage/equitable mortgage.

Date: 24/09/2019.

Place: Amravati.

Your's Faithfully

Adv. Manish D. Sirsat

Amravati.

Adv. Manish D. Sirsat

(B.A., L.L.B., L.L.M., NET in Law, D.N. in Tax, Ph.D)

Reg.No.- MAH-0441/2006

R/o. Vishwapiatna Colony

Amravati Mob 8888855669

Enclosed:

Receipt No. 6377 Dated: 05/09/2019.



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CERTIFICATE

I do hereby certified that, I Shri **Manish Dnyaneshwar Sirsat (Advocate)** visit registrar / Revenue office , Amravati, personally on **05/09/2019 to 24/09/2019** for verifying the record/documents relates to the property **That Survey Lay Out - 08, Plot No 7. Mauja - Rajapeth, Admeasuring Area 5670 Sq. Feet (526.95 Sq. Mtr), Tah and Dist- Amravati in jurisdiction of Municipal Corporation Amravati 1**, offered as security by way of Mortgage. The said case is referred from Bank of Maharashtra Rathi Nagar, Amravati. Hence all the information provided by me is correct as per my knowledge. If any changes regarding to the change of the Flat No, then affidavit must be provided by the purchaser to the bank sue motto or bank shall be asked for to the affidavit.

Hence this Certificate.

Date: 24/09/2019.

Place: Amravati.

Your's Faithfully

Adv. Manish D. Sirsat
Amravati.

Enclosed:

Receipt No. 6377 Dated: 05/09/2019.

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