

SHRI A. R. BHANDAKKAR

☎ : (07153) - 244706

ADVOCATE

(B.Com., L.L.B.)

Ram Mandir Ward,
HINGANGHAT - 442 301
Dist. Wardha (M.S.)



Date: 20.11.17

To,
M/s Krushngiri Developers
through Shri.Mahesh Shankarrao Gulhane R/o Wardha

Having been engaged by M/s Krushngiri Developers through
Shri.Mahesh Shankarrao Gulhane R/o Wardha, I Shri.A R.Bhandakkar
Adv. Hing- anghat is issuing this

Special Report On Title

Agri.Field bearing Field Survey no.88/1 adm.1.13 H.R. L.R.2.70
Bhog.class I , at mouza Nandgaon B Mouza No. 92 P.C. No. 6 Tah.
Hinganghat Dist. Wardha

belonging to M/s Krushngiri Developers through Shri.Mahesh
Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha.

ASPECTS TO BE CONSIDERED		COUNSEL'S Statement
1.	A Particulars Name of the borrower with address.	M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha.
2.	Name of the person offering mortgage with Parentage/constitution and address:	M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha.
3.	Details of the property to be mortgaged : As per title deed - As per present position -	Agri.Field bearing Field Survey no.88/1 adm.1.13 H.R. L.R.2.70 Bhog.class I , at mouza Nandgaon B Mouza No. 92 P.C. No. 6 Tah. Hinganghat Dist. Wardha Boundries of Field S.No.88/1 On East=Field of Pogale On West= Field of A.Wandile On North= Road On South= Field of Chandarana
B.INVESTIGATIONS		
1)	Details of the Title deeds/documents (including link deed /parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of the document, date of execution and details of registration)	i) Computerized certified copy of the 7/12 extract dt.13/11/2017 of F.S.no.88/1 at Nandgaon B . ii) old mutation before 30 years copy 1 mutation entry no.362. iii) certified copies of mutations 3 issued on

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		dt.13/11/2017 and 16/11/2017 iv) Certificate from Bhoomiabhilekh Office of renumbering parcha dt.2/3/2017. v) Original regd.slae deed dt.105/04/2017 regd.at sr.no. 1603 at Hinganghat. vi) Old joint 7/12 extract of before 30 years. vii) Old 7/12 extract of the year 1990 in the name of Namdeo Hari pogale.
2)	Whether certified copies have been obtained from the registrars office.	N/A.
4.	Whether the registration particulars as given in the title deed shown to the counsel tally with the particulars as stated in the record of the registrar's office?	yes
5.	Whether the registration particulars number and date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	N/A.
6.	Whether the photographs of parties as affixed in the conveyance deed /title deed tally with the photographs seen in the certified copy as obtained from the registrar's office?	N/A.
7.	Whether contents of the as given in the title deed tally verbatim with the contains as stated in the certified copy obtained from the registeror's office? If not, variation be specified. What is its effect?	N.A.
8.	Whether the property has been mutated in the name of person offering the mortgage?	<u>yes. in rev. record .</u>
9.	Whether equitable mortgage	No

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	can be created at the place where the branch disbursing the loan is situated?	
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgage? (In some state, there are legal restriction on creation of the mortgage of agricultural property for non- agricultural purpose).	No.
11.	Whether there are any restriction regarding sale of the property to be mortgage? (in some state, there are restriction for sale of property to resident outside the state)	No.
12.	Whether all the approvals, clearance/sanction required for creation of the mortgage have been obtained? If not obtained, What are such sanction, approvals and clearance yet to be obtained?	N/A.
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Acquired by regd.sale deed.
14.	Whether the property to be mortgage has been acquired under land Acquisition Act 1894?	No
15.	Whether urban land ceiling Act is applicable in the state where the property is located?	No
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage?Whether permission of the lessor/ NOC is obtained?	N/A.
	17.What is the rate of sharing of unearned income with lessor. In the event of sale of the property?	N/A.
	18.Whether copy of title deed favouring lessor (other than	

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	Govt.) is made available to examine the validity of the lease? 19. Whether terms and condition given in the lease deed have been complied with? If any condition is violated, effect thereof.	N/A. N.A.
20.	Whether any permission of income tax Authorities/ Assessing Officer is required under the provision of income Tax Act for creation of mortgage or any certificate is to be submitted to the bank to show that no dues are outstanding to the income tax department?	No
21.	In respect of Agri. land, Whether land is declared surplus or under consolidation of holding?	No
22.	Whether certified copies of rev. record has been obtained and examine to confirm that no dues are outstanding towards the mortgager? (Copies of the rev. record be submitted to the bank while submitting the certificate of title investigation.)	Yes, all the copies as per list above are enclosed here with as provided by the borrower. No due be obtain from concern service area financial institution like Co.op.society, BOB, SBI and other financial institutions be obtained of the concern area i.e. Hinganghat . .Affidavit of non-encumbrance, non transfer and ownership be obtained.

Hinganghat
Dt. 20/11/2017

[Signature]
Advocate

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To,
M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane
R/o Wardha tah.wardha Dist. Wardha.

Having been engaged by M/s Krushngiri Developers through
Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist.
Wardha.I Shri.A R.Bhandakkar Adv.Hinganghat is issuing this

SEARCH REPORT

Account :-

M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane
R/o Wardha tah.wardha Dist. Wardha. ,

(The proposed transferor)

Search report relates to searches made in:-

- A) Sub-registrar office -- Grade I Hinganghat
- B) Registrar of companies -- Not applicable
- C) courts --As it is not possible, the affidavit of the borrower to that effect is to be obtained and profarma enclosed herewith.
- D) Other offices --No.
- a) office of the co-operative society--- N.A.
- b) Development authority --- N.A.
- E) Any other documents
- i) Receipt of payment of rev. taxes etc.-- Paid receipt be obtained

Sub registrar/Registrar of Assurance office Hinganghat -

1. challan of the search is attached here with vide challan GRN No.MH007352940201718E dt. 18/11/2017 for Rs. 750/- for the property in TVSR at Nandgaon B for the period from 1988 to 2017 disclosed the following encrumbances. (Certificate enclosed)



CHALLAN
MTR Form Number-6

GRN MH007352940201718E		BARCODE 		Date 18/11/2017-11:35:29		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HGT_HINGANGHAT SUB REGISTRAR				Full Name		KRUSHNAGIRI DEVELOPERS TARFE SHREE	
Location WARDHA						MAHESH SHANKARRAO GULHANE	
Year 2017-2018 One Time				Flat/Block No.		SERVHE NO. 88/1	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		MAUJA NANDGAON BO.	
				Area/Locality		1.13 HEY AAR	
				Town/City/District			
				PIN		4 4 2 3 0 1	
				Remarks (If Any)			
				ADV A R BHANDAKKAR YEAR 30 YEARS YEAR 1987 TO 2017			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02901792017111811526 69451819	
Cheque/DD No.				Bank Date	RBI Date	18/11/2017-11:42:40 Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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

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- N.A.
- as there is no such system or procedure in the sub registrar office Hinganghat.

(If there is no system of issue of encumbrance certificate in the office of sub-registrar, it be stated accordingly)

2. Besides obtaining the encumbrance from the sub-registrar, personal search was carried out by me for the purpose. Inspection of record is made, on 18/11/2017 for the period from 1988 to 2017 through the computer operator and personally in the office as the record for verification whatever is prepared and moreover the work of internet is not completed by the said office at Hinganghat and hence personal verification on the website whatever is available is made at the following sub-registrar offices---Hinganghat.

- a) N.A.
- b)
- c)

The search report discloses the following Encumbrances:-

3. The Owner of the property being a company, search was conducted in the following offices of the registrar of c companies: -

Not applicable

The search made out in the office of Registrar of Companies disclosed:- ROC INFORMATION ----- N.A.

4. Inspection of Court records disclosed :-

(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

N.A.As stated above.

Name of Court	Date of Order	Nature of Order
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5. Searches made / Inspections carried out in the following offices disclosed :N.A.

Office	Date of search / Inspection	Information
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A study of the following documents disclosed : N.A.

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Details of documents perused Information

- i) Computerized certified copy of the 7/12 extract dt.13/11/2017 of F.S.no.88/1 at Nandgaon B .
- ii) old mutation before 30 years copy 1 mutation entry no.362.
- iii) certified copies of mutations 3 issued on dt.13/11/2017 and 16/11/2017
- iv) Certificate from Bhoomiabhilekh Office of renumbering parcha dt.2/3/2017.
- v) Original regd.slae deed dt.105/04/2017 regd.at sr.no. 1603 at Hinganghat.
- vi) Old joint 7/12 extract of before 30 years.
- vii) Old 7/12 extract of the year 1990 in the name of Namdeo Hari pogale.

(Adv.A.R.Bhandakkar.)

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Date : _____

DATE : 20/11/2017

To,
M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane
R/o Wardha tah.wardha Dist. Wardha.

Having been engaged by M/s Krushngiri Developers through
Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist.
Wardha.I Shri.A R.Bhandakkar Adv.Hinganghat is issuing this

Opinion on investigation of title and obtaining of search report
in respect of property i.e. Agri.Field bearing Field Survey
no.88/1 adm.1.13 H.R. L.R.2.70 Bhog.class I , at mouza Nandgaon B
Mouza No. 92 P.C. No. 6 Tah. Hinganghat Dist. Wardha

belonging to :-

M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane
R/o Wardha tah.wardha Dist. Wardha.

As requested, I have conducted the legal investigation of the
title and made a search of records in the registration office and
other offices as required in the matter.

I have answered all the queries in the Special Report which
is enclosed.

I hereby certify that the registration particulars- number, date
and page particulars etc., as shown in the copy of original
title deed and contents there of tally with the information as
stated in the records of office of Sub-Registrar/Registrar of
assurances as well as with certified copy of the title deed-N/A.

I further certify that the photograph of previous owner and of
intending mortgagor affixed /seen in the title deed tally with
records of registration office as well as certified copy of the
title deed N/A.

Chain of title relating to the property is complete as given in
the Annexure hereto.

X
That, the title history of the last 30 years from this date shows
that the field Survey No.88/1 at mouza Nandgaon B was originally
owned by Shri.Mahadeo Hari pogale and Namdeo Hari Pogale and the
joint owners of the above field and had acquired the same by regd
sale deed dt.24/04/1957 as per mutation entry no.262 .Earliar the
said field was included in F.S.no.74/3 as per Renumbering parcha
and old mutation .That they continues their ownership and
possession till their mutual partition in year 2000.That said
Namdeo and legal heirs of deceased Mahadeo i.e.widow Anusayabai
and son Hemant MahadeoPogale ,Daughter Suman Pandurang Wadafale
,Kusum Pandhari Dhote ,Malta Subhashrao Yerekar had partitioned

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their land F.S.no.88 adm.4.88 H.R. In the said partition F.S.no.88/1 adm.1.21H.R.felled to the share of Namdeo Hari Pogale .His name was mutated in rev.record vide mutation entry no.506 dt.20/03/2000.That thereafter Namdeo and his legal heirs had partitioned their field properties i.e.F.S.no.52 and 88/1 in between Sou.Pushpabai Namdeo Pogale vide regd.partition deed dt.21/07/2010 regd.sr.no.2138 at Hgt. In the said partition F.S.no.88/1 adm.1.21 H.R.felled to the share of Sou.Pushpa Namdeo pogale vide mutation entry no.3107 dt.13/08/2010.That she continues her possession and ownership till transfer . That thereafter said Pushpa Namdeo Pogale and the consenter Shri.Namdeo harba pogale ,Gajanan Namdeo Pogale ,Kishor Namdeo Pogale Satish Namdeo Pogale and Nitin namdeo pogale of Hingangat had sold the same adm.1.13 H.R. in favour of the present owner M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha vide regd.sale deed dt.10/04/2017 regd.at sr.no. 1603 at Hingangat .That the name of the proposed transferor owner M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha has been mutated in the rev.record vide mutation entry no.6393 dt.16/10/2017.

As such the proposed transferor M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha.

become the absolute owner of the property in TVSR .That the no dues be obtained from the above institutions like ViVidh Karyakari Sh.Society Nandgaon B.

That, the links such as they are in the chain of title have been properly established and all the transaction\s have been duly verified from the relevant record of Sub-Registrar of documents and Revenue Department.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

- 1.Rev.
- 2.

The search report of which is annexed hereto, conducted by me, vide challan GRN No.MH007352940201718E dt. 18/11/2017 for Rs. 750/- for the property in TVSR at Nandgaon B for the period from 1988 to 2017 does not disclose any encumbrances/disclose encumbrances as stated therein.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

- (a) Name of lender- ---
- (b) Date of opinion & reference no.---

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(c) Remarks-----

I find following defects/no defects in the title of the person offering mortgage:-

I here by certify that

belonging to M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha.

have clear, valid and marketable title over the above said field properties subject to fraud if any made by the Borrower to defraud any body much less any Bank and he/she/they are /is competent to sale/mortgage the property in TVSR and can create mortgage in favour of any body Subject to no objection /Dues certificate from concern service area banks and subject to fraud if any made by the M/s Krushngiri Developers through Shri.Mahesh Shankarrao Gulhane R/o Wardha tah.wardha Dist. Wardha to defraud any body or to any bank .

The valid mortgage can be created by deposit of following original title deed.

(Give the details of title deeds which are required to be deposited to create equitable mortgage)

- i) Computerized certified copy of the 7/12 extract dt.13/11/2017 of F.S.no.88/1 at Nandgaon B .
- ii) old mutation before 30 years copy 1 mutation entry no.362.
- iii) certified copies of mutations 3 issued on dt.13/11/2017 and 16/11/2017
- iv) Certificate from Bhoomiabhilekh Office of renumbering parcha dt.2/3/2017.
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- vi) Old joint 7/12 extract of before 30 years.
- vii) Old 7/12 extract of the year 1990 in the name of Namdeo Hari pogale.


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- Encl : 1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed and link deeds.
4. Search Report