



Sarika M. Dabhade (Chavan)

L.L.M., P.G.D.T. (Cyber Law),

Gontaji Ward, N.H.7, Hinganghat, Tah.-Hinganghat, Dist.-Wardha, Pin (442301), Mo. No. 9823049176, 9823054186

E-mail: advsarikadabhade@gmail.com

TITLE VERIFICATION AND SEARCH REPORT

Date:-16/11/2019.

To,

To,

(Whom it may be concern)

Shri. Mahesh s/o Shankarrao Gulhane

Dear Sir/ Madam,

Sub :- Title Opinion Report certifying non encumbrance of the Property i.e. Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha belonging to Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers,

As per your instructions, requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/ proposed to be granted to **Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers.**



Sr No.	Particulars Advocate's Opinion										
1.	Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements. All that pieces and parcel of the land situated at Mouza-Pimpalgaon(Ma.), Mouza No.-103, Talathi Saja No.-34, Tah.-Hinganghat, bearing Field:- <table border="1"> <thead> <tr> <th>Field Survey No.</th><th>Area H. R.</th><th colspan="2">Rent Rs. Ps.</th><th>Right Class- 1</th></tr> </thead> <tbody> <tr> <td>252/1</td><td>2.25</td><td>8</td><td>30</td><td></td></tr> </tbody> </table> Boundaries-(As per Sale Deed) On East :- Field Survey No. 251/B & 251/1/B, On West :- Field Survey No. 252/2, On North :- Field Survey No. 250/3, On South :- Field Survey No. 250/2	Field Survey No.	Area H. R.	Rent Rs. Ps.		Right Class- 1	252/1	2.25	8	30	
Field Survey No.	Area H. R.	Rent Rs. Ps.		Right Class- 1							
252/1	2.25	8	30								
2.	Nature of Property (whether Agricultural, Non-Agricultural, Commercial, residential, or Industrial). If Non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned:- Agricultural Land										
3.	Name of the Mortgagor / Owner and status in the Account i.e., borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust /, whether he / she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Trust Deed etc. whether examined and verified. Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers Status :-Borrower, Individual										
4.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken. Not Applicable										
5.	Whether the property is Freehold or Leasehold. If Lease hold then period of lease, and if Free hold whether Urban Land Ceiling Act applies and permissions to be obtained. Free hold Urban land Ceiling Act not applicable										
6.	Source of Property i.e., Self-acquired or Ancestral. If Ancestral then mode of succession and whether original Will / Probate is available.										



	Isn't ancestral It is acquired by the virtue of Registered Sale Deed Dated:-20/04/2019
7	Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement. Not-Applicable
8	Whether the Mortgagor is in exclusively possession of the property or it is leased / rented out to third party. Mortgagor is in exclusive possession of the above field
9	Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof. The above field is mutated in the name of Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers in the Revenue records as an owner thereof Mutation entry No.-12108 & dated-12/04/2019.
10	Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage. No
11	Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list. 1) Photo copy of 7/12 extract (khasra) Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), dated:-23/10/2019, 2) Photo copy of Variation Leaflet, Mutation entry No.- dated:-17/11/1999, Certified dated:-05/11/2019, 3) Photo copy of Variation Leaflet, Mutation entry No.-9104 dated:-30/06/2014, Certified dated:-05/11/2019, 4) Photo copy of Variation Leaflet, Mutation entry No.-12169 dated:-03/06/2019, Certified dated:-23/10/2019 5) Photo Copy Registered Sale Deed Dated:-20/04/2019
12	Whether the Advocate has personally visited the Sub-Registrar / Revenue / Municipal office and examined the records. I personally visited the office of Sub-Registrar Office Hinganghat and online portal or computer system examines the records on dated:-09/10/2019.
13	Whether the Search is being made for the period of -13/30- years along with the observation. If no, reason thereof. Yes, I have taken search in records of Sub-Registrar's Office at Hinganghat, Tah.-Hinganghat, Dist.-Wardha. For a period of 30 years (1989 to 2019) by online portal paying the necessary Search Fees of Rs. 750/- for GRN No.-815702020 dated-14/11/2019. The said GRN Search Fees Receipt dated-14/11/2019 is enclosed herewith.



14	Details of documents examined / scrutinized (This should be in chronological order with serial numbers, type / nature of document, date of execution, parties, date of registration details including the details of revenue/Society record, etc.) 1. Photo copy of 7/12 extract (khasra) Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), dated:-23/10/2019, 2. Photo copy of Variation Leaflet, Mutation entry No.- dated:-17/11/1999, Certified dated:-05/11/2019, 3. Photo copy of Variation Leaflet, Mutation entry No.-9104 dated:-30/06/2014, Certified dated:-05/11/2019, 4. Photo copy of Variation Leaflet, Mutation entry No.-12169 dated:-03/06/2019, Certified dated:-23/10/2019 5. Photo Copy Registered Sale Deed Dated:-20/04/2019.
15	Tracing of chain of title in favour of the Mortgagor / owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates. On perusal of the above records I find that an agricultural land Field Survey No.-252/1 land Area-2.25 H.R. Land Revenue Rs. 5.00 Ps. Right Class I situated in Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha. Before in earlier times this property was owned and possessed by Shri. Ramkrushna s/o Mahadevrao Balki. He was the absolute owner of this land. The old Field Survey No.-252 the old Field land Area-3.64 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat. The aforesaid person Shri. Ramkrushna s/o Mahadevrao Balki is few part sold out the above said old Field property old Field Survey No.-252 about the land Area-1.39 H.R. out of the old Field total land Area-3.64 H.R. in respect of east to west through southern side portion of the above old Field Survey No.-252 situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat. to the executed Registered Sale Deed in favour of Shri. Shri. Santoshbhai s/o Rameshkumar Sharma R/o Jagannath Ward, Hinganghat, Tah.-Hinganghat. Dist.-Wardha for a valuable consideration of Rs. 1,12,000/- The Registered Sale Deed dated:-22/07/1999. And again after that aforesaid persons Shri. Ramkrushna s/o Mahadevrao Balki this agricultural land remaining part in sold out Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated in Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha to the executed the Registered Sale Deed in favour of Shri. Dhanraj s/o Yadavrao Golhar for a valuable consideration of Rs 25,88,000/- The Registered Sale Deed Dated:-11/06/2014, Doc.-2369/2014, Reg. No.-2369. Mutation entry No.-9104 & dated:-30/06/2014. Thereafter that aforesaid person Shri. Dhanraj s/o Yadavrao Golhar this agricultural land completely share sold out bearing Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated in Mouza-Pimpalgaon(Ma.), Tah.-



	Hinganghat, Dist.-Wardha to the executed the Registered Sale Deed in favour of Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers for a valuable consideration of Rs 88,35,000/- The Registered Sale Deed Dated:- 20/04/2019, Doc.-1848/2019, Reg. No.-1848. So the Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers acquired title to this land bearing Field Survey No.-252/1 Agricultural land Area-2.25 H.R., by virtue of this Regd. Sale Deed Dated:-20/04/2019. The Revenue record was changed, And this land bearing Field Survey No.-252/1 Agricultural land Area-2.25 H.R. was mutated in the name of the said Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers in the Revenue records as an owner thereof Mutation entry No.-12169 & dated-03/06/2019. And he is in possession of this land. As such the said Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers is become full and absolute owner of the present Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha, under law.
16	Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify. No.
17	The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable. I hereby certify that I have searched and verified the information furnished in this report and have compared the Title Deed i.e. 7/12 extract (Khasara) of the Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat and 8-A forms, given to me, with the copies of it in the office of Tahsildar, Hinganghat and have found both tallying with each other. The statements and other information given in the report are correct and Certified. I certify that Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers has got a valid, clear, absolute and marketable title over the above Fields.
18	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available. No.
19	Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op. Societies, whether allotment letter, possession letter, share certificate, affidavit, Power of Attorney etc. is required. No
20	Minor's Interest if any:- Minor's interest is not involved in the property.
21	Whether the property is enforceable under SARFAESI Act, 2002, with reason. No.



	Hinganghat, Dist.-Wardha to the executed the Registered Sale Deed in favour of Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers for a valuable consideration of Rs 88,35,000/- The Registered Sale Deed Dated:-20/04/2019, Doc.-1848/2019, Reg. No.-1848. So the Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers acquired title to this land bearing Field Survey No.-252/1 Agricultural land Area-2.25 H.R., by virtue of this Regd. Sale Deed Dated:-20/04/2019. The Revenue record was changed, And this land bearing Field Survey No.-252/1 Agricultural land Area-2.25 H.R. was mutated in the name of the said Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers in the Revenue records as an owner thereof Mutation entry No.-12169 & dated-03/06/2019. And he is in possession of this land. As such the said Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers is become full and absolute owner of the present Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha, under law.
16	Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify. No.
17	The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable. I hereby certify that I have searched and verified the information furnished in this report and have compared the Title Deed i.e. 7/12 extract (Khasara) of the Field Survey No.-252/1 Agricultural land Area-2.25 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat and 8-A forms, given to me, with the copies of it in the office of Tahsildar, Hinganghat and have found both tallying with each other. The statements and other information given in the report are correct and Certified. I certify that Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers has got a valid, clear, absolute and marketable title over the above Fields.
18	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available. No.
19	Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op. Societies, whether allotment letter, possession letter, share certificate, affidavit, Power of Attorney etc. is required. No
20	Minor's Interest if any:- Minor's interest is not involved in the property.
21	Whether the property is enforceable under SARFAESI Act, 2002, with reason. No.



I hereby return all the Documents Forwarded to us vide your above said necessary documents.

Thanking You!

Place:-Hinganghat.
Date:-16/11/2019.

Signature of the Advocate

Sau. Sarika M. Dabhade(Chavan)
Advocate

