Adv. Sangeeta Rathi (Suda)
M.A.LL. M. NOTARY
VitthalMondir Road, Ashtabhuja Chowk,
WARDHA. Mob.No. 7620029040

Ref.
Date - 01 /06/2020.

SPECIAL REPORT ON TITLE

Reg Property i.s. **Field property situated at Mouza- Dabha , mouza no. 43 , Gram-Panchayat - Bhalewadi , with in the limitation of Tah. Karanja (Ghadage) Wardha Zilla Parishad having F.S. no. 141, admeasured area – 2.36 H.R. Type Class-1 at present belonging to Shri . Rajesh Bhaiyyalal Sahu r/o at- Bhamtipura , Wardha tah. & dist. Wardha.**

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Owner & possessor with address:	**Shri . Rajesh Bhaiyyalal Sahu r/o at- Bhamtipura , Wardha tah. & dist. Wardha.**

2	Details of the property to be mortgaged : As per title deed -- As per present ---- Position	**Field property situated at Mouza- Dabha , mouza no. 43 , Gram- Panchayat - Bhalewadi , with in the limitation of Tah. Karanja (Ghadage) Wardha Zilla Parishad having F.S. no. 141, admeasured area – 2.36 H.R. Type Class-1 at present belonging to Shri . Rajesh**

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ADVOCATE/NOTARY
RESI : VITTHAL MANDIR ROAD,
ASHTABHUJA CHOWK,WARDHA
MOBILE NO. : 9665068654

			Bhaiyyalal Sahu r/o at-Bhamtipura , Wardha tah. & dist. Wardha. The above described property is having following boundries- To the East-- -F.S. no. 144, To the West-- Road, To the North-- F.S. no. 139& F.S. no. 140, To the South-- F.S. no. 142.
	B.	**INVESTIGATIONS**	
	1.	Details of the title deeds / documents (including Lind Deeds/ Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	Search made on the basis of verification of following documents---- 1 Regd. Sale Deed of d/- 22 /11/2019 , vide doc. No. 1084/2019 Xerox. 2 7/12 Extract of d/-19/12/2019 Computarised. 3 Mutation Form of d/-/12/2019 , computerised. 4 Gav Namuna Aath " A " of d/- 19 /12/2019 , computerised. 5 Map d/- 07/10/2015, Xerox. 6 Regd. Sale Deed of d/- 03/ 04/2013 vide doc. No. 431/ 2013 , Xerox. 7 Mutation form of d/- 07 /10/2015, c. copy, 8 Latest Mutation form of d/- 19 /05/2020, c. copy., 9 7/12 Extract of d/- /20/05/2020 , c. copy .

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MOBILE NO. : 9665060584

		10 Mutation form of d/- 20/05/2020, c. copy, 11 Adhikar Abhilekh Panji of d/- 20/05/2020, c. copy.
	2. Whether certified copies have been obtained from the Registrar's office	No
	3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion ?	Yes, there is no any suspicion.
	4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes

5	Whether the property has been mutated in the name of the present Owner & Possessor.	Yes ,
6	Whether there is any bar under any local law .	---------- ----No----------
7	Whether there are any restrictions regarding the property .	----------No.----------
8	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	---------- No---------
9	Whether the property has been acquired under Land Acquisition Act, 1894?	----------No----------

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MOBILE NO. : 9665060

	10	Whether Urban Land Ceiling Act is applicable in the State where the property is located ?	---------- No----------
	11	In case of leasehold property, whether permission/NOC from the less or is required for creation of mortgage? Whether permission of the less or/NOC is obtained?	N.A.
	12	What is the rate of sharing of neared income with lessor, in the event of sale of the property?	N.A.
	13	Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	Ownership of property
	14	Whether terms & conditions given in the lease deed have been complied with? if any condition is violated, effect thereof.	Not applicable
	15	Whether any permission of Income Tax Authorities/ Assessing Officer is required under the provisions 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?	-------Not applicable----------
	16	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings ?	NO

	17	Whether certified copies of Revenue	Current Revenue receipt is not made available ..

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		Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.) examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	

CERTIFICATE

Opinion on investigation of title and obtaining of search report in respect of property.

Field property situated at Mouza- Dabha , mouza no. 43 , Gram- Panchayat - Bhalewadi , with in the limitation of Tah. Karanja (Ghadage) Wardha Zilla Parishad having F.S. no. 141, admeasured area – 2.36 H.R. Type Class-1 at present belonging to Shri . Rajesh Bhaiyyalal Sahu r/o at- Bhamtipura , Wardha tah. & dist. Wardha.

The above described property is having following boundries-

To the East-- -F.S. no. 144,

To the West-- Road,

To the North-- F.S. no. 139& F.S. no. 140,

To the South-- F.S. no. 142.

Originally the above described Field property was owned & possessed by Shri. Narayan Vinayakrao Seshmukh & Others r/o at Wadhona tah. & dist. Wardha. And from by Shri. Narayan Vinayakrao Seshmukh & Others r/o at Wadhona tah. & dist. Wardha. The above described property was transferred to smt. Nirmalabai wd/o Madhavrao Chavhan r/o Karanja (Ghadage)The counsel perus the copy of Mutation form of d/- 20/05/2020 c. copy (On the basis of Order of Hon "ble Tahsildar Karanja (Gh.) Order D/- 30/04/2010 in case no. RA. MA. No. 7/59-93-2008) . smt. Nirmalabai wd/o Madhavrao

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