

and found that, present owner **Virendra Singh s/o. Kamdeo Singh & Shyamsundar s/o. Mahavirprasad Agrawal** Both R/o. Bhandara are in undisputed possession of the property in question.

A) That, the land bearing Gat No. 295 situated at **Mauza – Bela, P.C. No. 10, Tah. & Distt. Bhandara** was originally owned and possessed by Sau. Shakuntala w/o. Marotrao Bele & Others, which is their ancestral property. They have converted the same for the Non-agricultural purpose, vide Rev. Case No. 5/NAP-34/1992-93 order passed by Tashildar, Bhandara on 03/02/1993. Thereafter, they sold the same to Shri. Samir s/o. Bakimchandra DAs by Regd. Sale-deed in the year 1993 and he prepared layout therein. Thereafter, said land is renumbered as **Gat No. 295/1**. Out of which, **Plot No. 5 having area 929.53sqmtr i.e. 10001.74sqft** was purchased by Smt. Bacchuben wd/o. Velji Patel by Regd. Sale-deed dtd. 24/4/2002, vide Document No. 1105/2002. Thereafter, she sold said plot to the present owners **Virendra Singh s/o. Kamdeo Singh & Shyamsundar s/o. Mahavirprasad Agrawal** for the consideration of Rs. 20,00,000/- by Regd. Sale-deed dtd. 20/02/2015, vide **Document No. 691/2015** and accordingly, their names are mutated in the revenue record, vide **Mutation Entry No. 9290 dtd. 17/3/2015** and they are in peaceful possession of the same. Now said land is renumbered as **Gat No. 295/1/7**.

B) That, the present owners are having absolute ownership over the property in question and it is free from all type of chain, lien, encumbrances and mortgages.

It is further certify that, I have seen the Index –II of Sub Registrar Office, **Bhandara**. I have also seen the said transfer entry in the Index –II of Sub Registrar Office, **Bhandara** and copy of Sale-deed. That, the document is executed as per the procedure of law and **Virendra Singh s/o. Kamdeo Singh & Shyamsundar s/o. Mahavirprasad Agrawal** Both R/o. Bhandara have got valid and clear title. The link of the chain of transactions have been properly established. I have tallied the documents of title-deeds documents referred to above in the office of Sub Registrar, as the same are true. The index for the last 30yrs. for the land are properly maintained in the office of Sub Registrar, **Bhandara**.

5. Brief History of the property and how the owner/mortgagor derived the title. I have inspected the Index –II of Mauza – **Bela (Bhandara), P.C. No. 16**, bearing land **Plot No. 5 having area 929.53sqmtr i.e. 10001.74sqft out of Gat No. 295/1/7**. The record of Sub Registrar, **Bhandara** are inspected for the year commencing from the **1986 to 2015 i.e. total 30yrs.** by paying necessary search fee. I have not found any entry in Index –II at Sub Registrar Office, **Bhandara**.

That, in my opinion, the above said property is not subject to the attachment order of any Civil Court of DDT/Income Tax Recovery Office/Sale Tax Office and the property is free from all other type of encumbrances.

6	Search and Investigation	1986 to 2015 i.e. 30yrs.
6.1	The Persons who are owners of property	Virendra Singh & Shyamsundar Agrawal
6.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies	Yes.
6.3	a)What is the nature of the Title of the owner i.e. tenancy right/ full ownership/ leasehold rights. occupancy /possessor rights /Govt	Absolute Ownership

	from the lessor/s/company/ authority is required for transfer (such as mortgage, sale etc.) of the property.	
6.4	Whether there is any restriction/ prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title-deeds through which he has derived title.	NOT APPLICABLE.
6.5	Whether the latest title deeds and the immediately previous title deeds are available in originals	Yes
6.6	Whether building tax and revenue has been paid upto date	YES
6.7	Whether any dues recoverable as land revenue are outstanding.	NO
6.8	In case the facility is sought for construction purpose. Whether the land has been converted under the land Revenue laws ? if not required, give reasons.	YES
6.9	Whether land is affected by any revenue & tenancy legislation ? if so, how and to what extent & remedy : if any.	NO
6.10	Whether permission under the Urban Land Ceiling & Regulation Act, 1976 is necessary or not ?	NOT APPLICABLE.
6.11	Is there any other special enactment's like land acquisition act & other State Legislation/ Provisions of which are applicable to property/ies & affecting title ?	NOT APPLICABLE.
6.12A	Is/are the property/ies free from encumbrances	YES.
6.12 B	Please give detail amount or creation of charge/mortgage or redemption of minimum period of 30yrs. in case of Priority Sectors, advances and for the last 30yrs. in all other cases	NOT APPLICABLE
6.13	Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are documents to be deposited ?	Yes, subject to submission of original documents.
6.14	Whether property is freehold or leasehold or II tenanted, whether property can be taken as mortgage and what precautions to be taken ?	The property is freehold.
6.15	If the owner is company, partnership firm, trust, temple, wakf or other legal persons, how title is affected by its Memorandum and Articles of Association, Partnership Deed, Trust Deed or Rules or Bye-laws and what are precautions to be taken under rules or Bye-laws & also how the right to create mortgage is affected Hindu Religious & Endowments Laws and as the cases may be	NOT APPLICABLE.
6.16	If property/ies to be mortgaged is/are flat apartment in residential commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner what are the documents of title available for created mortgage ? Documents/ record to be taken from builder/ owners and their bankers.	NOT APPLICABLE
6.17	Flats owned/controlled by societies : special requirements to be taken if society refuses to note bank lien/interest	NOT APPLICABLE.
6.18	Please state the names of the persons who should join in the creation of the mortgage of the property either by deposit of title deeds or by registered mortgage etc.	As mentioned in title
6.19	Any additional documents/ precautions required to be taken	NO
7	Investigation under IT Act, 1961	

A) Please investigate whether any action has been initiated by the Tax Recovery Officer u/s. 22

B) Please also investigate as to whether the complied with and if so whether the same are complied with

C) Please also advice whether any prior permission of the concerned assessing offers u/s. 281(1) is required for any transfer (by way of sale, mortgage, gift, exchange or any other mode of transfer whatsoever) of the 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 transactions u/s. 96 A-B is registered and whether any acquisition proceedings under Chapter XX-A & XX-C have been initiated against the immovable property. If any acquisition proceedings etc. are pending or have been finalized and/or pending with the courts. Please give full details thereof along with the necessary documentary evidence

E) Finally please also investigate as to whether any other proceedings under the Income Tax Act, 1961 are pending.

NOT APPLICABLE.

NOT APPLICABLE.

NOT APPLICABLE.

NOT APPLICABLE.

NOT APPLICABLE.

8

Search in respect of companies registered under the Company Act, 1956.

A) (Please, search the index and the register of charges/file or folder containing forms 13) and provide information on (i) charges subsisting on the property/ies and undertaking 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 paripasu charge) and the extent (i.e. the amount covered) of each charges (iii) the specific property/ies on which any charge subsists, (iv) the particulars of each charge holders (v) modifications (if) any in each charge and the dates thereof (vi) satisfaction of charge, if any recorded with the previous 6 months (vii) whether any receiver or manager of the company has been appointed u/s. 137 of Companies Act, 1956 and (viii) whether any debenture 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 documents, as please investigate whether any form 8/13 along with the relevant documents 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 ROC seeking his condonation of delay to filing the charges.

NOT APPLICABLE.

B) Please, verify whether any proceedings are pending and or any order has been passed u/s. 391 & 394 of Companies Act, 1956.

NOT APPLICABLE.

9.

Investigation in regard to Agricultural land

A) Whether land is surplus, if so give specific details

B) Whether land is under self cultivation

C) If land is owned of holding/ acquisition proceeding etc. are in progress in the area. Whether the transfer of the land is possible under the state enactments.

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE.

D) If consolidation on holdings/ acquisition proceedings

NOT APPLICABLE



land is possible under the state enactments. E) Whether any prior/hidden charges exists against land. Non-encumbrances should be for a period of 02yrs. proceeding date of this non-encumbrances certificate F) Whether mutation has been completed in case of existing charge/ pending charges. G) Inspection of land on the spot in regard to the quality of land (such) as irrigated /unirrigated/ water logged etc) in order 10 enable the hank to determine as value. H) Whether any government loan/ taccavies/Co.op. loan etc. have been raised against the land and if so, details, about the charge encumbrances may be specified.	NOT APPLICABLE. NOT APPLICABLE It is Non-agricultural land. NOT APPLICABLE
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I have perused the documents produced before me. In my opinion, the present owners **Virendra Singh s/o. Kamdeo Singh & Shyamsundar s/o. Mahavirprasad Agrawal** Both R/o. Bhandara as mentioned in the title is having valid, clear, absolute and marketable title over the property shown above.

Place : Bhandara

Date : 20/3/2015

Yours Thankfully,

(Adv. Rakesh Saxena)

R. K. Saxena

Advocate

Opp. Bus Stan

BHANDARA-441904