

B. K. KAREKAR
Advocate/ Notary
[Govt. of Maharashtra]

Laxminagar, Wadgaon Road,
CHANDRAPUR-442 401
Tel.No.256487, Mo.9422137999

Dated: 29/11/2013

To,
The Manager,
Vidharbha Konkan Gramin Bank
Branch – Ballarpur
District – Chandrapur.

Re.: Search report cum-title opinion on the diverted commercial/ residential land property situated Mouza – Ballarpur city Taluka- Ballarpur District Chandrapur Sheet No.10 city survey No.18/147 area admeasuring 3733 Sq. meters and Sheet No.14 City survey No. 18/169 area admeasuring 392 sq. meters land within the area of Muncipal Council Ballarpur District -Chandrapur is own Shri Dilip Dadaji Mamidwar R/o Ballarpur .

With reference to your letter on the basis of the title deeds forwarded to me pertaining to the said immovable property and other information submitted by you. I have conducted a search and investigation and submit my report as under:

1.Name(s) and Address(es) of the Mortgager(s)/Title holder(s)/ Proposed Mortgager

Shri Dilip Dadaji Mamidwar
R/o Dadabhai Nauroji Ward Ballarpur
Tahasil- Ballarpur District Chandrapur

2. Title Deeds in original seen by me.

- i) Sale Deed dated 7/1/1980 document no.CND-13 (xerox copy)
- ii) Sale Deed dated 18/2/1982 document no.CND-358 (xerox copy)
- iii) Sale Deed dated 23/1/1992 document no.CND-319 (xerox copy)
- iv) Akhiv Patrika of city survey No.18/147 dated 19/11/2013 (certified copy)
- v) Akhiv Patrika of city survey No.18/169 dated 19/11/2013 (certified copy)



3. Descriptions of immovably property :-

All that peace and parcel of the diverted commercial / residencial land property situated Mouza – Ballarpur city Taluka-Ballarpur District Chandrapur Sheet No.10 city survey No.18/147 area admeasuring 3733 Sq. meters and Sheet No.14 City survey No. 18/169 area admeasuring 392 sq. meters land within the area of Muncipal Council Ballarpur District - Chandrapur is own Shri Dilip Dadaji Mamidwar R/o Ballarpur.

Location Boundaries :-

Towards East ... Jain Enterprises
Towards West... Allapalli Road
Towards North...house of Shri Jogi
Towrds South... Center Point Hostel

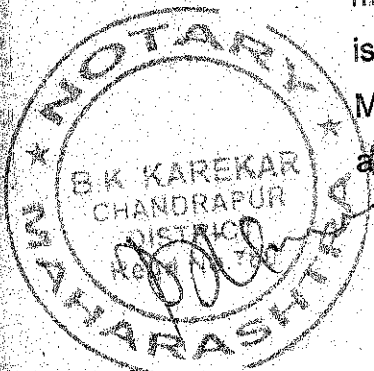
4. Search in Sub-Registrar's Office

i) Location of property

All that peace and parcel of the diverted commercial/ residencial landed property situated Mouza – Ballarpur city Taluka-Ballarpur District Chandrapur Sheet No.10 city survey No.18/147 area admeasuring 3733 Sq. meters and Sheet No.14 City survey No. 18/169 area admeasuring 392 sq. meters land within the area of Muncipal Council Ballarpur District - Chandrapur is own Shri Dilip Dadaji Mamidwar R/o Ballarpur

ii) Search and investigation.

The above said commercial /residencial land was belongs Shri Wasudeo Wamanrao Puranik and Smt. Sunit Wasudeorao Puranik. The said landed property situated Mouza – Ballarpur city Taluka-Ballarpur District Chandrapur Sheet No.10 city survey No.18/147 area admeasuring 3733 Sq. meters and Sheet No.14 City survey No. 18/169 area admeasuring 392 sq. meters land within the area of Muncipal Council Ballarpur District-Chandrapur is purchased by Shri Dilip dadaji Mamidwar and Shri Jayant Dadaji Mamidwar one part vide sale deed dated 01/07/1980 document No.CND -13 and sale deed dated 18/02/1981 document No.CND-358 from Shri Wasudeo



Wamanrao Puranik and after the death of Shri Jayant Dadaji Mamidwar's their legal heir executed consent cum-reniquish deed in favour of Shri Dilip Dadaji Mamidwar on 15/07/2008 as the above property already given to Shri Dilip Dadaji Mamidwar in his partition as a family arrangment. .

Other part out of the same above mentioned property is purchased* by Shri Dilip Dadaji Mamidwar from Smt. Sunita Wasudeorao Puranik vide sale deed dated 23/01/1992 vide registered document No. 319 and and thereby Shri Dilip Dadaji Mamidwar become a owner of the said land.

Following documents produce before me for verification

- i) Sale Deed dated 7/1/1980 document no.CND-13 (xerox copy)
- ii) Sale Deed dated 18/2/1982 document no.CND-358 (xerox copy)
- iii) Sale Deed dated 23/1/1992 document no.CND-319 (xerox copy)
- iv) Akhiv Patrika of city survey No.18/147 dated 19/11/2013 (certified copy)
- v) Akhiv Patrika of city survey No.18/169 dated 19/11/2013 (certified copy)

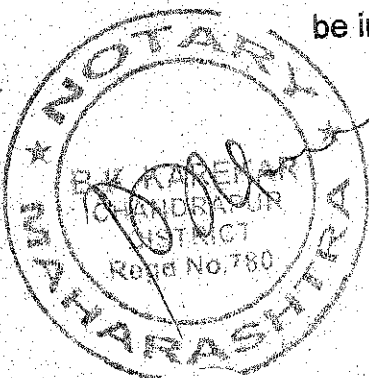
I have gone through the above said documents, and found that documents are true and correct.

I have taken further search and inspected an index II register in the office of Sub-registrar, Chandrapur from the year 1984 to till today and I found that no encumbrances against the aforesaid property I have also gone through the Revenue record and I found that the above said plot is mitted in the name of Shri Dilip Dadaji Mamidwar in revenue record.

Hence bearing the above cited compliance the above said owner Shri Dilip Dadaji Mamidwar have marketable title free from all kind of encumbrances over the above said land .

iii) Confirm and state that the original title deeds submitted are the originals of the co-parceners/ Karta and/or the co-owners The respective shares should be incorporated specifically.

-Not applicable -



v) Minor interest

Any minor's interest it involved in the property proposed to be mortgaged or any other claims if minor's interest is involved, what precautions are to be taken to protect Bank's interest as a mortgagor to be stated.. Pleaese note that if the property belongs to a minor, permission of Court is generally requited to create the mortgage of the property.

Not applicable -

vi) Documents pending for registration.

The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned. Sub Registrar/Registrar office are to be stated. If so full details of such charge etc. of charge hodlers should be specified.

-Not applicable-

v) Whether Urban Land (Celing and Regulation) Act 1976 is applicable in the State Where the property is located if applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26,27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the act. Documentary evidence showing such permission is obtained has to be attached with the report.

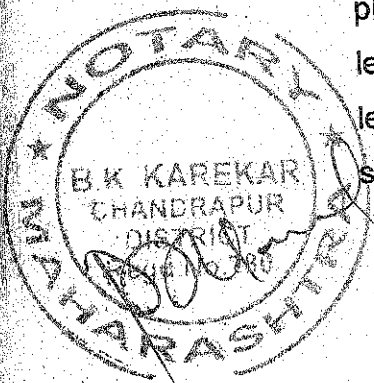
-Not applicable-

6) Whether the property is acquired under Land Acquisiton Act 1894 and applicability of other State Legislations.

-No -

7) Leasehold immovable Property (where land/building is leasehold, please verify the terms of lease, whether any permission NOC from The lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).

--Not applicable --



8) Investigation under Income tax Act 1981. (Any permission of the concerned assessing Officer under any of the provision of I.T. Act is required for creating mortgage or any certificate to be submitted to the Bank to show that no dues are outstanding to income Tax Dept.

--Not applicable ----

9) Investigation in regard to agricultural land.
(Investigate and search the necessary reports etc. with specific reference to the land if it is surplus, self-cultivated, If consolidation of holdings/acquisition proceedings etc. is in progress in the area. Whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified specifically with reference to the Agricultural Land Laws.

-- Not applicable ----

10) The detail of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.

-No-

11) Any other special on actment which is applicable to the property proposed to be mortgaged and affects the title.

-No-

12) It is a property owned by the Company the additional stateguards like search before the Register of Companies to the obtained be stated Certificate.

-No-

I hereby certify that I have searched and verified the information furnished in this report and have compared the title deeds given to the with the copy of it in the office of the Sub Registrar and has found both tallying with each other. The statements and other information given in the report are correct and true. I certify that Shri Dilip Dadaji Mamidwar have got a valid, clear, absolute and marketable title over the property shown above, And he can create equitable Mortgage and he can personally present and deposit the title deeds in original with intention to create equitable mortgage. If he will satisfy the requirement of creation of equitable mortgage.



Following document kindly obtain for creation of equitable Mortgage:-

- i) Sale Deed dated 7/1/1980 document no.CND-13 (original)
- ii) Sale Deed dated 18/2/1982 document no.CND-358 (original)
- iii) Sale Deed dated 23/1/1992 document no.CND-319 (original)
- iv) Akhiv Patrika of city survey No.18/147 dated 19/11/2013 (certified copy)
- v) Akhiv Patrika of city survey No.18/169 dated 19/11/2013 (certified copy)
- vi) Affidavit of the owner about the non-encumbrances on the said property (original) and other relevant documents in original .

I hereby return the original documents forwarded to us vide your above and letter.

Yours faithfully

(B. K. Karekar)
Advocate/ Notary
Chandrapur

