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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5059

दिनांक: 02/06/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नदम1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: विह. आर. महाजन शोध वर्ष 14 सन 2004 ते 2017 स.न 51 प्लॉट नं 48 आर+सी
सिडके व सरणी नांदेड

वर्णन

SEARCHFEE

रु. 350.00

एकूण:

रु. 350.00

सह दुय्यम निबंधक वर्ग-३
नांदेड-१.

1); देयकाचा प्रकार: By Cash रक्कम: रु 350/-

TITLE REPORT

1. Name of the Bank/Office : To,
The Commissioner
2. Reference No. and date of letter under the cover of which the documents tendered for scrutiny are forwarded. : NWMC Nanded
3. Name of the unit/ concern/company / person offering the property/(ies) a security) : **M/s D.L.Infra Project**
Shri. Gautam Suresh Nagda & Others
R/o Nanded Tq.Dist.Nanded.
4. Constitution of the unit concern person / body / authority offering the property for creation of charge : Ownership
5. State as to under what capacity is security offered (whether as joint application or borrower or as guarantor etc) : As a borrower
- 6(A) Particulars of the documents scrutinized - serially and chronologically : 1) Tax Recipet
2) Deed of Assignment
- (B) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note : only original or certified / extracts from the registering/ and/ revenue / other authorities be examined : Xerox
7. Complete or full description of the immoveable property (ies) offered as security for creation of mortgage whether equitable/registered mortgage : At Vasarni Cidco Nanded NWMC M.No.
11-8-874/14 Pin No.4051100188
Commercial Plot No.48, R+C, Surve No.51
Vasarni Cidco Nanded. Area 441.36 Sq.Mt.
- i) Survey No. : Commercial Plot No.48, R+C, Surve No.51
- ii) Municipal No.
(in case of house property) : At Vasarni Cidco Nanded NWMC M.No.
11-8-874/14 Pin No.4051100188
Commercial Plot No.48, R+C, Surve No.51
Vasarni Cidco Nanded. Area 441.36 Sq.Mt.
- Extent/area including plinth/ built up area in case of house property : At Vasarni Cidco Nanded
- iii) Location like name of the place, village, city, registration sub district : At Vasarni Cidco Nanded NWMC M.No.
11-8-874/14 Pin No.4051100188
Commercial Plot No.48, R+C, Surve No.51
Vasarni Cidco Nanded. Area 441.36 Sq.Mt.

- iv) Boundaries : East - 30 Miter Road
As per Sale Deed. West - Plot No.61
South- Plot No.49
North - 14 Miter Road
- k) Flow of titles tracing out the title, : At Vasarni Cidco Nanded NWMC M.No.
of the intended mortgagor and his/ 11-8-874/14 Pin No.4051100188
its pre-decessor in interest from Commercial Plot No.48, R+C, Surve No.51
the mirror's interest or other clog Vasarni Cidco Nanded. Area 441.36 Sq.Mt.
on title is involved, for a further
period, depending on the need of
clearance of such clog on the title .
9. Nature of title of the intended : Ownrship rights.
mortgagor over the property
(whether full ownership rights,
leasehold rights, occupancy, possessory
right or inam holder or Govt. Grantee /Allottee etc)
- 10(A). Encumbrances, attachments and/or : Nill
claims whether of Government Central
or state or other local authorities or third
party claims, lens etc and details thereof,
if yes, give the details thereof.
- (B) The period covered under the : 13 Year
encumbrances certificate and the
name of the person in whose favour
the encumbrance is created and if so,
satisfaction of charge, if any.
11. Details regarding property tax or : Paid
and revenue or other statutory dues
paid / payable as on the date and if
not paid, what remedy ?
12. Details of RTC extracts/mutations : N.A.
extracts/ Katha extract pertaining to
the property in question
- 13 Any bar/restriction for creation of : No
mortgage under any local or special
enactments, details of proper registration
of documents, payment of proper stamp
duty etc.
- 14 In case of absence of original title : N.A.
deeds, details of legal and other
requirements for creation of proper
valid and enforceable mortgage by deposit
of certified extracts duly certified etc as
also any precaution to be taken by the
Bank in this regard.
- 15 The Specific person who are : Owner of property
required to create mortgage / deposit
documents creating mortgage

Note: In case separate sheets are required, the same may be used signed and annexed.

ANNEXURE-C

Checklist for the Guidance of the Advocate
Verifying the title to the property(ties) offered as security.

- | | | |
|------|---|---------------------------------|
| 1 | Nature of title (ownership / leasehold / occupancy / Govt grant / allotments etc. | : Ownership right |
| 2 | If leasehold, whether
a) lease deed is duly stamped and registered
b) lessee is permitted to mortgage the leasehold right,
c) duration of the lease / unexpired period of lease
d) if, a sublease check the lease deed in favour of the lessee as to whether lease deed permit sub leasing and mortgage by sub lessee also. | : N.A. |
| 3 | If Govt. Grant / allotment/ lease cum sale agreement, whether
A) Grant agreement etc provides for alienate rights to the mortgagor with or without conditions. | : N.A.
: Transferable
Yes |
| | B) The mortgagor is competent to create charge on such property. | : |
| 4. | If occupancy right whether
a) Such right is heritable and transferable
b) Mortgage can be created | : N.A. |
| 5 a. | Urban and ceiling clearance whether required and if so, details thereon b. whether no objection certificate under the income tax act is required / obtained | : N.A. |
| 6 a. | Nature of minor's interest clearance whether required and if so, details thereon
b. whether no objection certificate under the income tax act is required / obtained | : N.A. |
| 7 | If the property is agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restriction for enforcing thereon | : N.A. |
| 8 | Incase of conversion of agricultural land for commercial purposes or otherwise whether requisite | : N.A. |

- procedure followed/permission.
- 9 Whether the property is affected by any local laws (agricultural laws, weaker, sections minorities, land laws etc) : N.A.
- 10(a) In case of partition /settlement deeds, whether the original deed is available for deposit, if not the modality/ procedure to be followed to create a valid and enforceable mortgage. : **As per law**
- (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share : Yes
- (c) Whether the partition made is a valid in law and the mortgagor has acquired a mortgageable title thereon. : N.A.
- 11 (A) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered. :
- (B) Whether the persons creating Yes mortgage has/ have authority to create mortgage for and on behalf of the firm. :
- 12(A) Whether the property belongs to a limited company, check the borrowings powers BOD resolution, authorization to create mortgage/ execution of documents registration of any prior charges with the company registrar, articles of association/ provisions for common seal etc. : N.A.
- (B) In case of societies, associations the required authority / power to borrower and whether the mortgage can be created and the requisite resolutions, bye laws. : N.A.
- 13 Whether mortgage is being created by an POA holder, check geniuses of the power of attorney and the extent of the powers given therein and whether the same is property executed / stamped authenticated in terms of the law of the place, where it is executed. : N.A.
- 14 If the property is a flat /apartment or residential / commercial complete check : **Commercial**
- A Promoter's / land owners title to the : Yes land building
- B Promoter's / land owners title to the : Yes land building
- C Extend of authority of the : Yes Developer /builder
- D Independent title verification of the : Yes land and /or building in question
- E Agreement for sale (duly registered) : N.A.

- | | | |
|----|--|--------------------|
| F | Payment of proper stamp duty | : Yes |
| G | Conveyance in favour of society
condominium concerned | : N.A. |
| H | Occupancy certificate / allotment
letter/ letter of precession | : N.A. |
| I | Membership details in the society
etc | : N.A. |
| J | Share certification | : N.A. |
| K | No objection letter of the society | : N.A. |
| L | All legal requirements under the
local / Municipal laws, regarding
ownership of flats/apartments/building
regulations Development Control
Regulations, Co Operative Societies laws etc | : Completed |
| 15 | Whether the property is a joint
family property, mortgage is created
for family benefit / legal necessity,
whether the major coparceners have
no objection / join in execution, minor's
share if any, rights of the female members etc. | : N.A. |
| 16 | Pending litigations/court
attachments / injunction / stay orders /
acquisition by the Govt / Local authorities etc
that could be ascertained | : N.A. |
| 17 | Any other details required for the
purpose | : N.A. |

ANNEXURE-D
CERTIFICATE OF TITLE

I have examined the original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered / Equitable / English Mortgage and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said registered / equitable mortgage is created, it will satisfy the requirements of creation of registered equitable mortgage and if further certify that: (please specify the kind of mortgage)

1. I have examined the documents of in details , taking into account all the guidelines in the check list vide Annexure 'C' and the other relevant factors.
 - A. I confirm having made a search in Land Revenue records. I do not find anything adverse which would prevent the Title Holder from creating a valid mortgage.
 - B. Following security of land records / revenue records and relative Title Deeds. I hereby certify the genuineness of the title deeds suspicious doubt, if any, has been clarified by making necessary enquiries.
2. A. There are no prior mortgage / charges/ encumbrances whatsoever, as could be seen from the encumbrance certificate for the period from 2005 to 2017 pertaining to the immoveable property/ies covered by above said title deeds, The property is free from encumbrances.

- B. In case of second /subsequent charge in favour of the bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the mortgagor and the Bank (delete whichever is in applicable)
2. Minor(s) and his/their interest in the property (ies) is to the extent of _____ specify the share of the minor with name) (Strike out if not applicable (Not applicable)
 3. The mortgage if created, will be available to the Bank for the liability of the intending borrower has right to mortgage the building in favour of the NMC Bank Nanded.
 4. I certify that **M/S. D.L.Infra Projects Shri Gautam Suresh Nagda & others** have right to mortgage the property At. At Vasarni Cidco Nanded NWMC M.No. 11-8-874/14 Pin No.4051100188 Commercial Plot No.48, R+C, Surve No.51 and he is the caption owner has/have an absolute, clear and marketable title over the schedule property.
 5. I further certify that the above title is genuine and a valid mortgage can be created and the said mortgage would be enforceable.
 6. In case of creation of mortgage by deposit of title deed, I /we certify that the deposit of title deed/document would create a valid and enforceable mortgage.
 7. There are no legal impediments for creation of mortgage under any applicable law / rules enforce

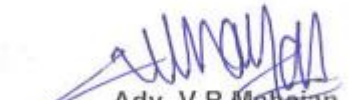
SCHEDULE OF PROPERTY-1

property At. At. At Vasarni Cidco Nanded NWMC M.No. 11-8-874/14 Pin No.4051100188 Commercial Plot No.48, R+C, Surve No.51 and he is the caption owner has/have an absolute, clear and marketable title over the schedule property.

Hence this report.

End :

Search receipt No. 5059 dtd 02-06-2017 issued by Sub Registrar Office Nanded.


Adv, V.R. Mahajan
Nanded

V. R. MAHAJAN
ADVOCATE & NOTARY
Appointed by Govt. Of India
NANDED DIST.

V. R. MAHAJAN
Advocate, Nanded

Dt:- 04-06-2017

NON ENCUMBRANCE CERTIFICATE

This is to certify that I have been searched and inspected relevant record i.e. second index registrar available at sub registrar offices at Nanded a and relating to property property At. At Vasarni Cidco Nanded NWMC M.No. 11-8-874/14 Pin No.4051100188 Commercial Plot No.48, R+C, Surve No.51 having So also scrutinize the documents placed before me and found that. the said property/plot is free from all types of encumbrances. That the above propriety transfer by deed of Assignment Bering No.6707/2016.

I have taken search of said property for last 14 years i.e. from 2004-2017 at Sub Registrar office Nanded by remitting necessary search fees requires for search and during the period of search I have not found any type of encumbrances.

Hence this non encumbrance certificate.

Place: Nanded
Date : 04/06/2017


Adv. V.R. Mahajan
Advocate.

End

Search receipt No. 5059 dtd 02-06-2017 issued by Sub Registrar Office Nanded.

V. R. MAHAJAN
ADVOCATE & NOTARY
Appointed by Govt. Of India
NANDED DIST.