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इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2528 दिनांक: 09/10/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: दगस-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड.एफ जी.वर्षाणी

वर्णन अर्ज क्र.717/2017 शोध सन 2005ते2017(13वर्षे)मौजा दिग्रस ता.दिग्रस येथील शे.स.नं.11/1 प्लॉट क्र.1 क्षेत्र 627.06 चौ.मी. व प्लॉट क्र.2 क्षेत्र 506.25 चौ.मी.

शोध व निरीक्षणे	रु. 650.00
एकूण:	रु. 650.00

Sub Registrar दुय्यम निबंधक क्रमांक १ दिग्रस

1): देयकाचा प्रकार: By Cash रक्कम: रु 650/-

Digras Dist.Yavatmal

ADV. FARHAD G. VARSHANI
ADVOCATE

Bang Layout, Digras,
Mob. No. 9923013750

Legal Adviser

- Bank of India, Br. Digras
- Apex Insurance Company
- Shriram Nagri Pat Sanstha,Digras

THE TITILE VERIFICATION AND SEARCH REPORT
UNDER PRESCRIBED FORMAT

Date:- 19/10/2017

Having been engaged by **Shri Tirupati Corporations, Digras Through Partner Ajaykumar Vijaykumar Bang & Dr. Sanjay Vijaykumar Bang** for preparing the title verification & search report for the property to be mortgaged for securing the financial Assitance. I **Adv. Farhad G. Varshani, r/o. Digras** do hereby submit my report as under :-

1. Name [s] and Address [es] of Mortgagor [s] /Title holder [s] :

   1) Shri Tirupati Corporations, Digras Through Partner
   Ajaykumar Vijaykumar Bang
   Dr. Sanjay Vijaykumar Bang
   Both R/o Digras, Tq. Digras Dist Yavatmal.

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2. **Title deeds in original seen by me :**

a) Original copy of Regd. Sale Deed dtd. 29/08/2017 vide Reg. entry no. 1490/17
b) Certified copy 7/12 extract
c) Certified copy Mutation entry
d) N.A. order
e) Map
f) Tax receipt of M.C. Digras
g) Regd. Will Deed vide Reg. entry no. 1324/2010, dtd. 20/11/2010

3. DISCRIPTION OF THE IMMOVABLE PROPERTY

Field Sr.No.	Plot No.	Area	Location of Property
11/1	1& 2	1125.57 sq.mtr. (12138 sq.ft.)	Digras, Tq. Digras, Dist. Yavatmal.

Boundaries of above property is as under [as per sale deed dated 29/08/17]

To East	:-	Lay Out Road & Digras- Manora Road
To West	:	Plot No. 3 & Field of Khurshid bano
To North	:	Lay Out Road
To South	:	Plot of Ghantibaba Gruh Nirman Society

4. SEARCH IN SUB-REGISTRAR'S OFFICE

I) **Location of property :**

The above said field Survey no. 11/1, plot No. 1 & 2, total area 1125.57 sq.mtr. (12138 sq.ft.), situated at Mouza Digras, Tq.Digras Dist. Yavatmal within local limit of office of sub- registrar, Digras.

Adv.Farhad G.Varshani
Digras.Dist.Yavatmal

II) **Search and Investigation :**

The present report relates back covering the period of **13** years from the date of the report and the title of the same is being traced accordingly. It is, seen from the perusal of record inspection book no. I and index no. II and other relevant record and documents relating to the property at sub-registrar office, Digras.

This property is out of survey No. 11/1 situated at mauza Digras and this land is converted into N.A. use by order of Additional Collector, Yavatmal in **Rev.C.No.55/NAP-34/2000-2001** mouja Digras, Tq. Digras, Dist. Yavatmal **order dtd. 27/09/2001** in the name of owner Vishnu Balaji Bhaskarwar.

That, thereafter on 20/11/10 Vishnu Bhaskarwar executed Reg. Will Deed vide Reg entry no. 1324/2010.

That, thereafter on 22/03/2011 Vishnu Bhaskarwar was died and as per the Will Deed executed by Vishnu Bhaskarwar on dtd. 20/11/2010, title holder Dr. Vivek Bhaskarwar became the owner.

That, thereafter Vivek Bhaskarwar sold the above said plot no. 1 & 2 Area 1125.57 Sq.mtr to Shri. Tirupati Corporations, Digras Through Partner Ajaykumar Bang & Sanjay Bang by way of Regd. sale deed dated 29/08/17 vide Regd. entry no. 1490/17 register at Sub Registrar Office, Digras in total consideration of the amount of Rs 70,00,000/-.

On the basis of said sale deed Shri **Tirupati Corporaions, Digras Through Partner Ajay Bang & Sanjay Bang** has mutated their name in revenue record vide mutation entry no. 10172 on dated 13/10/17 and at

Adv. Farhad G. Varshani ★ Yavatmal ★ 9923013750 ★ Digras Dist. Yavatmal

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present **they** are shown the absolute owner and possessor of the said property and having clear and marketable title.

While making search at Sub Registrar office, I found that this property is not mortgaged to any Bank or Society. Moreover I also found that as per the revenue record their name recorded in the column of ownership and possession. That there is no impediment for creating the mortgage. That, the property clear and marketable and fit for accepting the same as a security by way of mortgage. The link in the chain of title are properly established, all the transactions duly verified from the relevant record of the registrar of documents and revenue department. Moreover I also submit that, this property is transferable and transferor has right to transfer. The fact and event of title have been satisfactorily proved. The property is free from attachment and/or claims of government, central of state or other local authorities or third party claims, liens etc., there is no bar or restriction for creation of mortgage under any local and special enactment. Moreover the property is not subject to any litigation of Civil Court.

Moreever while making search I found that, plot no. 1 & 2 are mortgaged in favour of the Yavatmal Mahila Sahakari Bank Br. Digras for the amount of Rs. 70,00,000/- by original owner Vivek Bhaskarwar. If title holder submit No Dues certificate from above mentioned bank then there is no dispute regarding mortgage.

Hence otherwise at present as per revenue record it is clearly seen that, **they are** shown the absolute owner and possessor of the said property and having clear and marketable title.

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iii) I have verified the Original Sale Deed, 7/12 extract and mutation entry and those found to be genuine one.

iv) The property is not ancestral but in joint ownership and there are co-owner.

v) **Minor's interest**

The property is not in the name of minor and no minor's interest seems to be involved in the property.

vi) **Documents pending for registration.**

I did not notice any documents pending for registration in respect of property. The property is free from all charges & encumbrances.

5. The Urban Land (Ceiling and regulation) Act 1976 is not applicable to the area where the property of Shri **Tirupati Corporaions, Digras Through Partner Ajay Bang & Sanjay Bang** is situated. Therefore permission to mortgage the property is not required.

6. The owner has not acquired the property under the provision of Land Acquisition Act, 1894.

7. The property is a not Leasehold immovable Property. Therefore the permission of lesser is not required.

8. Permission of Assessing officer is not necessary to mortgage the property.

9. This is non agricultural plot and as such investigation about agricultural land is not applicable.

10. The owner has submitted original Regd. Sale Deed, 7/12 extract, Mutation entry, Tax Receipt etc.

11. No any other special enactment is applicable to the property proposed to be mortgaged.

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12. **The property** is not owned by the Company and hence prior permission from Registrar is not necessary.

CERTIFICATE

I hereby certify that I have personally searched and verified and information furnished in this report. I have compared the Title Deed, mutation entry and 7/12 extract given to me with the records of the office of Sub Registrar and I have found both tallying with each other. The statements and other information given in the report are true and correct. **I have taken the searches of the record from registrar office and other relevant record for last 13 years by paying the necessary search fee of Rs. 650/- on dated 09/10/2017, Receipt no. 2528. I certify that** Shri **Tirupati Corporaions, Digras Through Partner Ajay Bang & Sanjay Bang, r/o. Digras, Tq. Digras, Dist.Yavatmal** have got a valid, clear, absolute and marketable title over the property & they are become an absolute owner of the above **field Survey no. 11/1, Plot No. 1 & 2, area 1125.57 sq.mtr. (12138 sq.ft.) of mauza Digras, Tq. Digras Dist. Yavatmal, they are possess since 29/08/2017. If** Shri **Tirupati Corporations, Digras Through Partner Ajay Bang & Sanjay Bang, both r/o Digras, Tq. Digras, Dist.Yavatmal** personally present and deposit the following title deeds in original with intention to create suitable mortgaged, it will satisfy the requirements of creation of mortgage:-

a) Original Regd. Sale Deed dated 29/08/17 vide Reg entry no. 1490/017
b) Current certified copy of Mutation entry
c) Current 7/12 extract
d) Map of Layout
e) Assesment copy of M.C. Digras,
f) Current Tax receipt of M.C. Digras

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g) Affidavit of borrower, where the property is not mortgaged to any other bank/ society.

h) No due certificate of Yavatmal Mahila Sahakari Bank Br. Digras. And other nationalize Bank & Society.

i) Certified copy of Will Deed.

In result I am satisfied that the property in question is free from all types of charges and encumbrances except mortgage in favour of Yavatmal Mahila Sahakari Bank Br. Digras.

Hence this certificate.

Place Digras

Dated 19/10/17

Yours faithfully

Farhad G. Varshani

Adv.Farhad G. Varshani
Digras,Dist.Yavatmal
Advocate
Mob : 9923013750