

902468



Abhijeet P. Kulkarni
Advocate Ambad.

Off & Resi : - Gadhi Nagar Ambad, Dist. Jalna, Cell No :- 9423317221, 9970073858,
Email:- adv.abhijeetk96@gmail.com

DATE: 15/06/2015

To,
The Branch Manager,
State Bank of Hyderabad,
Ambad , Dist. Jalna .



TITLE INVESTIGATION REPORT

IN RESPECT OF THE " C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113 , Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P ,situated at Ambad , Tq. Ambad , Dist. Jalna "

Respected Sir,

I have perused the documents place before me in respect of the above mentioned property i.e " C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113 , Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P ,situated at Ambad , Tq. Ambad , Dist. Jalna ", at the office of Sub-Registrar Ambad after depositing the requisite fees Vide Receipt No. 4902468 dated 15/06/2015 for years 2001 to 2015 and after scrutinizing the all the documents the title report of the said property is as under ,

दुयम निवेदन

Name of the Borrower	Mr. Ramesh Nandalal Sodani
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I have verified and scrutinized the following documents which I have received from bank and the Borrower



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DESCRIPTION OF THE DOCUMENTS

Sr.No.	Description of Documents	Whether Documents are true/original/ Xerox copies
1	Copy of Registered Sale Deed bearing No. 1401 dated 03/04/1993 in respect of land adm. 0 H 70 R from the Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna	Verified from the Original copy and returned to borrower
2	N. A. Order signed by the Collector Jalna in respect of 7000 Sq. Mtrs. Minus/ surrounded by 792 Sq. Mtrs. Road area i.e. 6208 Sq. Mtrs. land out of Survey Number 9 /P of Mr. Ramesh Nandalal Sodani by Out Word No. 08/MASHAKA/JAMIN/CR88/07	Verified from the Original copy and returned to borrower <i>Original copy</i>
3.	7/12 Extract of Survey No. 9 at Ambad Dist. Jalna. Dated 08/06/2015	Certified copy
5	P. R. Card of C.T.S. No. 1872/A -1 TO 1872 A-6 at Ambad Dist. Jalna	Certified copy
6	Proposed construction Plan of the property signed by the C.E.O. Municipal Council, Ambad, Tq. Ambad, Dist. Jalna Dated 25/11/2014	Certified copy
7	Construction permeation Out Word No./N.P.A./Ba.P./Karya13/81/2014 dated 25/11/2014 signed by the C.E.O. Municipal Council, Ambad.	Certified copy
8	Receipt of N.A. Tax paid by Mr. Ramesh Nandalal Sodani Receipt No.3134329 Dated 10/11/2014	Original receipt

BOUNDARIES

Property of Mr. Ramesh Nandalal Sodani C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113, Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna, Boundaries of the Properties is as follows

EAST :: 9 M. W. Road
WEST :: Dhait Ngar
SOUTH :: 12 M. W. Road,
NORTH :: 6 M. W. Road.



FLOW OF TITLE

The properties sought to be mortgaged is, C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113, Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey



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No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna of Mr. Ramesh Nandalal Sodani.
The chain of title of last 15 years is as follows:-

- i) Mr. Ramesh Nandalal Sodani R/o Ambad, Tq. Ambad, Dist. Jalna is the owner & actual occupier of 1872/A -1 TO 1872 A-6 C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113, Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna which is bounded as above described
- ii) It is observed that, the Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna, is the part & partial of Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna which was originally in the name of Mr. Babu Tulashiram Dhait which was his ancestral land.
- iii) Further Mr. Ramesh Nandalal Sodani R/o Ambad, Tq. Ambad, Dist. Jalna has purchased the land from Survey No. 9 adm. 0 H 70 R out of 4 H 68 R land of Mr. Babu Tulashiram Dhait, situated at Ambad, Tq. Ambad from Mr. Babu Tulashiram Dhait by Registered Sale Deed bearing No. 1401 dated 03/04/1993 due to which Mr. Ramesh Nandalal Sodani become lawful owner & possessor of the land from Survey No. 9 adm. 0 H 70 R situated at Ambad, Tq. Ambad, Dist. Jalna.
- iv) Further, Mr. Ramesh Nandalal Sodani applied for N. A. Permission on 02/11/2007 & submits Charges by Challan No. 5/30/05/2008 & after inquiry Collector office Jalna issued N. A. Order signed by the Collector Jalna in respect of 7000 Sq. Mtrs. Minus/ surrounded by 792 Sq. Mtrs. Road area i.e. 6208 Sq. Mtrs. land out of Survey Number 9 /P of Mr. Ramesh Nandalal Sodani by Out Word No. 08/MASHAKA/JAMIN/CR88/07.
- v) Further, he plotted the N.A. Land as per sectioned lay out.
- vi) Further in the City Survey Office, as per the decision passed by the Inquiry officer, the name of Mr. Ramesh Nandalal Sodani is recorded as Owner & possessor in to the P.R. Card by Mutation entry no. 2043 Dated 16/07/2008.
- vii) Further Mr. Ramesh Nandalal Sodani R/o Ambad, Tq. Ambad, Dist. Jalna has obtained the Construction permeation Out Word No Construction permeation Out Word No./N.P.A./Ba.P./ Karya13/81/2014 dated 25/11/2014 signed by the C.E.O. Municipal Council, Ambad & also obtained sign on Proposed construction Plan of the property permeation Out Word No./N.P.A./Ba.P./ Karya13/81/2014 dated 25/11/2014 signed by the C.E.O. Municipal Council, Ambad in respect of C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113, Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna
- viii) That, it is a N.A. 44 Land & Mr. Ramesh Nandalal Sodani Paid N.A. Tax till date by receipt no.3134329 Dated 10/11/2014.
- ix) That, I search in the revenue record as well as Municipal Council records that, the applicant has got his mutation in concern property i.e "C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113, Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P, situated at Ambad, Tq. Ambad, Dist. Jalna in Municipal record.



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ENCUMBRANCE ON THE PROPERTY

After verifying the referred documents, it is clear that the said property i.e "C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113 , Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P ,situated at Ambad , Tq. Ambad , Dist. Jalna of Mr. Ramesh Nandalal Sodani is supposed to mortgage with S.B.H. Ambad for construction loan & there is no any Encumbrances on the property that would adversely affect interest of the Bank are found.

POSSESSION OVER THE PROPERTY

After verifying the documents, I arrived at the conclusion that the possession & the Ownership of the property i.e. ""C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113 , Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P ,situated at Ambad , Tq. Ambad , Dist. Jalna , is wit Mr. Ramesh Nandalal Sodani Occ :- Business R/o Ambad Tq. Ambad , Dist. Jalna .

DOCUMENTS TO BE DEPOSITED FOR MORTGAGE DEED

- ✓ Simple Registered Mortgage should be executed .
- ✓ Affidavit Mr. Ramesh Nandalal Sodani , deposing that he didn't avail any loan facility against this Property previously.
- ✓ Original Sale Deed
- ✓ all documents mention in the Description Of The Documents



OBSERVATION BASED ON SEARCH CUM INVESTIGATION

1. The title of property in question is legal and marketable, free from any anomalies and the bank can accept such property in mortgage as good enforceable security. As the property is Purchased property of Mr. Ramesh Nandalal Sodani who had full ownership in the property & it is N.A. 44 Property.
2. Simple Registered Mortgage / Equitable Mortgage as per rule should be executed.

PLACE: Ambad .

DATE :15/06/2015

SEAL
&

SIGNATURE OF THE ADVOCATE

Adv. Abhijeet P. Kulkarni
(B.A. LL.B.) MAH/4334/2004
Advocate Dist. & Session Court
Mob : 9423317221



Abhijeet P. Kulkarni
Advocate Ambad.

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Date: 15/06/2015

CERTIFICATE

I Have gone through and examined the documents made available to me of the said property, fully described above and which is presently proposed as security by Mr. Ramesh Nandalal Sodani Occ :- Business R/o Ambad Tq. Ambad , Dist. Jalna is the full owner of the property As the property is purchased property of Mr. Ramesh Nandalal Sodani .

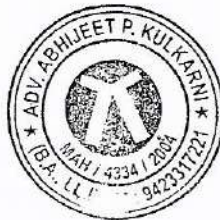
I, certify that there are no any charges of whatsoever nature on the property, as per search carried out at the Sub-registrar office Ambad , on dated 15/06/2015 Receipt No. 4902468.

The property is not affected by any other reservation, litigation, attachments, injunctions, agreement to sale, acquisition proceedings, etc., & not mortgage to any govt. or semi govt. organizations.

There are no claims from any minor person on the property. There are no protected tenants in respect of the property. The provisions of ULP Act, 1976 are not applicable to the Land property. Finally, I certify that Mr. Ramesh Nandalal Sodani Occ :- Business R/o Ambad Tq. Ambad , Dist. Jalna is having absolute, clear and marketable title in respect of the said property i.e "C.T.S. No. 1872/A -1 to 1872/A-6, Municipal House No.18-113 , Plot No. 1 to 6 adm. 1881.6875 Sq. Mtrs from the Survey No. 9/P , situated at Ambad , Tq. Ambad , Dist. Jalna and above mentioned property can be considered as security for the proposed loan by executing "Mortgage Deed" against proposed Loan and thereafter create a charge of our bank and in these conditions "Mortgage Deed" is the best security option against the proposed 'Loan'.

Hence this report.

Date :-15/06/2015 .




Abhijeet P. Kulkarni
Advocate, Ambad

Adv. Abhijeet P. Kulkarni
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Advocate 1st & 2nd Session Court
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