

Amit K. Chitnis

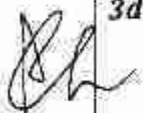
B.S.L. L.L.B.

Advocate Chitnis Building

Kasba Old Jalna dist. Jalna

Ph. 232163 & 9890346844

1a.	Name of the Branch/ BU seeking opinion.	To Whomsoever it may concern
1b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Reference No. Nil Dated: Nil
1c	Name of the borrower	Krishna Business Centre through Ritesh s/o. Radhesham Mantri
2a.	Name of the unit/concern/ company / person offering the property/ (ies) as security.	Krishna Business Centre through Ritesh s/o. Radhesham Mantri
2b	Constitution of the borrower or as guarantor.	Borrower
2c.	State as to under what capacity is security offered (Whether as joint applicant or as borrower or as guarantor)	Borrower
3	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable / registered mortgage.	Plot adm. 1490.8 sq.mtr. bearing C.T.S no.6977 situated at Shivshakti Dall Mill, Station Road, Jalna.
3a	Survey No.	354.
3b	Door No. (in case of house property)	N/a.
3c	Extent/ area including plinth/ built up area in case of house property	Total area 1490 sq.mtr.
3d	Locations like name of the place, village, city, registration, sub-district etc.	Station Road, Jalna.


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4a	Particulars of the documents		As Below		
	scrutinized-serially and chronologically.				
4b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
	Note : only originals or certified extracts from the registering/land/revenue/ other authorities be examined.				
	Sr. No.	Date	Name/ Nature of the Document	Original / Certified copy/ certified extract/ photocopy etc.	In case of copies whether the original was scrutinized by the advocate
	1.	20/02/18	P.R.Card of C.T.S No. 6977 adm. 1490.8 sq.mtr. in the name of Krishna Business Centre through Ritesh Mantri	Certified	Yes
	2.	24/01/18	Copy of Reg. Sale Deed no. 542/18 executed by M/s. Shivshakti Dall Mill through Partners Narayanji Vallabhji Vador & others in favour of Krishna Business Centre through Ritesh Radhesham Mantri	Original	Yes


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	3.	20/09/76	Copy of Sanad in the name of Chapshi Keshavji & others.	Certified	Yes
	4.		7/12 extract of Sy. no. 354	Certified	Yes
	5.	06/04/79	N.A Tax receipt	Xerox	Yes
	6.	21/09/17	Copy of Building Construction Permission with proposed plan obtained by Krishna Business Centre through Ritesh Mantri	Original	Yes
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)			Yes.	
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			YES	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard			AVAILABLE	
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			YES	
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?			SUB REGISTRAR OFFICE JALNA	

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Chitnis Vardha, X-101 A

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	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	NO
	c)Whether search has been made at all the offices named at (b) above?	YES
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	NO
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	AS BELOW
	During my search for the year 1989- 2018 i.e. for 30 years vide Receipt GRN no. MH00977859201718E for the year 1989 to 2001 & vide Receipt no.1111293221 for the year 2002 to 2017 on dt. 23/01/2018 & again vide Receipt no.MH010888631201718E for the year 2017 to 2018 In the Sub registrar office at Jalna. I found that land in Plot No. 6977 adm. 1490, 8 sq.mtr. was previously owned & possessed by M/s. Shivshakti Dail Mill through Partners Chapshi Keshavji, Tokarji Amarji, Narayan Vallabhji, Meghji Veerji & Keshu Devji. The names of these owners are mutated in the	



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ownership column of the P.R.Card since 1975. These owners also have produced the Sanad Issued by the Govt. of India through Dist. Sup. Of Land Record on dt. 20/09/76.

These owners has paid the N.A Tax on dt. 06/04/79.

These owners had Registered a Firm named & Styled as M/s. Shivshakti Dall Mill, Jalna which was registered vide Firm Reg. no. 33/1966.

M/s. Shivshakti Dall Mill, Jalna through Partners Pravinbhai s/o Vallabhji Bhanushali & others obtained Permission for Construction from the Municipal Council on dt. 21/09/17 vide outward no.9125.

There was a change in the Partners of M/s. Shivshakti Dall Mill, Jalna as per the order passed by the Asst. Registrar of Firms Aurangabad vide order no. 210/17 passed on dt. 13/10/17 & accordingly the names of the new partners Narayan Vallabhji, Khetshi Devji, Kantilal Khetshi, Arvind Vishramji & Praveen Vallabhji were mutated in the ownership column of the P.R. Card.

That M/s. Shivshakti Dall Mill through Partners Narayan Vallabhji, Khetshi Devji, Kantilal Khetshi, Arvind Vishramji & Praveen Vallabhji sold this Plot in favour of Krishna Business Centre through Ritesh Radhesham Mantri vide Reg. Sale Deed no. 548/18 on dt. 24/01/18. The name of Krishna Business Centre through Ritesh Radhesham Mantri is mutated in the P.R.Card of C.T.S No. 6977 on dt. 17/02/18.

According to the Construction Permission, Krishna Business Centre through Ritesh Radhesham Mantri is intending to construct :
Lower Ground Floor are 20 shops.

Ground Floor are 25 shops.

First Floor are 25 shops.

9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Absolute ownership of Krishna Business Centre through Ritesh Radhesham Mantri.
10	If leasehold, whether; a) lease Deed is duly stamped and registered	No.

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	b) lessee is permitted to mortgage the Leasehold right,	Not Applicable.
	c) duration of the Lease/unexpired period of lease,	Not Applicable.
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable.
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable.
11	If Govt. grant/ allotment/ Lease-cum/ Sale Agreement, whether; grant/ agreement etc, provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No.
12	If occupancy right, whether; a) Such right is heritable and transferable	Yes.
	b) Mortgage can be created.	Yes.
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No.
14	If the property has been transferred by way of Gift/Settlement Deed, whether: a) The Gift/Settlement Deed is duly stamped and registered;	No.
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable.
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable.

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Kasba, Jalna

24/11/2020

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	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question	<i>Not Applicable.</i>
	f) Whether the Donee is in possession of the gifted property;	<i>Not Applicable.</i>
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	<i>Not Applicable.</i>
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed	<i>Not Applicable.</i>
15	(a) In case of partition/family 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.	<i>Not Applicable.</i>
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	<i>Not Applicable.</i>
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	<i>Not Applicable.</i>
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	<i>Not Applicable.</i>
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	<i>Not Applicable.</i>
16	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will?	<i>No.</i>
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	<i>Not Applicable.</i>
	(c) Whether the property is mutated on the basis of will?	<i>Not Applicable.</i>
	(d) Whether the original will is available?	<i>Not Applicable.</i>
	(e) Whether the original death Certificate of the testator is	<i>Not Applicable.</i>



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	available?	
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not Applicable.
17	(a) Whether the property is subject to any wakf rights?	No.
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable.
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable.
18	(a) Where the property is a HUF/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 female members etc.	No.
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable.
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable.
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable.
20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land	Not Applicable.

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	and whether there are any restrictions for creation/enforcement of mortgage	
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Requisite procedure followed.
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No.
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No.
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable.
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings	No.
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	The property belong to the Partnership Firm & the deed is properly registered.
	(b) Property belonging to partners, whether thrown on	Formalities are completed.


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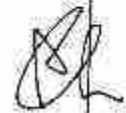
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	hotchpot? Whether formalities for the same have been completed as per applicable laws?	
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	Yes.
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc	No.
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable.
27	(a) Whether any POA is involved in the chain of title?	No.
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law	Not Applicable.
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable.



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	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Not Applicable.
27f	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable.
	(g) Please comment on the genuineness of POA?	Not Applicable.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable.
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed	Not Applicable.
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building	Not Applicable.
	(b) Development Agreement/Power of Attorney;	Not Applicable.
	(c) Extent of authority of the Developer/builder;	Not Applicable.
	(d) Independent title verification of the Land and/or building in question;	Not Applicable.
	(e) Agreement for sale (duly registered);	Not Applicable.
	(f) Payment of proper stamp duty;	Not Applicable.


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	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	<i>Not Applicable.</i>
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	<i>Not Applicable.</i>
	(i) Conveyance in favour of Society/ Condominium concerned;	<i>Not Applicable.</i>
	(j) Occupancy Certificate/allotment letter/letter of possession;	<i>Not Applicable.</i>
	(k) Membership details in the Society etc.;	<i>Not Applicable.</i>
	(l) Share Certificates;	<i>Not Applicable.</i>
	(m) No Objection Letter from the Society;	<i>Not Applicable.</i>
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	<i>Not Applicable.</i>
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any	<i>Charge may be noted on the P.R. Card bearing C.T.S No.11477/106.</i>
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	<i>Not Applicable.</i>
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	<i>Not Applicable.</i>
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof	<u>THE PROPERTY IS FREE FROM ENCUMBRANCES</u>
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any	LAST 30 YEARS I.E. FROM THE YEAR 1989 TO 2001 BY DEPOSITING PRESCRIBED FEES VIDE RECEIPT NO. MH009778599201718E & FOR THE YEAR 2002 TO 2018 VIDE RECEIPT NO.1111293521 DATED 23/01/2018 & AGAIN FOR THE YEAR 2017-18 VIDE RECEIPT NO.MH0101888631201718E DT. 21/02/18.
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if	Paid.

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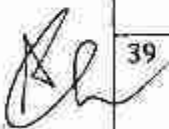
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	not paid, what remedy?	
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	<i>Not Applicable.</i>
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	<i>Not Applicable.</i>
34	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	<i>Not Applicable.</i>
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	YES
36	(a) Whether the property offered as security is clearly demarcated?	<i>East - Station Road.</i> <i>West - Shivshakti Green City.</i> <i>South - Road.</i> <i>North - Part of Sy.no.354.</i>
	(b) Whether the demarcation/ partition of the property is legally valid?	YES
	(c) Whether the property has clear access as per documents?	YES
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection;	Yes.
	(b) Document in relation to water connection;	No.
	(c) Document in relation to Sales Tax Registration, if any applicable;	<i>Not Applicable.</i>
	(d) Other utility bills, if any.	No.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	NO
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the	NO



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	comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	NO BAR
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES
42	In case of absence of original title deeds, details of legal and other requirements for creation of a 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.	<i>Not Applicable.</i>
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	<i>Not Applicable.</i>
44	Additional aspects relevant for investigation of title as per local laws.	NIL
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	NIL
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Krishna Business Centre Through Ritesh Radhesham Mantri

Place : Jalna

Date : 21/02/18



Signature of Advocate

Amit K. Chitnis
Advocate Chitnis Building
Kasba Old Jalna dist. Jalna



CHALLAN
MTR Form Number-6

GRN	MH009778599201718E	BARCODE			Date	23/01/2018-22:45:06	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Office Name				JLN1_HQR SUB REGISTRAR JALNA 1				
Location				JALNA				
Year				2017-2018 From 01/01/1989 To 31/12/2001				
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				325.00				
TAX ID (If Any)								
PAN No.(If Applicable)								
Full Name				Adv Amit Kishor Chitnis				
Flat/Block No.				CTS No. 6977				
Premises/Building				Jalna				
Road/Street				Tq. Dist Jalna				
Area/Locality				Town/City/District				
PIN				4 3 1 2 0 3				
Remarks (If Any)				Search For 13 Years 1989-2001 of CTS No. 6977 Situated at Jalna				
Amount In				Three Hundred Twenty Five Rupees Only				
Words								
Total				325.00				
Payment Details				BANK OF MAHARASHTRA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				Ref. No.				
Bank Date				RBI Date				
Name of Bank				Bank-Branch				
Name of Branch				Scroll No. , Date				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलल "टयड ऑफ पेमेंट" नथ्ये नसुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व कसवयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : Not Available

MH009732173201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Jan 2018	Receipt	Receipt no. : 1111293521
	Name of the Applicant :	Adv Amit Kishor Chitnis
	Details of property of which document has to be searched :	Dist : Jalna Village : Jalana Nagaraparishadecha Sampurn Bhag S No/CTS No/G.No. : 6977
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH009732173201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frnSearchChallanWithoutReg.php '		



CHALLAN
MTR Form Number-6

GRN * MH010888631201718E		BARCODE		Date 21/02/2018-12:53:23		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Search Fee				PAN No.(If Applicable)			
Office Name JLN1_HQR SUB REGISTRAR JALNA 1				Full Name		Adv Amit Kishor Chitnis	
Location JALNA				Flat/Block No.		CTS No. 6977	
Year 2017-2018 From 01/01/2017 To 21/02/2018				Premises/Building			
Account Head Details			Amount in Rs.		Road/Street		
0030072201 SEARCH FEE			50.00		Jalna		
					Area/Locality		
					Tq. Dist Jalna		
					Town/City/District		
					PIN		
					4 3 1 2 0 3		
					Remarks (If Any)		
					Search For 02 years 2017-2018 Of CTS No. 6977 Situated at Jalna		
Total			50.00		Amount in Words Fifty Rupees Only		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				02300042018022187910		180521089069	
Cheque/DD No.				Bank Date		RBI Date	
				21/02/2018-13:05:15		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. : Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता व्हात्या दस्तासाठी लागू नाही.