

CHALLAN
MTR Form Number-6



GRN MHD014859952019200E		BARCODE		Date 14/05/2019-12:37:59	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee Other Items			TAX ID (If Any)		
			PAN No.(If Applicable)		
Office Name AGD_JT DIST REGISTRAR AURANGABAD			Full Name		Adv Anand S Pagare
Location AURANGABAD			Flat/Block No.		Gut No 227
Year 2019-2020 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		Village Waluj Budruk
0030072201 SEARCH FEE		325.00	Area/Locality		Aurangabad
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Search for the period 2007 to 2019 for 13 years		
Total		325.00	Amount In Words	Three Hundred Twenty Five Rupees Only	
Payment Details INDIAN BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02608672019051412464 1620116838
Cheque/DD No.			Bank Date	RBI Date	14/05/2019-12:38:44 Not Verified with RBI
Name of Bank			Bank-Branch		INDIAN BANK
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850139955

असेल नसलेल्या किंवा अयोग्य पैसेट मध्ये नसलेल्या कारणासाठीच हाचलान असेल. इतर कारणासाठी किंवा नोंदणी व नसलेल्या कारणासाठी हाचलान असेल नाही.

Legal Scrutiny Report

Date: 15/05/2019

To

Milind Patil & Manoj Nimbalkar,
Aurangabad.

Sir,

Account Name and address of the title holder: **Shri. Milind S/o Shriram Patil & Manoj S/o Raajaram Nimbalkar** With reference to your letter No. Nil dated Nil I submit the Legal scrutiny report related to the property of the above party:

I. Details /description of the documents scrutinized:

Sl. No.	Date of document	Name/Type of document	Regn / Ref No. of the document with date	Whether Original/Certified/True copy/Photostat
01	24/02/2011	Agreement to Sale	1031	Xerox
02	18/05/2011	No Objection of CIDCO	CIDCO/L.V.O./WLJ (AUR)/2011/149	Xerox
03	26/05/2011	Sale Deed	2607	Xerox
04	17/06/2011	Sale Deed	3019	Xerox
05	29/08/2011	Sale Deed	3250	Xerox
06	20/07/2012	Consent Deed	3774	Xerox
07	13/08/2012	Sale Deed	4123	Xerox
08	09/08/2012	No Objection of CIDCO	2012/185	Xerox
09	11/03/2019	N A Order	Outward Number 2019/MASHAKA/ZAMIN-1/NAP-34/PRA KRA 71	Xerox
10	25/04/2019	Final sanctioned Layout	2019/(L.P)/03	Xerox
11	25/04/2019	Commencement Certificate	CIDCO/ATPO/BP/AUR (WLJ)/2019 (L.P)/03	Xerox
12	25/04/2019	No Objection of CIDCO for Sale of Plots	CIDCO/ATPO/BP/AUR (WLJ)/2019 (NOC)/01	Xerox
		Copies of Pher/Mutation	1523, 3089, 4242, 4372, 4373, 4374 and 4748	Xerox



II. Details/Description of the Property/ies:

Sl. No	Survey No. House No., Site No.,	Extent/Area of Land/Building	Location Village/Municipality/Sub-District/District	Boundary
01	Land bearing Gut No. 227/Part	16150.00 Square meters out of which area admeasuring 6718.64 square meters is under Sanctioned Layout	Situated in No-Urbanization Zone (NUZ) at village Waluj (Budurk) Taluka Gangapur and District Aurangabad	East: Property Shivaji Shete West: Property of Nandkishor Joshi North: Road South: Road

III. Opinion on Flow of Title

1. Brief history of the property and how the owner/mortgagor has derived the title - Flow of title is to be given chronologically for a minimum period of 13 Years if original documents of title to the property in favour of the mortgagor is produced by the mortgagor. If original documents corresponding to 13 years is / are not available, then certified copies of documents of title are to be obtained so as to cover a minimum period of 30 years (If space is found insufficient, please furnish information in an additional sheet): I have taken search in respect of Land bearing Gut No. 227/Part, Situated in No-Urbanization Zone (NUZ) at village Waluj (Budurk) Taluka Gangapur and District Aurangabad admeasuring 16150.00 Square meters out of which area admeasuring 6718.64 square meters is under Sanctioned Layout for the period 2007 to 2019. I deposited with the Sub-registrar Office at Aurangabad the requisite fees of Rs.325/- (Rupees Three Hundred and Twenty five only) on 14/05/2019 vide receipt GRN No. MH001485995201920E for taking the search and did the search in the records and indexes made available to me. After perusing the records made available to me it appears that: - In the year 1992, the land to the extent of 3.27 Hectare from Gut No. 227 at Village Waluj (Budurk), Taluka Gangapur and District Aurangabad was owned and possessed by Shaikh Sandu Shaikh Budhan and he partitioned the said land to the extent of 0.54.5 R each between his legal Heirs namely 1. Shaikh Rafiq Shaikh Sandu 2. Shaikh Rabbani Shaikh Sandu 3. Shaikh Jilani Shaikh Sandu 4. Shaikh Vazir Shaikh Sandu 5. Shaikh Pasha Shaikh Sandu and 6. Shaikh Ibrahim Shaikh Sandu and their names are also mutated in the 7/12 extract and Pher No. 1523 is also taken in that respect on dated 05/03/1992.

Out of his share of 0.54.5 R of land, Shaikh Pasha Shaikh Sandu sold 0.02 R of land to East West Seeds vide registered Sale Deed No. 204 dated 17/01/2006 executed before the SRO at Gangapur. The Pher/Mutation entry bearing No. 3089 is also taken in that respect.



Shaikh Pasha Shaikh Sandu died on 29/03/2008 leaving behind Legal Heirs namely 1. Shahnoorbi Shaikh Pasha 2. Shaikh Salim Shaikh Pasha 3. Shaikh Shakil Shaikh Pasha 4. Shaikh Jamil Shaikh Pasha and Yasmin Johar Shaikh Pasha and their names are mutated in the 7/12 extract of Gut No. 227 and Pher/Mutation entry No. 4242 is also taken in that respect against the 0.52.5 R of land.

Shaikh Vazir, Shaikh Ibrahim and Shahnoorbi decided to sell their respective share of land to Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil and accordingly executed a registered Agreement to Sale bearing No. 1031 dated 24/02/2011. The above owners also got the No Objection from Cidco office for sale of their share of land vide Letter No. CIDCO/L.V.O./WLJ (AUR)/2011/149 dated 18/05/2011.

Shaikh Ibrahim Shaikh Sandu sold and executed a registered Sale Deed bearing No. 2607 dated 26/05/2011 in favour of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil in respect of 0.54.5 R of land. The names of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil are mutated in the 7/12 extract of Gut No. 227 at Village Waluj (Budurk) Taluka Gangapur and District Aurangabad and Pher/Mutation entry No. 4373 is also taken in that respect.

Shahnoorbi Shaikh Pasha sold and executed a registered Sale Deed bearing No. 3019 dated 17/06/2011 in favour of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil in respect of 0.52.5 R of land. The names of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil are mutated in the 7/12 extract of Gut No. 227 at Village Waluj (Budurk) Taluka Gangapur and District Aurangabad and Pher/Mutation entry No. 4374 is also taken in that respect.

Shaikh Vazir Shaikh Sandu sold and executed a registered Sale Deed bearing No. 3250 dated 29/06/2011 in favour of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil in respect of 0.54.5 R of land. The names of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil are mutated in the 7/12 extract of Gut No. 227 at Village Waluj (Budurk) Taluka Gangapur and District Aurangabad and Pher/Mutation entry No. 4372 is also taken in that respect.

Further the other legal heirs of Shaikh Pasha namely 1. Shaikh Salim Shaikh Pasha 2. Shaikh Shakil Shaikh Pasha 3. Shaikh Jamil Shaikh Pasha and 4. Yasmin Johar Shaikh Pasha have also executed a registered Consent Deed bearing day book No. 3774 dated 20/07/2012 in favour of Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil in respect of the 0.52.5 R of land sold by their mother Shahnoorbi.



As such the total land owned and possessed by Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil from Gut No. 227 at Village Waluj (Budurki) Taluka Gangapur and District Aurangabad came to 1 Hectare 61.5 R.

Abdul Salim Abdul Shakoor and Sadiq Ahmed Mehmood Ahmed Shakil sold the total 1 Hectare 61.5 R of land to Shri. Milind S/o Shriram Patil and Shri. Manoj S/o Rajaram Nimbalkar vide registered Sale Deed No. 4123 dated 13/08/2012 executed before the SRO at Gangapur. The names of Shri. Milind S/o Shriram Patil and Shri. Manoj S/o Rajaram Nimbalkar are also mutated in the 7/12 of Gut No. 227 and Pher/Mutation entry No. 4748 is also taken in that respect. The Cidco office vide its Letter No. 2012/185 dated 09/08/2012 has also given its No Objection for the sale of the above stated land.

Thereafter Shri. Milind S/o Shriram Patil and Shri. Manoj S/o Rajaram Nimbalkar got the land admeasuring 16150.00 Square meters converted for Non Agricultural (Residential) use vide order of the District Collector U/Sec 42 (c) of the Maharashtra Land Revenue Code 1966 bearing Outward Number 2019/MASHAKA/ZAMIN-1/NAP-34/PRA KRA 71 dated 11/03/2019. Out of the total land admeasuring 16150.00 Square meters area admeasuring 6718.64 square meters is under Sanctioned Layout.

The Cidco authority has Sanctioned the Final Layout vide its Letter No. 2019/(L.P)/03 dated 25/04/2019 in respect of Plot Nos. 01 to 25 and 27 to 32 and has also issued NOC for Sale of the above stated plots vide its Letter No. CIDCO/ATPO/BP/AUR (WLJ)/2019 (NOC)/01 dated 25/04/2019. The Commencement Certificate is also issued by Cidco bearing No. CIDCO/ATPO/BP/AUR (WLJ)/2019 (L.P)/03 dated 25/04/2019 for RESIDENTIAL USE ONLY in No Urbanization Zone (NUZ).

Thus from the documents before me, land admeasuring 1 Hectare 61.5 R from Gut No. 227 at Village Waluj (Budurki) Taluka Gangapur and District Aurangabad is owned and possessed by Shri. Milind S/o Shriram Patil and Shri. Manoj S/o Rajaram Nimbalkar and the said property is free from encumbrances and marketable.

2. Describe nature of title (viz. full ownership rights, leasehold rights,

Occupancy/possessory rights or any other) Ownership right & Freehold property.

If the title is leasehold rights, state

a. Whether the lease deed has been registered as required under Law. Freehold property

b. The period of the lease. NA

c. Whether any permission/NOC from lessor is required for

creation of mortgage. Written NOC from Cidco needs to be taken for the Sale of the above property.



3. Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security: NA

4. State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such possession. Since 2017

Is/Are the property/ies free from encumbrances. The 7/12 extract of Gut No. 227 and the Online Search on the IGR Maharashtra site does not reflect any charge over the said property.

5. Please give detailed account of creation of charge/mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years: The 7/12 extract of Gut No. 227 and the Online Search on the IGR Maharashtra site does not reflect any charge over the said property.

6. Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.: NA

7. Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings: NA permission bearing Outward Number 2019/MASHAKA/ZAMIN-1/NAP-34/PRA KRA 71 is taken dated 11/03/2019.

8. If the property sought to be mortgaged is agricultural land/s,
i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force: NA
ii. whether taking as collateral security for non-agri purposes is possible: Yes

9. Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details: No

10. In case of Partition Deeds,: NA

11. Whether the same is registered under the Law for time being in force and original thereof if available for deposit: NA



12. in case original is not available and the partition deed is made in more than one copy at the time of registration duly signed by all executants, whether

a. to get an affidavit/ declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor: NA

b. the shareholder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share: NA

13. In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.: NA

14. In case the mortgage is sought to be created by agent under power of Attorney, please state whether: NA

a. NA

b. It authorizes the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower: NA

c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal: NA

15. Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/Municipal Taxes, as the case may be, over the property: Needs to be taken.

16. In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.: NA

17. i. Whether the title deed under which mortgagor acquired title and parent title deeds are available in original.: Yes



ii. In case the property purchased by mortgager is portion of larger extent of property, whether availability of original parent documents confirmed. NA

18. If owner is a company, Partnership Firm, Trust, or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws): NA

19 If property/ies to be mortgaged is/are flat/ apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor): Title based on Sale Deed No. 4123 dated 13/08/2012.

a. What are the documents of title available for creating mortgage? As given below.

b. List out other Documents /records to be taken from builder/owners and their Bankers. As given below.

20 Whether search is made in the registers and the records maintained in the office of Collector and / or Revenue authorities/Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure

a. Necessary consent of Civic Body or authority to transfer the property was obtained. Yes Cidco has given No Objection for Sale of land

b. No litigation in respect of the property to be mortgaged is pending before any Forum.

c. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material document is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety. NA.

21 If the property is a superstructure like building, house, flat, factory, shed etc ,

i. Whether it is located/ proposed to be located in an approved lay out. Yes

ii. Whether the building is constructed/ proposed to be constructed as per the plan approved by the competent



authorities (Corporation, Municipal Council, Cantonment Board etc.). NA

iii. Whether the plan is approved subject to any condition if so what are the conditions and whether the conditions have been complied with. NA

iv. Whether superstructure is assessed to Tax (in case of ready built superstructure) NA

v. Whether clearance /license/permit has to be obtained from authorities constituted under Special Acts like Environment Protection Act 1986, The Air Crafts Act 1934 etc and if so whether the same has been obtained. (If any conditions are stipulated while giving clearance/licence/permit the same has to be mentioned in the report. The report should also mention whether the condition has been complied) NA

22 If the flat is owned/controlled by society, specify special requirements to be taken: NA

23 If the property is acquired from Govt/local authorities, whether the conveyance deeds are verified with Government records as to its genuineness and whether executed by competent authority. : NA

Opinion of Creation of Mortgage

24 Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The person (s) who shall deposit the title deeds with the bank may be stated.

The following documents will create valid mortgage

- a) The Original Registered Sale Deed bearing day book No. 4123 dated 13/08/2012 along with the original money receipts.
- b) The Original Agreement to Sale No. 1031 dated 24/02/2011, Sale Deed No. 2607 dated 26/05/2011, Sale Deed No. 3019 dated 17/06/2011, Sale Deed No. 3250 dated 29/06/2011 and Consent Deed No. 3774 dated 20/07/2012 along with the original money receipts.
- c) The Certified copy of NA (Residential) order bearing Outward Number 2019/MASHAKA/ZAMIN-1/NAP-34/PRA KRA 71 dated 11/03/2019
- d) The Final Sanctioned Layout Letter No. 2019/LP/03 dated 25/04/2019 Commencement Certificate No. CIDCO/ATPO/BP/AUR (WLJ)/2019 (LP)/03 dated



25/04/2019 and The No Objection issued by Cidco for Sale of Plots bearing Letter No. CIDCO/ATPO/SP/AUR (WLJ)/2019 (NOC)/01 dated 25/04/2019

- e) The current 7/12 extract of Gut No. 227 at Village Waluj (Budurk) Taluka Gangapur and District Aurangabad containing the name of Shri. Milind S/o Shriram Patil and Shri. Manoj S/o Rajaram Nimbalkar against the 1 Hectare 61.5 R of land.
- f) The Copies of Pner/Mutation entry Nos. 1523, 3069, 4242, 4372, 4373, 4374 and 4746.
- g) Written Consent from Cidco for mortgaging the property with your bank.
- h) The 7/12 extract for the period 2007 to 2019 in respect of Gut No. 227 Village Waluj (Budurk) Taluka Gangapur and District Aurangabad.
- i) Further the charge of your bank be registered with the Sub Registrar office at Gangapur by way of filing the Notice of Intimation of Equitable Mortgage against the loan advanced within a period of 30 days and the copy thereof be kept in the record of the bank.

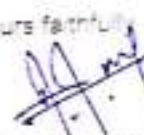
25 If the equitable mortgage by deposit of title deeds is not possible, can there be a simple (registered) mortgage. If so, list out the documents to be held with the bank in addition to the registered mortgage deed. NA.

26 Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural /other properties in favour of Commercial Banks as in some states like U.P., Karnataka etc. NA.

I Certify that Shri. Milind S/o Shriram Patil and Shri. Manoj S/o Rajaram Nimbalkar has/have a valid clear, absolute, good, perfect and marketable title to the property/ies shown above and the title deeds to the property concerned being original and not duplicate or fake.

This legal opinion has been given without any interest direct or indirect, after verifying all necessary papers, Photostat copy of which is returned back duly authenticated.

Yours faithfully,



ANAND S. PAGARE
Advocate

Place: Aurangabad
Date: 15/05/2019

** I am enclosing original search receipt GRN No. MH001485995201920E dated 14/05/2019 for your reference.