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जा.क्र.

दिनांक : २१/ ५/२०१९

(A) INVESTIGATION OF TITLE & SEARCH REPORT

To,

The Nashik Merchants Co-Op. Bank Ltd, Nashik,

Br. Nashik, Tq. Dist. Nashik.

Reference : please refer your letter & documents for search and title Report (Master) in respect of, dated. /7/2019.

Name of Owner : ARNAV REALITIES, VAIJAPUR.
R/o. Marketyard Road, Vaijapur, TQ. Vaijapur, Dist. A'bad,

Dear sir,

I have been verified & scrutinized the following documents from your branch;

1.	Name of Account & Proposed Facility	Term Loan (Construction of House).
2.	Name of Mortgagor & his status in A/c . (Whether owner,Sole Proprietor, Partner, Karta, Director, Trustee, Agent, Guarantor or co-Borrower)	Arnav Realities, Through partner, Shri. Vishal S/o. Jiwanlal Sancheti, R/o. Marketyard, Vaijapur, Tq. Vaijapur, Dist. A'bad. Status – Partner.
3.	State as to under what capacity is security offered (Whether as Joint applicant, Borrower, Guarantor. Etc.)	As a Borrower.
4.	Nature of Mortgagors right or title in the Property (Whether Lease Hold, Freehold, co-owner or Joint owner or any other type state specifically) and How it is derived (Whether Self Acquired, ancestrial/inheritance or by succession or otherwise)	Absolute Ownership Rights. Borrower/mortgagor acquired legal title in the below property by way of Registered Sale deed no.633/2018, and M.E.no.24988/2018.

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5.	Description & area of property proposed to be mortgaged with Boundaries (i.e. Give the specific number & address of Land, plot, house, Building, flat, shop, etc. State specifically whether property is in agricultural, non-agricultural, commercial, residential or industrial area.)	(1) Type of Property – Residential Marketable Property. (2) Description of Property – Land Survey no.14/3, Plot no. 1 to 18, to the extent of area 2282.27 Sq.mt (i.e. 24,566 sq.ft), Situated at Near Market Yard, Station Road, Kasbe Vaijapur, Tq. Vaijapur, Dist. Aurangabad. (3) Boundaries of Property – East – Land of Savta Mandir; West – Land of Kadrinagar; North – Land of Latabai & Satyabhama Aher; South – Land of Anand Nagar.
6.	Documents Studied/Scrutinized in respect of the proposed property to be mortgaged. (State in Chronological order in respect of Type/nature of Document, Date of Execution Etc.)	**(All Original Revenue Record discuss Below was available for my Verification)** 1. Certified 7/12 extract of Survey no. 14/3 from year 1996 to 2019 issued by talathi saza Vaijapur, dated 20/07/2019. 2. Certified 7/12 extract of Survey no. 14/3 from year 1985 to 1996 issued from Vaijapur tashil record, dated 25/07/2019. 3. Certified 8-A Extract of Survey no. 14/3 issued by talathi saza Vaijapur, dated 20/07/2019. (i.e.0.22.82 R) 4. Copy of Registered Sale deed no.633/2018, dated 3/02/2018. 5. Certified Copy of M.E.no.24988/2018, 6. Certified Copy of M.E.no.20251/2012, 7. Certified Copy of M.E.no.11396/2002. 8. Copy of N. A. Order issued by Dept. Collector Vaijapur, order no.23/2015, dated 26/3/2015. 9. Copy of N. A. Layout Map of plots Sanctioned by V.M.Council, dated 25/1/2018. 10. Copy of Building Permission & sanctioned Building map of Plot no.1-2-3 issued by Council, dated 12/12/2018.

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		11. Copy of Building Permission & sanctioned Building map of Plot no.4-5-6 issued by Council, dated 12/12/2018. 12. Copy of Building Permission & sanctioned Building map of Plot no.7A-7B-8A-8B issued by Council, dated 20/12/2018. 13. Copy of Building Permission & sanctioned Building map of Plot no.9A-9B-10A-10B issued by Council, dated 12/12/2018. 14. Copy of Building Permission & sanctioned Building map of Plot no.11A-11B-12A-12B issued by Council, dated 12/12/2018. 15. Copy of Building Permission & sanctioned Building map of Plot no.13A-13B-14A-14B issued by Council, dated 12/12/2018. 16. Copy of Building Permission & sanctioned Building map of Plot no.15-16-17-18issued by Council, dated 12/12/2018. 17. Copy of C.O Leter of Council in respect of Builidng permission, dated 4/6/2019. 18. Copy of Partnership Deed of Arnav Realities, V'pur, dated 15/3/2013.
7.	Tracing of Title & Chain of Title in favour of Proposed Mortgagor (Set out Chain in title in detail starting from earliest document available, together with names & discriptions of parties)	TITLE HISTORY OF OWNER 1. Previously From Long time Mrs. Kamalbai W/o. Shamrao Gaikawad was Exclusive owner and possessor of the Land Survey no.14/3, Admeasuring Area 8Acre.3Guntha, to the extent of area 5Acre.3Guntha, Situated at Near Market Yard, Station Road, Kasbe Vaijapur, Tq. Vaijapur, Dist. Aurangabad. From long time, as per Partation and M.E.no. 2799 & 5084 & 9300, the talathi saza made entry in 7/12.

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		2. Further, as per family partation in Court Decree of R.C.S.no. 198/20011, Mrs. Kamalbai Shamrao Gaikawad partitioned above 5Acre.3Guntha property in favour of 1) Latabai Fakirrao Aher and 2) Satyabhamabai Uttam Aher to the extent of 5Acre.3Guntha. So, as per court decree and M.E.no. 11396/2001, the talathi saza made entry in the 7/12 extract. 3. Further, 1) Latabai Fakirrao Aher – 0.20R and 2) Satyabhamabai Uttam Aher - 0.20R Executed a Reg. Sale deed no. 3333/2012 in favour of Shri. Ritesh Kalyanchand Munot to the extent of 0.40R. As per sale deed and M.E.no. 20251/2012, the talathi saza made entry in the 7/12 extract. 4. Further, Shri. Ritesh kalyanchand Munot Obtained N.A permission of Deputy Collector Vpur, dated 26/3/2015 by sanctioned Town Planning, Abad Layout Map dated 21/8/2015 & 25/01/2018 of above 0.40R land into 2282.27Sq.mt residential plots. 5. Further, Shri. Ritesh Kalyanchand Munot Executed a Reg. Sale Deed no. 633/2018 in favour of Arnav Realitis Through Partner Shri. Vishal Jiwanlal Sancheti, in respect of Land Survey no.14/3, Plot no. 1 to 18, to the extent of area 2282.27 Sq.mt (i.e. 24,566 sq.ft), Situated at Near Market Yard, Station Road, Kasbe Vaijapur,. As Per sale deed and M.E.no.24988/2018, the talathi saza made entry in the 7/12 extract. 6. Further, as per Building permission & sanctioned map issued by Vaijapur Municipal Council, dated 12/20-12-2018, above plots were developed into Residential Row house as per map.

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		7. Therefore after Execution of Registered Sale deed no. 633/2018 , and M.E.no. 24988/2018 , Arnav Realities, Through partner, Shri. Vishal S/o. Jiwanlal Sancheti is exclusive Owner and Possessor of the Land Survey no.14/3, Plot no. 1 to 18, to the extent of area 2282.27 Sq.mt (i.e. 24,566 sq.ft), Situated at Near Market Yard, Station Road, Kasbe Vaijapur, Tq. Vaijapur, Dist. Aurangabad.
08.	Whether title is clear and property is free from any encumbrances (enclose relevant receipts of search) a) No. of years (13 years Normally) for which search made in subregistars/registars office . b) If name is mutated in municipal records and c) If name is shown in Revenue/land records.	I have taken search of register of index no.II, through Receipt no.4847/2019, dated 30/07/2019, in the office of Sub-Registrar vaijapur, for the period of 30 years from 01/01/2007 to 30/07/2019. (Original Receipt is enclosed herewith) Title in the name of Borrower is clear, marketable, legal and also free from any encumbrances. The name of present Borrower is Legally mutated in the Revenue/Land record and Vaijapur Municipal Record.
09.	Whether Mortgagor is in Exclusive Possession of the Property proposed to be mortgaged.	Yes, as per above discussed revenue documents and Municipal Record, he is already in actual possession of above immovable property.
10.	Whether title to Properties is clear, umbiguous, marketable & property is saleable.	Yes, Title of Borrower over the property is clear, percect, umbiguous, marketable & property is saleable.
11.	Whether the mortgagor has sufficient title and capacity to contract for creation of mortgage (not a minor, Lunatic or undischarged, insolvent)	Yes, the Borrower has sufficient title and capacity to create charge or mortgage or declaration in favour of the bank.
12.	Whether there is any Bar/ restriction for creation of Charge or Mortgage under any act, state law or rule/noticiation (i.e. Celling Act, Land Acquisition act, Society registration Act or Apartments/Flat ownership act or income tax act)	Not- applicable.

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13.	Whether any permission/ consent/ no-objection is required & if so, it is obtained (State the Letter no. and the Authority/ Statutory Body/ Court Concerned)	• Building Permission & sanctioned map issued by V.M.Council, dated 12/12/2018 & 20/12/2018 is granted and so, bank can sanctioned Home loan on Row House to owner for construction on above property.
14.	Additional Documents required/ formalities to be completed by the proposed mortgagor (State specifically in case of flats, properties in co.op. societies, whether allotment letter, possession letter, Share certificate, affidavit, power of attorney etc. is required)	Not-applicable.
15.	List out the title Deeds to be deposited to create Mortgage by deposit of title deeds in favour of bank by borrower/mortgagor.	After Executed of Sale deed of Row House, Original Sale deed to be deposited in favour of Bank.
16.	In the case of conversion of Agricultural land for residential, commercial or other purpose, whether requisite procedure followed/ permission obtained.	• Dept. Collector has sanctioned N.A. permission, no.26/03/2015, for residential purpose of this property.
17.	Whether all original Deed are available and scrutinized, Deeds are duly Executed/ stamped and registered. There is doubt/ suspicion as to their genuineess or existence.	Yes, all Original Documents of Revenue & Municipal Record and Original Reg. Sale deed no.633/2018, as discussed in para no. 06, were available for my verification and there is no doubt regarding other aspects.
18.	Details regarding property tax or Land revenue or other statutory dues paid/payable as on date and if not paid, what remedy.	Yes, Property tax Receipts for year 2018-19 were produced for my verification.

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दिनांक : 31/ 07/2019

19.	Shedule of the Property/lies. (Description & Details of Property)	All that Piece and Parcel of, Admeasuring area 2282.27 Sq.mt (i.e. 24,566 sq.ft), Plot no.1 to 18, in Land Survey no.14/3, Situated at Near Market Yard, Station Road, Kasbe Vaijapur, Tq. Vaijapur, Dist. Aurangabad. is Owned and Possessed by Arnav Realities, Through partner, Shri. Vishal S/o. Jiwanlal Sancheti and Boundaries of Property are as– East – Aghur Road; West – Aurangabad- Nashik Road; North – Land of Jitendra Sudhakar & others; South – Land of Vinod Lalchand & others.
20.	Any Final Opinion or Note regarding property to be mortgaged.	1) Borrower title is clear, marketable and free from others encumbrances and bank can accept present property legally for Home Loan. 2) After Execution of Mortgage, Bank charge should be recorded on 7/12 extract and Namuna no. 43 of V.M.C. record and a copy thereof should be kept in bank record.

Hence this search and Title report.

Date : 31/07/2019.
Vaijapur.

31/07/2019

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