



CHALLAN
MTR Form Number-6



GRN MH007545020201920E		BARCODE 		Date 19/10/2019-11:12:34		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name ARB2_AURANGABAD 2 JT SUB REGISTRAR				Full Name		ADV A D GANGAPURKAR	
Location AURANGABAD				Flat/Block No.			
Year 2019-2020 From 01/04/1994 To 31/03/2019				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			625.00				
				Area/Locality AURANGABAD			
				Town/City/District			
				PIN 4 3 1 0 0 1			
				Remarks (If Any)			
				Search Fees for Last 25 Yrs CTS 4314 Zaveriwada Abad			
Total				Amount In	Six Hundred Twenty Five Rupees Only		
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572019101939434 IK0AGYFRS4	
Cheque/DD No.				Bank Date	RBI Date	19/10/2019-11:24:12 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9325364777

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

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

A.D. Gangapurkar (Adv.)

B.com., D.B.M, L.L.B

Office :- Flat No. 1, Sudama Apartment, Kharakuwa, Aurangabad. Mob. No. 9325364777

TO WHOM SO EVER IT MAY CONCERN

SEARCH - REPORT

As per your request of Sachin Sumatilal Zaveri, I am giving my Legal Scrutiny report with help of document provided to me.

I. Details / Description of the document scrutinized :

Sr. No.	Date of Document	Name/ Type of Document	Regn./Ref.No.of the Document with date	Whether original/ Certified/truecopy Photostat
1.	12-06-2018	Property Card of CTS No. 4314.	Property Card of CTS No. 4314, dated 12-06-2018	Certified
2.	12-06-2018	Toch Map of Sheet No.42, CTS No.4314	Toch Map of Sheet No.42, CTS No.4314, dt.12-06-18.	Photostat
3.	20-03-1990	Partition Deed	Partition Deed Dated 20-03-1990.	Photostat
4.	27-05-2013	Relinquishment Deed	Relinquishment Deed dt. 27/05/2013	Photostat
5.	05-10-2018	Relinquishment Deed	Relinquishment Deed Dt. 05/10/2018	Photostat

Details / description of the Property/ ies:- I

Sr. No	Survey no. Khata no/ house no. Site No	Extent / Area of Land / Building	Location village/ Municipality/ Sub-District/ district	Boundary
1.	CTS No.4314	Total Adm. Area 214.9	Mauje Zaveri Wada, Gulmandi Tq. & Dist Aurangabad	East : Govt. Road West : Lane South: Common Lane North: Common Lane

II. Opinion on Flow of Title

Initially the above mentioned property belongs to Shri. Baburao Motilal Zaveri, after his demise, his sons mutually partitioned the above said property, by virtue of the said partition deed the name of Shri. Sumatilal Baulal Zaveri mutated in the Property records of the CTS 4314, after the his death his legal heirs mutated their names i.e. 1) Vasumati Sumatilal Zaveri 2) 1) Sachin Sumatilal Zaveri 3) Rita Balasaheb Deshmukh 4) Pallavi Sumatilal Zaveri and 5)

Kashmira Sagar Joshi in the property records, thereafter 1) Rita Balasaheb Deshmukh 2) Pallavi Sumatilal Zaveri and 3) Kashmira Sagar Joshi have relinquished their right with regards to the CTS No.4314 by way of Registered Relinquishment Deed executed in favor of Smt. Vasumati Sumatilal Zaveri & Sachin Sumatilal Zaveri on dated 27/05/2013, day book no. 2440, since then Smt. Vasumati Sumatilal Zaveri & Sachin Sumatilal Zaveri have become the Joint Owner and possessors of the Property Situated at Mauje Zaveri wada CTS No. 4314 up to the extent of 214.9 Sq. Mtr. However Smt. Vasumati Sumatilal Zaveri relinquished her right in the said property in favor of Shri. Sachin Sumatilal Zaveri by way of Registered Relinquishment Deed Dt. 05/10/2018, Day book No.5282/18. After that Shri. Sachin Sumatilal Zaveri has become the Owner and the Possessor of the Above mentioned Property.

I have gone through the record of the above mentioned property in the Sub-Registrar office at Aurangabad for last 25 years and not found any illegality or dispute in the above mentioned property. Search receipt No. MH007545020201920E Dated 19/10/2019.

2.	Describe the nature of Title :- a)Whether the lease deed has been registered as required under law b) The period of lease c) Whether any permission / NOC from lessor is required for creation of mortgage.	Ownership Right Not Applicable
3.	Mention Minors interest , if any is involved, If so, Whether Court Permission(except in case of HUF property) has been obtained for the property as security	Not Applicable
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	Not Applicable
5.	Is/ Are the property/ ies free from encumbrances	Yes
6.	Please give details account of creation of charge/ mortgage of redemption for a minimum period of 13 years and also state the subsisting charge / mortgagee if any, mentioned in the encumbrance certificate for the last 13 years. i.The period covered under Encumbrance Certificate by the Sub-Registrar of Assurances/ search made in the records / Registered of the office of Sub-registrar of Assurances. ii. Search in Respect of Companies Registered under Companies Act, 1956.	No No No
7.	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 the bank, please mentioned the number and date of the proceedings.	Not Applicable
8.	Whether permission for conversion of lands from Agricultural use to residential / commercial use is obtained wherever necessary. If applicable, state the reference of the	Not Applicable

	proceedings.	
9.	<u>If the property sought to be mortgaged</u> is agricultural land. i. Whether the land is within the ceiling limit, Fixed as per the concerned state land reforms law in force. ii. Whether taking as collateral security for non-agricultural purposes is possible.	Not Applicable No
10.	<u>Whether from the</u> documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No
11.	<u>In case of Partition Deeds,</u> i. Whether the same is registered under the law for time being is force and original thereof if available for deposit. ii. In case is not available and the Partition deed is made in more than one copy at time of registration duly signed by all the 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 b) The share or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	Not Applicable Not Applicable Not Applicable
12.	<u>In case of inherited property,</u> 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.	Not Applicable
13.	<u>In case the mortgage is</u> sought to be created by agent under power of attorney, please state whether a) The power of Attorney is registered b) It authorizes 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. c) Whether power of Attorney empowers the PA holder to borrow on behalf of the principal.	Not Applicable No
14.	<u>Whether up-to-date tax/ cist</u> 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.	Yes
15.	<u>In case devolution of property</u> by a will, whether the will has been probated or letter of administration is obtained.	Not Applicable

16.	i. Whether the title deed under which mortgagor acquired title and parent title are available in original. ii. In case the property purchased by mortgagor is portion of larger extent of property, Whether availability of original parent documents confirmed.	Not Applicable
17.	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 of bye laws)	Not Applicable
18.	If property / ies to be mortgaged is / are flat / apartment in residential or commercial complex, how far independent title is insured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); What are the documents of title available for creating mortgage ? List out other documents/ records to be taken from builder / owner and their Bankers.	Not Applicable
19.	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 Department and the Civil Court(Whichever is applicable to ensure) a) Necessary consent of Civic body or authority to transfer the property was obtained . b) No litigation in respect of the property to the mortgage in 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 evidence in a court or produced as surety.	No No No
20.	i. If a property is a building, is the plot in an approved lay-out ii. Has the building been constructed after approval of plan by relevant authorities and assessed to Tax.	No
21.	If the flat is owned / controlled by society, specify special requirements to be taken	Not Applicable

I Certify that Shri./ Smt./Messrs Sachin Sumatilal Zaveri has Ownership and possession of the Property Situated at Mauje Zaveri wada CTS No. 4314 up to the extent of 214.9 Sq. he has ownership of the above mentioned Property have Good Valid title of the property shown in above title deed.

This opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers , Xerox copy of which is returned bank authenticated.

Place : Aurangabad

Date : 19-10-2019



Signature of the Advocate who has
Scrutinized the title deeds/ documents

Name of the Advocate : A.D. Gangapurkar