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Wednesday, 09 January 2019 4:19 PM

इतर पावती

Original/Duplicate

नोटपी क्र. :39म

Regn.:39M

पावती क्र. : 255 दिनांक: 09/01/2019

गावाचे नाव: aaaghuur

देस्तऐवजाचा अनुक्रमांक: वजप-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड के एस जिभूवन

वर्णन अर्ज क्र 117 शोध अर्ज 13 वर्ष सन 2007 ते 2019 मौजे आष्टूर गट नं 219

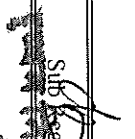
शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

1): देयकाचा प्रकार: By Cash स्वकम: रु 325/-


Sub Registrar Vajapur
वजपूर

1/9/2019

Adv Kirankumar S. Tribhuvan

अडि किरणकुमार त्रिभुवन,

B.A.L.B, MAH ३१३६/२००५

बी.ए.एल.बी. महा ३१३६/०५

Triguni Nivas, Plot No ११

त्रिगुणी निवास, अयोध्यानगरी, वैजापूर.

Station Road Vaijapur. Cell No. 9421993144

Report of Investigation of Title in respect of immovable Property

1	a) Name of the Branch business Unit/ Office seeking opinion	Mr. Umesh s/o Bhujangappa Walekar R/o Shivaji Road, Vaijapur
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Personal Request of above named person
	c) Name of the Borrower	Not Applicable
2	a) Name of the unit/concern /person/ body/ authority offering the security b) Constitution of the unit /concern/person/body authority offering the property for creation of charge	As indivisual person
3	Complete of full description of the immovable property offered as security including following details	A- Gat No 219 of village Aghur Tq Vaijapur, total area 9 H.35 R out of it Mr Umesh s/o Bhujangappa Walekar own & possess the area of 1 Hector 64 R bounded as follows Towards East – Land of Sunil Popattal Bamb Towards West – Vaijapur – Aurnagabad Road Towards South – Land of Sham <u>in</u> <u>Rajput in</u> Towards North – : Service Road and land of Sunil Popattal Bamb Above mentioned land is non-agricultural land consisting residential plots.


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	a) Survey No	As above
	b) Door/ House no (in case of house property	As above
	c) Extent / area including plinth/ built up area in case of house property	As above
	d) Locations like name of the place village, city, registration , sub- district etc. Boundaries	As above
4	a)Particulars of the documents scrutinized- serially and chronologically. b)Nature of documents verified and as to whether they are originals of certified copies of registration extracts duly certified Note : Only originals or certified extracts from the registering / land / revenue / other authorities be examined	01- Certified copy of 7/12 Extract of land Gat no 219 Situated at Village Aaghur , Tq Vaijapur. 02- Self declaration of Umesh s/o Bhujangappa Walekar in respect of boundaries description of land gat no 219 situated at village, Aaghur ,Tq Vaijapur 03 - Certified Copy of Mutation Entry no. 2161 date

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 TIR.)	YES	original / Certified title documents are produced by borrower.
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 of computer system	YES	
	Whether any records available whether any verification of cross cheking are made and the comments / findings in this regard	YES	
	c)whether the genuiness of the stamp paper is possible to be got verified from any online portal and if so whether such verification is made	NO	
7	a)Propety offered as security falls within jurisdiction of which sub-registrar office		office of Registrar of Documents at Vaijapur Tq Vaijapur Dist Aurangabad.
	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	

	Lessee also.	
	e)whether the leasehold rights permits for any superstructure (if applicable)	No / Not applicable
	f)Right to get renewal of the leasehold rights and nature thereof	No / Not applicable
11	Agreement of sale or whenever	No
	Grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions.	No / Not applicable
	The mortgagor is competent to create charge on such property	YES
	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 / Not applicable
12	If Occupancy right, whether	No
	a)such right is heritable and transferable	No / Not applicable
	b)mortgage can be created	No / Not applicable
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 There is no minor's interest involved in the above mentioned property.
14	If the property has been transferred by way of Gift / Settlement Deed whether;	No / Not applicable
	a)The Gift / Settlement Deed is duly stamped and registeed	No / Not applicable
	b)The Gift / Settlement Deed has been attested by two witnesses	No / Not applicable
	c)The Gift / Settlement Deed transfers the property to Donee,	No / Not applicable
	d)Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separated writings or by implication or actions.	No / Not applicable
	e)Whether there is any restriction on the Donor in executing the gift / settlement deed	No / Not applicable
	f)Whether the Donee is in possession of gifted property	No / Not applicable
	g)Whether any life interest is reserved for the Donor or any other person and whether there is need for any other person to join the creation of mortgage	No / Not applicable

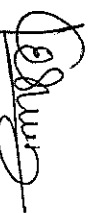
	c)whether search has been made at all the offices named above	No / Not applicable
	d)whether the searches in the office offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8	Chain of title tracing the title 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 title	History of Land Gat No.219 Situated Title at Village Aaghur, Tq Vaijapur. 1. In the year 2009 , on 6.8.2009, Sunil Popatlal Bamb, Sandeep Koyate and Umesh Bhujangappa Walekar, jointly purchased the land gat no 219 of village Aagur , wide sale deed No 2. Area 1 H.62 R was mutated in the name of Umesh Walekar & Area 1 H. 61 R each was mutated in the name of was recorded in the name of Sandeep Koyte and Sunil Bamb wide mutation entry no.2161. 3. The said above mentioned area was converted into non-agricultural land by permission of District Collector Aurangabad dated 3.3.2011 4. After the conversion of above land gat no 219 into N.A.Land mutation entry no 2462 of area 30250.52 Square meter. 5. On 21.6.2017 Sunil Popatlal Bamb, Sandeep Omprakash Koyate and Umesh Bhujangappa Walekar executed registered partition deed and partitioned the said area by mets and bounds and Mr Umesh Bhujangappa Walekar had got an area of 41895.95 Square Meter in said partition. 6. In the said area of 41895.95 it consists residential plots no 95 to 174
9	Nature of Title of intended Mortgagor over property (Whether full ownership , rights , Leasehold Rights, occupancy / Possessory rights or Inam Holder or Govt. Grantee/ Allottee etc)	Absolute ownership Rights
10	If Leasehold, whether	No
	a)lease Deed is duly stamped and registered	Not applicable
	b)lessee is permitted to mortgage the Leasehold rights	No/ Not applicable
	c)duration of the Lease/unexpired period of lease	No/Not applicable
	d)if, a sub-lease, check the lease deed in favor of lessee as to whether lease deed permits sub-leasing and mortgage by sub-	No/ Not applicable


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	availability of a declaration by all the beneficiaries about the genuiness / validity of 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)	
17	a)Whether the property is subject to any Wakf Rights	NO
	b)Whether the property belongs to church/ temple on any religious institutions having any restrictions in creation of charges on such properties ?	NO
	c)Precautions/permissions if any in respect of the above cases for creation of mortgage.	No / Not applicable.
18	a)Joint Hindu 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.	The Property is self acquired property of Mr Umesh Walekar
	b)Please comment on any other aspect which may adversely affect the validity of security in such cases.	NOT REQUIRED.
19	a)Whether the property belongs to any trust or is subject to the rights of trust	NO
	b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of property. c)If so additional precautions / permissions to be obtained for creation of Mortgage.	NO/NOT APPLICABLE
	d)Requirements,if any for creation of mortgage as per the central or state laws applicable to the trust in matter	NO / NOT APPLICABLE
20	a)If the property is Agricultural Land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation of Mortgage	There is no any bar/ restriction for creation of Reg. Mortgage / Declaration or sale deed under any local or special enactments.
	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?	YES
	c)In the case of conversion of Agricultural land for commercial	NO / NOT APPLICABLE

	purposes or otherwise, whether requisite procedure to be followed/ permission obtained.	Property is non-agricultural land
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 enquiry	YES
23	a)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.	NO/NOT APPLICABLE
	c)Whether the title documents have any court seal / marking which points out any litigation / attachment / security to court in respect of property in question ? In such case please comment on such seal / marking.	NO / NOT APPLICABLE
24	a)In case of partnership firm, whether the property belongs to the firm and the deed is properly registered ?	NO
	b)Property belonging to partners, whether thrown on hotchpot ? whether formalities for the same have been completed as per applicable laws.	NO / NOT APPLICABLE
	c)Whether the persons creating mortgage has/have authority to create for and on behalf of the firm	NO / NOT APPLICABLE
25	Whether the property belongs to a limited Company, check the Borrowing powers, Board resolutions, authorization to create mortgage execution of documents, Registration of any prior charges with the Company Registrar etc	NO
26	In case of Societies, Association, the required authority/power to borrower and whether the	NO / NOT APPLICABLE

	mortgage can be created, and the requisite resolutions, bye-laws	
27	a)Whether any POA is involved in the chain of title. 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.	NO NO /NOT APPLICABLE
	c)In case the title document is executed by the POA holder, please clarify whether the POA involved is one executed by administration of letters NOCs, Agreements of sale, sale deeds etc in favor of buyers of flats units (Builders POa) or ii) other type of POA (Common POA)	NO / 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	NO / NOT APPLICABLE
	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 title investigation is done on the basis of original POA ii)Whether the POA is 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 ?	NO / NOT APPLICABLE
	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	NO/NOT APPLICABLE
	g)Please comment on the genuineness of POA	NO / NOT APPLICABLE
	h)The unequivocal opinion on the enforceability and validity of POA ?	NO / 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	NO / NOT APPLICABLE


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	of Law of place, where it is executed.	
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 land / building b)Development Agreement Power of Attorney c)Independent title verification of the land/ building in question d)Agreement for sale e)payment of proper stamp duty, requirement fo registration of sale agreement, POA etc. f)Approval of building plan, permission of appropriate authority. h)conveyance in favor of society. i)occupancy certificate j) Membership details k)No objection letter of society l) requiremnts for noting the bank charges on the records of housing society	No NO / NOT APPLICABLE NO / NOT APPLICABLE NO / NOT APPLICABLE NO / NOT APPLICABLE NO / NOT APPLICABLE NO / NOT APPLICABLE NO / NOT APPLICABLE
30	Encumrnence, attachments and or claims whether of Government, Central or State or other Local authorities of third party claims Liens ets and details thereof	Yes, There was charge of Samta Nagri Sahkari Co-operative society Kopargaon over the above mentioned property wide Mortgage deed no.3385 dated 30.6.2014
31	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge if any,	AS ABOVE
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ? Whether not objection certificate of Income Tax office is required	Receipts not produced for verification Not necessary
33	Details of RTC extracts / mutation extracts pertaining the property in question 	O1- certified copy of 8 A standing in the name of Shri Umesh Bhujangappa Walekar. O2- Cetified copy of 7/12 Extract of land Gat no

		219 Situated at Village Aaghur Tq Vaijapur. 03- Self declaration of Umesh Bhujangappa Walekar in respect of boundaries description of land gat no 219 situated at village Aaghur, Tq Vaijapur 04- Certified Copy of Mutation Entries No.2161 & 2462 05- Partition Deed of dated 21.6.2017. 06- Sale Deed 07- Mortgage Deed 08- Re-conveyance deed
35	Whether the name of the mortgagor is reflected as owner in the revenue records	YES
36	a)whether the property offered as security is clearly demarcated ? b)Whether the demarcation /partition of the property is legally valid. c)Whether the property has clear access as per documents	YES YES YES
37	Whether the property can be identified from the following documents and discrepancy / doubtful circumstances if any revealed from scrutiny ? a)Electricity bill b)Water Connection	YES
38	In respect of the boundaries of the property there is a difference / discrepancy in any of the title documents or any other documents	NOT FOUND
39	Whether the Bank will be able to enforce SARFESI Act if required against the property offered as security.	NO Property is agricultural land.
40	In case of absence of original document title deeds, details of legal and other requirements for creation of a proper and valid mortgage by deposit of certified extracts duly certified etc as also any precaution to be taken	Certified copies of online 7/12 extracts is require for creation of registered declaration / mortgage.


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CERTIFICATE OF TITLE

I have examined the original title deeds intended to be deposited relating to the schedule property and offered as security by way of registered mortgage / declaration and the documents of title referred to in the opinion are valid evidence of rights, title and interest and that if the said Reg. Mortgage / Declaration is created it will satisfy the requirements of creation of Reg. Mortgage / Declaration

1. I confirm having made a search in the land revenue records. I also confirm having verified and checked the records of the relevant Government offices. I do not find anything adverse which would prevent the title holder from creating a valid mortgage. I liable/ responsible, if any loss is caused to the band due to negligence on my part or by my agent in making search.
2. That, the plots no 95 to 124 area 3931.62 of survey no 219 owned and possessed by Shri Umesh s/o Bhujangappa Walekar was secured for the loan at Samta Nagri Sahkari Co-operative society Kopargaon on 30.6.2014 by way of registered mortgage deed no 3385.
3. That, after repaying the loan amount Samta Nagri Sahkari Co-Operative Patsanstha had executed release deed no 2771 on 21.6.2017 in favor of Mr Umesh s/o Bhujangappa Walekar.

4. I certify that Mr Umesh Bhujangappa Walekar,R/o Shivaji Road Vaijapur, Tq Vaijapur has absolute, clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid registered mortgage / declaration/sale deed can be created and the same would be enforceable. I have take search in the office of Registrar of Documents at Vaijapur for last thirteen years (from 1.1.2007 to 1.1.2019) by paying necessary search fees vide receipt no. ²⁵⁵~~225~~ dated 9.1.2019 (Receipt is enclosed herewith)

Date 10.1.2019

Through

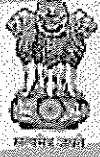

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Trigunl Nivas, Vaijapur



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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Manual SRO Offices List (2002-2012)

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FAQ

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मिळकत नित्याय/Property Details

दस्त नित्याय/Document Number

for selected offices.

Now Filing, eFiling &
eRegistration data is also
available for search.

मिळकत तपशील/Property Details

सन./Year

2017

जिल्हा/District

औरंगाबाद

गावाचे नाव भरा/Enter
Village Name

aghu

Enter Minimum one characters in English

गाव निवडा/Select
Village

Aghur

मिळकत क्रमांक/Property No. 219

(Enter SurveyNo./CTSNo./MilkatNo./GatNo./PlotNo.)

8713B

8713B

रह

सुचना -

१) सन 2002 ते आतापर्यंत संगणकीकृत नोंदणी प्रणालीमध्ये नोंदविलेल्या दस्तांची माहिती या प्रणाली मध्ये उपलब्ध आहेत.

२) सन 2002 पुर्वी नोंदणी झालेल्या दस्तांच्या दुय्यम निबंधक कार्यालयात उपलब्ध असलेल्या अभिलेखांचा डाटा या प्रणालीमध्ये उपलब्ध आहे.

३) या प्रणालीद्वारे पुस्तक क्रं.१ मध्ये नोंदणी झालेल्या (म्हणजेच मृत्युपत्र व कुलमुखत्यार पत्रे वगळून) दस्तांची उपलब्ध माहिती मिळू शकेल.

४) या प्रणालीद्वारे उपलब्ध माहिती म्हणजे मिळकतीच्या मालकीबाबतचे प्रमाणपत्र नाही याची नोंद घ्यावी.

(*) या प्रणालीद्वारे उपलब्ध माहिती निदेश

DocNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	Index
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रेणुकामाता महीला

नागरी सहकारी

पतसस्था मर्या

वैजापुर तफ्रे- राजेद्र

दीपाली शाम कहाटे - -

, इतर माहिती: मौजे आघुर ता वैजापुर गट नं 219 मधील एकुण क्षेत्रापैकी

2609 गहाणखत 12/06/2017

दु.नि.

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2772 वाटप	21/06/2017	दु.नि. वैजापूर
2771 रिकॉव्ह	21/06/2017	दु.नि. वैजापूर

Links: egicourts. || eCourt. || Check Property tax dues for properties under Municipal Corporation of Greater Mumbai (MCGM)
|| Check CERSAI for Security Interest created by Banks & Financial Institutions on your property

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वैजापूर प्रभाकर जाखडे -
- ,श्याम गिरजाराम

दु.नि.
वैजापूर

समता नागरी
सहकारी पतसंस्था
मर्यादित, कोपरगांव
तर्फे श्री. सतीष
गंगाधर निळकंठ -

दु.नि.
वैजापूर

वाटणीपत्र लिहून
ठेवणार - श्री. उमेश
भुजंगअप्पा वाळेकर
- -,वाटणीपत्र लिहून
ठेवणार - श्री. संदिप
ओमप्रकाश कोयटे -
-,वाटणीपत्र लिहून
ठेवणार - श्री.
सुनिल पोपटलाल
बंब - -

बुलडाणा अर्बन को
ऑप क्रेडिट

समंती देणार यांचे मालेकीचे 0 हे 60 तारण

श्री. सुनिल पोपटलाल बंब
- -,श्री. उमेश भुजंगअप्पा
वाळेकर - -,श्री. संदिप
ओमप्रकाश कोयटे - -,मे.
शुभ ए ओ पी तर्फे श्री.
उमेश भुजंगअप्पा वाळेकर
- -,मे. शुभ ए ओ पी
तर्फे श्री. संदिप
ओमप्रकाश कोयटे - -

, इतर माहिती: , इतर माहिती: मौजे आधुर ता. वैजापूर येथील गट नं.
219 पैकी प्लॉट नं. 75 ते 84,ज्याचे क्षेत्र 1228.50 चौ.मी. व प्लॉट नं. 95
ते 124,ज्याचे क्षेत्र 3931.62 चौ.मी. एकुण क्षेत्रफळ 5160.12 चौ.मी. तारण
दिले होते दस्त क्रं. 3385/2014 चे कर्ज मुक्त दस्त करीत आहे.

, इतर माहिती: , इतर माहिती: मौजे आधुर ता. वैजापूर येथील गट नं.
219,पैकी क्षेत्र 48400 चौ.मी. हे दि. 06/08/2009 रोजी दस्त क्रं.
3032/2009 आधारे घेतले होते त्या जमिनीचा बिनशेती प्रयोजनाकरीता ले
आऊट प्लॅन तयार करण्यात आला त्यास मा. जिल्हा अधिकारी औरंगाबाद
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		१) सन 2002 ते आतापर्यंत संगणकीकृत नोंदणी प्रणालीवर नोंदविलेल्या दस्तांणी माहिती या प्रणाली मध्ये उपलब्ध आहेत.	
		२) सन 2002 पूर्वी नोंदणी झालेल्या दस्तांण्या मुख्य निबंधक कार्यालयत उपलब्ध असलेल्या अभिलेखाचा डाटा या प्रणालीमध्ये उपलब्ध आहे.	
		३) या प्रणालीद्वारे पुस्तक क्र. १ मध्ये नोंदणी झालेल्या (रजिजेशन नुसुपत्र व कुलमुद्रत्या पत्रे वगळते) दस्तांणी उपलब्ध माहिती मिळू शकेल.	
		४) या प्रणालीद्वारे उपलब्ध माहिती मरुजो निळकतीच्या मालकीवाढतचे प्रमाणपत्र नगरी यको नोंद घ्यावी.	
		५) या प्रणालीद्वारे नोंदविलेल्या माहितीच्या	

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