

इतर
पावती

Original/Duplicate

Thursday, 16 April 2015 12:46 PM

नांदणी क्र. : 39म

Regn.:39M

पावती क्र.: 7847 दिनांक: 16/04/2015

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: नमन1-0-2015

दस्तावेजचा प्रकार :

सादर करणान्याचे नाव: अँड. राहुल डी. जगताप

वर्णन मौजे नाशिक स.न.463/1+463/6+463/7A प्लॉट न. 6+7 सन 2003 ते 2015 एकुण
13 वर्ष शोध करिता

शोध व निरीक्षणे

₹. 650.00

एकूणः

रु. 650.00

मह. दु. र. Sub Registrar नमूना-१२

नाशिक-१

1); देयकाचा प्रकार: By Cash रक्कम: रु 650/-

1.a Branch
b. Re letter docum
forwar
c. Nam

2.a
Unit/cc
offering
security

b. ()
concern
offering
charge:
c. State,
security
applican.
guarante

3. Of the offered following

- a) Survey
- b) Door property
- c) Extent up area
- d) Locati village, c etc.

Boundary

जगतप
अभिलेख, नासिक

...1...

**RAHUL D. JAGTAP**

B.S.L. LL.B.

ADVOCATE

DIST. COURT- NASIK

217-B, Meghdoot Shopping Centre, Opp. District Court, Nasik, C.B.S., Nasik

Email id-rahuldjagtap@gmail.com Mob. No-9822871845

1.a Name of the Branch/BU/office seeking opinion	State Bank of India, Branch Shingada Talav, Nashik
b. Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded:	
c. Name of the borrower	M/s. Omsai Buildcon Partnership Firm Through Partner, Mr. Anant N. Hire & others
2.a Name of the Unit/concern/company/person offering the property/(ies) as security:-	M/s. Omsai Buildcon Partnership Firm Through Partner, Mr. Anant N. Hire & others, Borrower
b. Constitution of the unit/concern/person/body/authority offering the property for creation of charge:-	
c. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.):	
3. Complete or full description of the immovable property/(ies) offered as security including following details a) Survey No:- b) Door No. (in case of house property) c) Extent/areas including plinth/built up area in case of house property: d) Location like name of the place, village, city, registration, sub district etc. Boundaries:-	Survey No. 463/1+463/6+463/7/A, Plot No. 6 area adm. 200.00 Sq. Mtrs., Plot No. 7 area adm. 269.26 Sq. Mtrs. Total Area 469.26 Sq. Mtrs. constructed Residential building known as "Sai Shilp Residency Bhakti" situated at Village Nashik, Tal. & Dist. Nashik. (Complete Description given in Schedule)

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4.a) Particulars of the documents scrutinized- serially and chronologically:-	1. 7/12 extracts & mutation entries 2. Sale Deed Dated: 18/05/2013 at Sr. No. 6072/2013 3. Sale Deed Dated: 05/07/2007 at Sr. No. 05830/2007 4. Agreement Dated: 16/03/2007 at Sr. No. 02110/2007 5. Partnership Deed Dated: 01/12/2009 6. Addendum to Partnership Deed Dated: 01/06/2013 7. Firm Registration Certificate Dated: 09/10/2013 Sr. No. 8880/2002 8. NA Order Sr. No. Mah/Kaksh-3/4/Bi.She.Pa.Kra./259/2006, Dated: 19/12/2006 9. Layout Order at Sr. No. Javak Number/Nagar Rachana, Vibhag/Antim/A-4/08, Dated: 28/05/2007 10. Title Report Adv. Subodh M. Shah, Dated: 01/11/2013		
b) Nature of documents verified and as to whether they are originals or certified copies or registration extract only certified Note - only originals and certified extract from the registering/land/revenue other authorities be examined.			
Sr. No.	Date Name/Nature	Original/Certified	In case of copies, whether the original was scrutinized by the advocate
01	Agreement Dated: 16/03/2007 at Sr. No. 02110/2007	Original	Yes
02	Sale Deed Dated: 05/07/2007 at Sr. No. 05830/2007	Original	Yes
03	Sale Deed Dated: 18/05/2013 at Sr. No. 6072/2013	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		I have verified the original document I have informed borrower to obtain the certified copy and produce the same at the time of creation of mortgage if necessary	

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such certified copies and relevant fee receipts along with the TIR)	
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?	Record of Registrar office available for verification through online portal but system was not supported and online revenue records are not available but such record are not updated.
b. If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Revenue records available for verification like M. E., N. A. Order and other relevant copies of revenue records and such document have not been done by way of cross checking with online / Computer records.
c. Whether the geniuses of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Geniuses of stamp paper being verified by the sub-registrar office and geniuses of stamp paper remark also been stamp on original documents by Sub-Registrar office but sale has not been verified by any online portion.
7. a. property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Register office Nashik
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?	Yes but all documents are not available for search in Sub-Registrar office and search records are not update.
c. Whether search has been made at all the offices named at (b) above?	Yes
d. Whether the searches in the offices	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

हुलकी, जयताप
महाराष्ट्र, नाशिक