Mulki Patil Vatandar.

Mutation entry No- 5712

The owner of Survey No-48/2 Vedu Totaram Patil died in the effect the name of th deceased legil heir entred in 7/12th extract i.e. wife-Padmabai Vedu Patil ,son-Arun Vedu Patil ,Liladhar Vedu Patil,Dilip Vedu Patil,Sunil Vedu Patil,daughter-Sau-Kumudini Yashwant Bhangale.

Mutation entry No- 5794

The owner of Survey No-48/2 Sau-Kumudini Yashwant Bhangale relinquish of her right in favour of his brother & mother namely- Padmabai Vedu Patil , Arun Vedu Patil ,Liladhar Vedu Patil,Dilip Vedu Patil.Sunil Vedu Patil by way of Reg. relinquish deed Index II No-5547/2001.

Mutation entry No- 5887

The owner of Survey No-48/2 Padmabai Vedu Patil & others five field application to the Thasildar Bhusawal for the remove / reduce in the Patil Inam varga-6. After the neeessary inquiry the Thasild Bhusawal granted the application as a order number Adesh/1/6536/Kavi/1478 dt-29/10/2001

Mutation entry No- 11769

The owner of Survey No-48/2 area-2881.35.sq.mtr Liladhar Vedu Patil field application for N.A permission to the Collector Jalgaon. After the necessary inquiry collector jalgaon passed the N.A order number- Jamin/3/28/ Simakit/Binsheti/SR/61/
2013 dt-08/04/2014.

Mutation entry No- 12410

The owner of SN-48/2 plot no- 1 to 9 Lildhar Vedu Patil & others field applieation for the purpose vatani/dividation in between them. In that effect plot no-5 area-208.00.sq.mtr & plot no-8 area-299.64.sq.mtr transfer in the name of Liladhar Vedu Patil.

Mutation entry No- 14482

The owner of the S.N.48/2 plot no-5 area-208.00.sq.mtr & plot no-8 area-299.64.sq.mtr Liladhar Vedu Patil field applieation to the Thasildar Bhusawal Revenue authority after the necessary inquiry hasildar passed the katrikarn(Amalgamated)order no- katrikarn/Vibhajan/Kavi/64/2020 dt-03/03/2020 & for katrikarn(Amalgamated) both plot in that effected above plot Amalgamated (katrikaran) in that effect SN-48/2 plot no-5 + 8 total area 507.64.sq.mtr.

Mutation entry No- 14397

The owner of the S.N.48/2 plot no-5 + 8 area 507.64.sq.mtr original owner Liladhar Vedu Patil transfer the said above property for the purpose of development / agreement by way of Reg.in the name of Patil Developer & Builder –Prop.pra.Shri-Prajakt Shivaji Patil & of development / agreement deed index II No-117/2020 dt-09/01/2020

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9.	Nature of Title of the intended Mortgage over the property (whether full ownership rights, Leasehold Right, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership rights As per the Power of General Attorney & Principal to Principal ,Basics & Not as a agent of the owner with license to enter upon said land as licencee for enabling to develop the said land & Declaration of Apartment ownership Power of General Attorney Reg.Index Index II No-3397/2020 & Reg.Index Index II 117/2020, Reg.Index Index II 118/2020
10	If leasehold, whether,	No
	a) lease Deed is duly stamped and registered.	No
	b) lessee is permitted to mortgage the Leasehold right.	No
	c) duration of the Lease/unexpired period of lease,	No
	d) if ,a sub- lease check the deed in favour of leases as to whether lease deed permits sub-registrar and mortgage by Sub-Leasee also.	No
	e) Whether the leased hold rights permits for the creation of any superstuction (if applicable)?	No
	f) Right to gate revnewal of the leased hold rights and nature thereof.	No
11	If Govt. grant /allotment/Lease-cum/Sale Agreement, Whether,	No
	Grant agreement etc. provides for alienable rights to the mortgagor with or without conditions,	No
	The mortgagor is compentent to creatr charge on such property.	No
	Whether any permission from Govt or any other authority is required for creation or mortgage and if so wherher such valid permission is available.	No
12	If occupancy right, whether	

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.	a) such right is heritable and transferable.	Self acquire property .
	b) mortgage can be created.	Yes
13 .	Nature of minor's interest if any land if so , whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and the reason for coming to such conclusion.	No
14 .	If the property has been transffered by way of Gift/Settlement Deed, Whether.	No
	a) The Gift/Settlement Deed is duly stamped and registered.	No
	b) The Gift/Settlement Deed has been Attested by two witness.	No
	c) The Gift/Settlement Deed transfers the property to Donee.	No
	d) Whether the donee has accepted the gift by signing the Gift/Settlement Deed or by a separatrd writing or by implication or by action;	No
	e)Whether there is any restriction on the Donor in executing the gift/ settlement deed in question;	No
	f) Whether the is in possession of the gifted property;	No
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	No
	h)Any other aspect affecting the validity of the title passed through the Gift/Settlement deed;	No

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15	a)In case of portion /family settlement deeds. Whether the original deed is avaible for deposit. If not the modality/procedure to be followed to creat a valid ans inforceable mortgage.	No
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	-----
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagble title thereon.	No
	d) In respect of partition by a decree of court, whether such decree has become final and all other condition/formalities are completed complied with.	No
	e) Whether any o the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding mortgages?	No
16	Whether the title documents inelude any testamentary documents/ wills?	No
	(a) in case of wills , whether the will is registered will or unregistered will?	No
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	No
	© Whether the property is mutated on the basis of will?	No
	(d) Whether the original will is available?	No
	(e) Whether the original death eertificate of the testator is available?	No

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	(f) What are the circumstances and /or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc, which are relevant to rely on the will, availability of /Original title deeds are to be explained)	No
17.	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church / temple or any religious/ other institutions having any restriction in creation of charges such properties?	No
	© Precautions/ permissions. If any in respect of the above cases for creation of mortgage?	No
18.	(a) Whether the property is a FUF/joint family property. mortgage is created for family benefit/legal necessity. Whether the major Coparceners have no objection/join in execution. Minor's share any, right of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No
19	(a) Whether the property belongs to any trust or is subject to the right of any trust?	No
	(b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No
	© If so additional precautions/permissions to be obtained for creation of valid mortgage?	No

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	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No
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/enforcement of mortgage.	Property is Non Agricultural (N.A) land
	(b) in case of agriculture 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?	No
	© In the case of conversion of Agricultural land for commercial purpose of 9otherwise, whether requisite procedure followed/permission obtained.	Yes
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz .Agricultural Law, 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 search/enquiry.	No
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so whether such litigation would adversely effect the creation of the valid mortgage or have any implication of its future enforcement?	No

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	© Whether the title document have any court seal/ marketing which points out any litigation / attachment /security to court in respect of the property in question? In such case please comment on such seal /marking.	No
24.	(a) In case of partnership firm, whether the property belong to the firm and the deed is properly registered.	No
	(b) Property belonging to partner, whether thrown hotchpots? Whether formalities for the same have been completed as per applicable law ?	No
	© Whether the persons creating mortgage has /have authority to create mortgage for and on behalf of the firm.	No
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC),Articles of Association/provision for seal etc.	No
	b) i) Whether the property (to be mortgaged)is purchased by the above company from any other company or Limited liability partnership (LLP) firm ?	No
	ii)if yes Whether the search of charge of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	No
	iii) Whether the above search of charge reveals any prior charges / encumbrances on the property (proposed to be mortgage) created by the vendor company (seller)?	No
	iv) if the search reveals encumbrances / charges whether such charge / encumbrances have been satisfied ?	No

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