SHRI A. R. BHANDAKKAR

(B.Com., L.L.B.)

ADVOCATE

Ram Mandir Ward,

HINGANGHAT - 442 301

Dist. Wardha (M.S.)

☎ : (07153) - 244706

Date : 10/5/2019

To,
Shri. Atul S/o Namdeorao Wandile
R/o St.Tukdoji ward,Hinganghat Tah Hinganghat
Dist. Wardha

Having been engaged by Shri. Atul S/o Namdeorao Wandile R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha I Shri.A R.Bhandakkar Adv.Hinganghat is issuing this

Special Report On Title

Ag. Field bearing Field Survey no.55/4/A adm.0.65 H.R. L.R.0.90 Bhog.class I , at mouza Rimdoh Mouza No. 148 P.C. No. 35 Tah. Hinganghat Dist. Wardha belonging to Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha. AND Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha.

	ASPECTS TO BE CONSIDERED	COUNSEL'S Statement
1.	**A** Perticulars Name of the borrower with address.	Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha.AND Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha.
2.	Name of the person offering mortgage with Parentage/constitution and address:	Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha.AND Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha.
3.	Details of the property to be mortgaged : As per title deed - As per present position -	Ag. Field bearing Field Survey no.55/4/A adm.0.65 H.R. L.R.0.90 Bhog.class I , at mouza Rimdoh Mouza No. 148 P.C. No. 35 Tah. Hinganghat Dist. Wardha **Boundries of Field S.No.55/4/A** On East=Gaothan & Plot of Naidu On West= F S no.60 and Road On North= G.P.school & gaothan On South= Road

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	B. INVESTIGATIONS	
1)	Details of the Title deeds/documents (including link deed /parent deeds)to be deposited for creation of the mortgage (with full particulars regarding nature of the document,date of execution and details of registration)	i) Original regd sale deed dt.10/10/2018 regd sr no.4297 at Hinganghat ii)Certified copy of regd sale deed dt.10/10/2018 regd sr no.4297 at Hinganghat iii)Computerized certified copy of the 7/12 extract dt.12/04/2019 of F.S.no.55/4/A at Rimdoh . iv) Rev.map dt.2/4/2019 v)certified copy of 8A dt.12/4/2019 vi)Renumbering Parcha dt.17/09/2018 vii)Copy of mutation dt.10/12/2018 viii) certified copies of mutations 2 of no.74 in 1991 and 16/09/2006 no.233 ix)certified copy of old 7/12 extract
2)	Whether certified copies have been obtained from the registrars office.	N/A.
4.	Whether the registration particulars as given in the title deed shown to the counsel tally with the particulars as stated in the record of the registrar' office?	yes
5.	Whether the registration particulars number and date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	N/A.
6.	Whether the photographs of parties as affixed in the conveyance deed /title deed tally with the photographs	N/A.

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	seen in the certified copy as obtained from the registrar's offce?	
7.	Whether contents of the as given in the title deed tally verbatim with the contains as stated in the certified copy obtained from the registeror's office? If not, variation be specified. What is its effect?	N.A.
8.	Whether the property has been mutated in the name of person offering the mortgage?	yes. in rev. record .
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	No
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgage? (In some state, there are legal restriction on creation of the mortgage of agricultural property for non- agricultural purpose).	No.
11.	Whether there are any restriction regarding sale of the property to be mortgage? (in some state, there are restriction for sale of property to resident outside the state)	No.
12.	Whether all the approvals, clearance/sanction required for creation of the mortgage have been obtained? If not obtained, What are such sanction, approvals and clearance yet to be obtained?	N/A.
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Acquired by regd.sale deed.
14.	Whether the property to be mortgage has been acquired under land Acquisition Act 1894?	No
15.	Whether urban land ceiling Act is applicable in the	No

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	state where the property is located?	
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage?Whether permission of the lessor/ NOC is obtained?	N/A.
	17.What is the rate of sharing of unearned income with lessor. In the event of sale of the property?	N/A.
	18.Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N/A.
	19.Whether terms and condition given in the lease deed have been complied with? If any condition is violated, effect thereof.	N.A.
20.	Whether any permission of income tax Authorities/ Assessing Officer is required under the provision of income Tax Act for creation of mortgage or any certificate is to be submitted to the bank to show that no dues are outstanding to the income tax department?	No
21.	In respect of Agri. land, Whether land is declared surplus or under consolidation of holding?	No
22.	Whether certified copies of rev. record has been obtained and examine to confirm that no dues are outstanding towards the mortgager? (Copies of the rev. record be submitted to the bank while submitting the certificate of title investigation.)	Yes, all the copies as per list above are enclosed here with as provided by the borrower. No due be obtain from concern service area financial institution like Co.op.society,BOB,SBI and other financial institutions be obtained of the concern area i.e.Hinganghat . .Affidavit of non-encumbrance, non transfer and ownership be obtained.

Hinganghat
Dt.10/05/2019

Advocate

SHRI A. R. BHANDAKKAR

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ADVOCATE
Ram Mandir Ward,
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Dist. Wardha (M.S.)

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To,
Shri. Atul S/o Namdeorao Wandile
R/o Hinganghat Tah Hinganghat
Dist. Wardha

Having been engaged by Shri. Atul S/o Namdeorao Wandile R/o Hinganghat I Shri.A R.Bhandakkar Adv.Hinganghat is issuing this

SEARCH REPORT

Account :-

Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha.AND
Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha.

(The proposed transferor)

Search report relates to searches made in:-

A) Sub-registrar office -- Grade I Hinganghat

B) Registrar of companies -- Not applicable

C) courts --As it is not possible, the affidavit of the borrower to that effect is to be obtained and profarma enclosed herewith.

D) Other offices --No.

a) office of the co-operative society--- N.A.

b) Development authority --- N.A.

E) Any other documents

i)Receipt of payment of rev. taxes etc.-- Paid receipt be obtained

Sub registrar/Registrar of Assurance office Hinganghat -

1. challan of the search is attached here with vide challan GRN No.MH001320120201920E dt. 9/05/2019 for Rs. 750/- for the property in TVSR at Rimdoh for the period from 1989 to 2019 disclosed the following encrumbances. (Certificate enclosed)

CHALLAN
MTR Form Number-6

GRN	MH001320120201920E	BARCODE		Date	09/05/2019-09:51:20	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	HGT_HINGANGHAT SUB REGISTRAR	Full Name	ATUL N WANDILE
Location	WARDHA		
Year	2019-2020 One Time	Flat/Block No.	SERVHE NO. 55/4/A
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	MAUJA RIMDOH
		Area/Locality	
		Town/City/District	
		PIN	4 4 2 3 0 1
		Remarks (If Any)	ADV A R BHANDAKKAR YEAR 30 YEARS YEAR 1989 TO 2019
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792019050955901	105423554
Cheque/DD No.		Bank Date	RBI Date	09/05/2019-09:52:06	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9730475681

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Print Date 09-05-2019 09:53:35

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- N.A.
- as there is no such system or procedure in the sub registrar office Hinganghat.

(If there is no system of issue of encrumbance certificate in the office of sub-registrar ,it be stated accordingly)

2.Besides obtaining the encumbrance from the sub-registrar, personal search was carried out by me for the purpose. Inspection of record is made on 9/05/2019 for the period from 1988 to 2017 through the computer operator and personally in the office as the record for verification whatever is prepared and moreover the work of internet is not completed by the said office at Hinganghat and hence personal verification on the website whatever is available is made at the following sub-registrar offices---Hinganghat.

a) N.A.
b)
c)

The search report discloses the following Encrumbances:-

3. The Owner of the property being a company, search was conducted in the following offices of the registrar of c companies: -

Not applicable

The search made out in the office of Registrar of Companies disclosed:- ROC INFORMATION ------- N.A.

4. Inspection of Court records disclosed :-

(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

N.A.As stated above.

Name of Court	Date of Order	Nature of Order
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5. Searches made / Inspections carried out in the following offices disclosed :N.A.

Office	Date of search / Inspection	Information
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A study of the following documents disclosed : N.A.

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Details of documents perused Information

i) Original regd sale deed dt.10/10/2018 regd sr no.4297 at Hinganghat

ii)Certified copy of regd sale deed dt.10/10/2018 regd sr no.4297 at Hinganghat

iii)Computerized certified copy of the 7/12 extract dt.12/04/2019 of F.S.no.55/4/A at Rimdoh .

iv) Rev.map dt.2/4/2019
v)certified copy of 8A dt.12/4/2019

vi)Renumbering Parcha dt.17/09/2018
vii)Copy of mutation dt.10/12/2018

viii) certified copies of mutations 2 of no.74 in 1991 and 16/09/2006 no.233

ix)certified copy of old 7/12 extract

(Adv.A.R.Bhandakkar.)

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ADVOCATE

Ram Mandir Ward,

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Dist. Wardha (M.S.)

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Date : _____

DATE : 10/05/2019

To,
Shri. Atul S/o Namdeorao Wandile
R/o Hinganghat Tah Hinganghat
Dist. Wardha

Having been engaged by Shri. Atul S/o Namdeorao Wandile R/o Hinganghat I Shri.A R.Bhandakkar Adv.Hinganghat is issuing this

Opinion on investigation of title and obtaining of search report in respect of property i.e. Ag. Field bearing Field Survey no.55/4/A adm.0.65 H.R. L.R.0.90 Bhog.class I , at mouza Rimdoh Mouza No. 148 P.C. No. 35 Tah. Hinganghat Dist. Wardha

belonging to :-
Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha.AND
Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars- number, date and page particulars etc.,as shown in the copy of original title deed and contents there of tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed-N/A.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed N/A.

Chain of title relating to the property is complete as given in the Annexure hereto.

That, the title history of the last 30 years from this date shows that the field Survey No.55 adm.12.66 H.R. at mouza Rimdoh was originally owned by Shri.Prakashchandra bansilal Kochar of Hinganghat prior to 30 years .He had acquired the same in succession.He continues his ownership and possession till transfer.That thereafter he had partitioned his Hindu joint family ancestral above said field in between his three sons by virtue of oral mutual family partition on 30/06/1989 .In the said partition eastern portion of the above field adm.4.22 H.R.felled to the share

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of Shri. Shrenik Prakashchandra Kochar. That, there names were muated in the revenue record vide mutation entry no.74 in 1991 at Rimdoah. That, thereafter the National Highway No.7 passes through this field and therefore the field was sub-divided. That, as per certified copy of mutation at Mouza Rimdoah (Kami Jasta Patrak) 39/2005 measurement case no.651, 652 and 653 of 2004 field Survey no. 55/4 adm. 0.82 HR felled to the share of Shri. Shrenik Prakashchandra Kochar as per mutation entry no.233 dated 16.09.2006. That, thereafter in the said survey the portion and adm. 0.65 HR was included in F.S. No. 55/4/A. That, said Shri. Shrenik Prakashchandra Kochar continues his possession and ownership till date of transfer. That, therafter said Shri. Shrenik Prakashchandra Kochar has sold the said field adm.0.65 HR in favour of the proposed transferors i.e. Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha. and Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha vide registered sale deed dated 10.10.2018 registered at serial No.4297 at Sub-registrar Office, Hinganghat for a consideration of Rs.26,00,000/-. That, therafter the name of the proposed transferor has been mutated in the revenue record vide mutation entry no.1333 dated 06.11.2011. That, as such the proposed transferors i.e Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha. and Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha became the joint owner of the property in TVSR.

That, the links such as they are in the chain of title have been properly established and all the transaction\s have been duly verified from the relevant record of Sub-Registrar of documents and Revenue Department.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1.Revenue record.
2.

The search report of which is annexed hereto, conducted by me, vide challan GRN No.MH001320120201920E dt. 9/05/2019 for Rs. 750/- for the property in TVSR at Rimdoh for the period from 1989 to 2019 does not disclose any encumbrances/disclose encumbrances as stated therein subject to fraud if any made by the Borrower to defraud any body much any Bank.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

(a) Name of lender- ---
(b) Date of opinion & reference

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Date : _____

no.---
(c) Remarks-------

I find following defects/no defects in the title of the person offering mortgage:-

I here by certify that Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha.AND Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha have clear, valid and marketable title over the above said field properties subject to fraud if any made by the Shri. Atul S/o Namdeorao Wandile by occ. Cultivater R/o St.Tukdoji ward,Hinganghat Tah Hinganghat Dist. Wardha.AND Shri. Ashish S/o Ganeshrao Aakare by occ. Cultivater R/o Hind nagar Wardha Tah & Dist. Wardha and he/she/they are /is competent to sale/mortgage the property in TVSR and can create mortgage in favour of any body Subject to no objection /Dues certificate from concern service area banks.

The valid mortgage can be created by deposit of following original title deed.

(Give the details of title deeds which are required to be deposited to create equitable mortgage)

i) Original regd sale deed dt.10.10.2018 regd sr no.4297 at Hinganghat

ii)Certified copy of regd sale deed dt.10/10/2018 regd sr no.4297 at Hinganghat

iii)Computerized certified copy of the 7/12 extract dt.12/04/2019 of F.S.no.55/4/A at Rimdoh .

iv) Rev.map dt.2/4/2019
v)certified copy of 8A dt.12/4/2019

vi)Renumbering Parcha dt.17/09/2018
vii)Copy of mutation dt.10/12/2018

viii) certified copies of mutations 2 of no.74 in 1991 and 16/09/2006 no.233

ix)certified copy of old 7/12 extract

ADVOCATE

Encl :1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed and link deeds.
4. Search Report