Harshawardhan L. Deshmukh
Advocate
Mob. 9890472661

"Guru - Kripa" Opp. Kesarimal School, Sudampuri, Nagpur Road, Wardha - 442001
Phone - (O & R) 07152-244086, E-mail - adv.hldeshmukh@gmail.com

Date : 30/12/2019

To,

Deepak Gangadhar Mandovkar

r/o Wardha Tah. & dist. Wardha

Having been engaged by Deepak Gangadhar Mandovkar r/o Wardha Tah. & dist. Wardha,

I H.L.Deshmukh Advocate Wardha is issuing this

SPECIAL REPORT ON TITLE

Reg: Agricultural land having No. Western side portion of field no. 72 area 1.01 H.R. Land Revenue Rs. 4.62/- class I situated at Mauza Sindi (Meghe) Mauza No. 143 T.C. No. 19 Tah. & dist. Wardha Belonging to Deepak Gangadhar Mandovkar **r/o Wardha Tah. & dist. Wardha is the owner**

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
	A. PARTICULARS	
	1. Name of the Borrower with address :	Deepak Gangadhar Mandovkar r/o Wardha Tah. & dist. Wardha
	2. Name of the person offering Mortgage with parentage/constitution and address :	----------do----------
	3. Details of the property to be mortgaged : As per title deed — As per present— Position	Western side portion of Agricultural land having No. 72 area 1.01 H.R. Land Revenue Rs. 4.62/- class I situated at Mauza Sindi (Meghe) Mauza No. 143 T.C. No. 19 Tah. & dist. Wardha The field is bounded as per Sale deed :- To the East — Remaining portion of this field To the West — Field No. 73 and 74 To the North— Survey No. 71 To the South —Plot No.75
	B. INVESTIGATIONS 1. Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	1) correction deed to Sale deed —dt. 18/9/2018 doc. No. 2557----------Original--No.1 2) Mutation entry dt. 18/6/2018 --- certified —No.2 3) 7/12 extract of field No72 dt.19/11/2019 ---------- Certified ----------No.3 4) Gaon namuna 8-A dt. 19/11/2019---Certified----No.4

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

H.L.D

Harshawardhan L. Deshmukh
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Date :

		5) Talathi map and Certificate ---------Certified --------No.5
	2. Whether certified copies have been obtained from the Registrar's office.	—No.—
	3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	The original title deed is available for comparison ——
	4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	——Not applicable ----------
	5. Whether the registration particulars number & 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?	------Not applicable ----------
	6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	------Not applicable ----------
	7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	------Not applicable ----------
	8. Whether the property has been mutated in the name of the person offering the mortgage?	------Not applicable ----------
	9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	----------Yes ----------
	10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	----------Yes---------
	11. Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	----------Yes ----------
	12. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	---------No----------

H. L. DESHMUKH ★ ADVOCATE ★ Sudampuri, Wardha

H.L.D

CHALLAN

MTR Form Number-6

GRN	MH008689702201920E	BARCODE		Date	28/11/2019-17:45:00	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV H L DESHMUKH
Location	WARDHA		
Year	2019-2020 One Time	Flat/Block No.	WARDHA
		Premises/Building	
		Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZ SINDI MEGHE FSNO.72 AREA 1.86 H.R. SEARCH FROM 1990 TO 2019 FOR 30 YEARS
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019112893115	IK0AINREI2
Cheque/DD No.		Bank Date	RBI Date	28/11/2019-17:24:45	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. : 9890472661

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 28-11-2019 05:45:28

Harshawardhan L. Deshmukh
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Date :

	13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	----------No----------
	14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	----By way of sale deed -------
	15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	----------No----------
	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?	----------No.----------
	17. What is the rate of sharing of neared income with lessor, in the event of sale of the property?	----------Not necessary -----
	18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	----------No.----------
	19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	original title deed is made available
	20. Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions 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?	----Not applicable ------
	21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Revenue receipt is not made available ---------
	22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	All copies as per list are enclosed herewith as provided by the borrower . No dues to be obtained form the concern service area financial institution like Co-operative Societies /and other Banks. Beside this an affidavit be obtained from the borrower mentioning the no dues

DATE : 30/11/219
PLACE: Wardha

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

(NAME OF THE COUNSEL)

H.L.Deshmukh ,
Advocate , Wardha

Harshawardhan L. Deshmukh
Advocate
Mob. 9890472661

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Date :

To,
Deepak Gangadhar Mandovkar
r/o Wardha Tah. & dist. Wardha

Having been engaged by Deepak Gangadhar Mandovkar r/o Wardha Tah. & dist. Wardha , I H.L.Deshmukh Advocate Wardha is issuing this

Opinion on investigation of title and obtaining of search report in respect of property

Agricultural land having No. Western side portion of field no. 72 area 1.01 H.R. Land Revenue Rs. 4.62/- class I situated at Mauza Sindi (Meghe) Mauza No. 143 T.C. No. 19 Tah. & dist. Wardha
The field is bounded as per Sale deed :-

To the East — Remaining portion of this field
To the West — Field No. 73 and 74
To the North— Survey No. 71
To the South —Plot No.75

That, after perusal of the documents in respect of the above, I have seen that the field no. 72 area 1.86 H.R. Land Revenue Rs. 8.50/- class I of Mauza Sindi (Meghe)was owned and possessed by Smt. Devkibai Gautamrao Dange , Sumit Gautamrao Dange , Ashwini Gautamrao gande after marrage Sau. Ashwini Nilesh Gaikwad , shilpa Gautam Dange being the ancestral property . On the basis of it , Smt. Devkibai Gautamrao Dange , Sumit Gautamrao Dange , Ashwini Gautamrao gande after marrage Sau. Ashwini Nilesh Gaikwad , shilpa Gautam Dange executed the regd. Sale deed of the above mentioned property to **Deepak Gangadhar Mandovkar** for Rs. 60,00,000/- on 7/6/2018 vide doc. No. 1531 which is registered with sub- registrar Wardha . But on 18/9/2018 vide doc. no. 2557 the correction deed was executed . The original correction deed along with sale deed is made available for verification which is marked as **no. 1** in red colour for identification.

The Talathi had taken the mutation entry of it on 18/6/2018 vide entry no. 20551 . The Certified copy of it is marked as **no. 2** in red colour for identification.

The 7/12 extract of field No. 72 dt. 19/11/2019. The Certified copy of it is marked as **no. 3** in red colour for identification.

The Gaon namuna 8-A dt. 19/11/2019. The Certified copy of it is marked as **no. 4** in red colour for identification. The Talathi map and Certificate dt. 19/11/2019 is marked as **no. 5** in red colour for identification.

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 original title deed and contents thereof 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, which was obtained by me is enclosed with this certificate.

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.

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

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Date :

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

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. Sub- registrar office Wardha
2.

The search report of which is annexed hereto, conducted by me, for the period from 1990 to 2019 (30 years) does not disclose any encumbrances/disclose encumbrances as stated therein

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

I hereby certify that **Deepak Gangadhar Mandovkar** has a clear, valid and marketable title over the above said property . The borrower he/she will be competent to create the mortgage .

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

The said title deeds are said to be Original and genuine and are not duplicate or fake as observed by me only after production and verification of the same in original —

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

1) correction deed to Sale deed —dt. 18/9/2018 doc. No. 2557----------Original--No.1
2) Mutation entry dt. 18/6/2018 — certified ----------No.2
3) 7/12 extract of field No72 dt.19/11/2019 ----------Certified ----------No.3
4) Gaon namuna 8-A dt. 19/11/2019---Certified----------No.4
5) Talathi map and Certificate --------Certified ----------No.5

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

.....
ADVOCATE

SEARCH REPORT
Account_____

Harshawardhan L. Deshmukh
Advocate
Mob. 9890472661

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Date :

Search report relates to searches made in :

a) Sub Registrar Office.----------Wardha
b) Registrar of Companies.----------Not applicable
c) Courts.----------Not applicable
d) Other offices :----------Revenue

a) Office of the Co-operative Society.

b) _____Development Authority.
(DDA/HUDA/and the like)

e) Any other documents

i) Receipt for payment of Municipal Taxes etc.

1. **Sub Registrar /Registrar of Assurance Office**
The encumbrance certificate was obtained from the Sub Registrar, _____ for the period from _____ to _____ and the same disclosed following encumbrances (Certificate enclosed):

a) (There is not procedure with the sub- register to issued Encumbrance Certificate. Hence not attached)
b)
c)

(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

2. Besides obtaining **encumbrance certificate from the Sub Registrar**, personal search was carried out by me for the purpose. Inspection was made on 28/11/2019 for the period from **1/1/1990 to 28/11/2019** at the following sub registrar / offices pay paying necessary fees vide receipt no. **GRN MH008889702201920E Dt. 28/11/2019**:-

a) Wardha
b)
c)

The search report disclosed the followings encumbrances:-

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

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
Not applicable	

4. **Inspection of Court records disclosed:-**

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

Name of Court	Date of Order	Nature of Order
Not applicable		

5. **Searches made / Inspections carried out in the following offices disclosed:**

Office	Date of search / Inspection	Information

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

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Phone - (O & R) 07152-244086, E-mail - adv.hldeshmukh@gmail.com

Date :

Sub- register Wardha	GRN MH008889702201920E Dt. 28/11/2019	

6 Defects noticed are indicated in the Certificate given by me.

H. L. Deshmukh

(ADVOCATE)

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha