॥ श्री ॥

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 : 30/11/2019

To,

Mahesh Shankarrao Gulhane

r/o Wardha Tah. & dist. Wardha

Having been engaged by Mahesh Shankarrao Gulhane r/o Wardha Tah. & dist. Wardha, I H.L.Deshmukh Advocate Wardha is issuing this

SPECIAL REPORT ON TITLE

Reg: Agricultural land having No. 163 area 2.03 H.R. Land Revenue rs. 5.50/- class I situated at Mauza Sindi (Meghe) Belonging to Mahesh Shankarrao Gulhane 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 :	Mahesh Shankarrao Gulhane 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	**Agricultural land having No. 163 area 2.03 H.R. Land Revenue Rs. 5.50/- 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 — Survey no. 107 To the West — Pandhan To the North— Survey No. 104 To the South —Plot No. 102
	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) Sale deed —dt. 21/7/2014 doc. No. 3887—Original--No.1 2) Mutation entry dt. 16/8/2014 — certified —No.2 3) 7/12 extract of field No. 103 dt.19/11/2019 ---------- Certified ----------No.3 4) Gaon namuna 8-A dt. 19/11/2019---Certified—No.4 5)Talathi map and Boundary. 19/11/2019------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	The original title deed is available for comparison ——

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

H.L.D

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 :

whether the documents given raise any doubt or suspicion?	
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?	
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?	----------Yes ----------
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?	----------No----------

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

H.L.D

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 :

	15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	-----By way of sale deed --------
	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?	----------No.----------
	18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	----------Not necessary -----
	19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	----------No.----------
	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?	original title deed is made available
	21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	-----Not applicable ------
	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.)	Revenue receipt is not made available --------- 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

CHALLAN

MTR Form Number-6

GRN	MH008889586201920E	BARCODE		Date	28/11/2019-17:43:20	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	
Account Head Details	Amount In Rs.	Road/Street	WARDHA
0030072201 SEARCH FEE	750.00	Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZ SINDI MEGHE FSNO.103 AREA 2.03 H.R. SEARCH FROM 1990 TO 2019 FOR 30 YEARS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019112893047	IK0AINRCE2
Cheque/DD No.		Bank Date	RBI Date	28/11/2019-17:24:43	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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 28-11-2019 05:43:43

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 :

To,
Mahesh Shankarrao Gulhane
r/o Wardha Tah. & dist. Wardha

Having been engaged by Mahesh Shankarrao Gulhane 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. 163 area 2.03 H.R. Land Revenue Rs. 5.50/- 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 — Survey no. 107
To the West — Pandhan
To the North— Survey No. 104
To the South —Plot No. 102

That, after perusal of the documents in respect of the above, I have seen that the field no. 103 area 2.03 H.R. Land Revenue Rs. 5.50/- class I of Mauza Sindi (Meghe)was owned and possessed by Anilkumar Haribhau Samarth r/o wardha Tah. & dist. Wardha . On the order of the Collector of Stamps Wardha dt. 4/6/2014 vide case No.ADJ/4500900/P.Kra. 3/14-15/831, Mahesh shankarrao Gulhane filed an appeal for proper adjudication before Town Planning office Nagpur , In the case appeal , the appellant Mahesh shankarrao Gulhane had submitted his contention before the authority and had partly considered the appeal on 11/7/2014. The letter has been given to Anilkumar Haribhau Samarth and Mahesh Shankarrao Gulhane . On the basis of it , Anilkumar Haribhau Samarth executed the regd. Sale deed of the above mentioned property to Mahesh Shankarrao Gulhane for Rs. 98,14,000/- on 21/7/2014 vide doc. No. 3887 which is registered with sub- registrar Wardha . The original 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 16/8/2014 vide entry no. 17877 . The Certified copy of it is marked as **no. 2** in red colour for Identification.

The 7/12 extract of field No. 103 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 ...me is enclosed with this certificate.

...Further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the ... deed tally with records of registration office as well as certified copy of the title deed.
...hain of title relating to the property is complete as given in the Annexure hereto.

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

H.L.D

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 :

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 Mahesh Shankarrao Gulhane 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) Sale deed —dt. 21/7/2014 doc. No. 3887----------Original--No.1
2) Mutation entry dt. 16/8/2014 ---- certified ----------No.2
3) 7/12 extract of field No. 103 dt.19/11/2019 ---Certified ---------No.3
4) Gaon namuna 8-A dt. 19/11/2019---Certified----------No.4
5)Talathi map and Boundary. 19/11/2019----------Certified--No.5

I have returned the original / **original title deeds and other documents** shown to me to the Branch official Shri _____ against receipt.

H. L. Desh

ADVOCATE

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

SEARCH REPORT

Account_____

BO: Wardha

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

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 :

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 MH008889586201920E 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
Sub- register Wardha	**GRN MH008889586201920E 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