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**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,

Krushnagiri Developers through

Maresh Shankarrao Gulhane

r/o Wardha Tah. & dist. Wardha

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

**SPECIAL REPORT ON TITLE**

Reg: Eastern side portion of Agricultural land having No. 71 area 1.14 H.R. Land Revenue rs. 5.17/- class I situated at Mauza Sindi (Meghe) Belonging to Krushnagiri Developers through Maresh Shankarrao Gulhane r/o Wardha Tah. & dist. Wardha is the owner

| ASPECTS TO BE CONSIDERED |                                                                                                                                                                                                                           | COUNSEL'S STATEMENT                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A.                       | <b><u>PARTICULARS</u></b>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                            |
| 1.                       | Name of the Borrower with address :                                                                                                                                                                                       | Krushnagiri Developers through<br>Maresh Shankarrao Gulhane r/o<br>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 :<br>As per title deed —<br>As per present—<br>Position                                                                                                                           | Eastern side portion of<br>Agricultural land having No.<br>71 area 1.14 H.R. Land<br>Revenue Rs. 5.17/- class I<br>situated at Mauza Sindi<br>(Meghe) Mauza No. 143 T.C.<br>No. 19 Tah. & dist. Wardha<br>The field is bounded as per<br>Sale deed :-<br>To the East — Nala<br>To the West — Remaining<br>portion of this field<br>To the North— Survey No. 70<br>To the South—Plot No. 72 |
| B.                       | <b><u>INVESTIGATIONS</u></b>                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |
| 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. 11/7/2017<br>doc. No. 1554—Original—No.1<br>2) Mutation entry dt.<br>12/2/2018—certified—No.2<br>3) 7/12 extract of field No. 71<br>dt.19/11/2019 —————<br>Certified —————No.3<br>4) Gaon namuna 8-A dt.<br>19/11/2019—Certified—No.4<br>5) Talathi map dt. 19/11/2019—<br>—————Certified —————No.5                                                                      |



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Date :

|                                                                                                                                                                                                                                                   |                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 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?                                                                                                                                       |                                                         |
| 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---                                                |



Dr. L. O.



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**Harshawardhan L. Deshmukh<sup>3</sup>**

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Date :

|                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?                                                                                                                                                                            | _____No_____                                                                                                                                                                                                                                                                                                                        |
| 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?<br>(Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)            | Revenue receipt is not made available _____<br><br>All copies as per list are enclosed herewith as provided by the borrower. No dues to be obtained from 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*  
 (NAME OF THE COUNSEL)

H.L.Deshmukh,  
 Advocate, Wardha



CHALLAN  
MTR Form Number-6



|                                              |                    |         |               |                                                           |                                 |                      |                       |
|----------------------------------------------|--------------------|---------|---------------|-----------------------------------------------------------|---------------------------------|----------------------|-----------------------|
| GRN                                          | MH008889467201920E | BARCODE |               |                                                           | Date                            | 28/11/2019-17:41:32  | Form ID               |
| Department Inspector General Of Registration |                    |         |               | Payer Details                                             |                                 |                      |                       |
| Search Fee                                   |                    |         |               | TAX ID (If Any)                                           | SEARCH FEE                      |                      |                       |
| Type of Payment Search Fee                   |                    |         |               | PAN No.(If Applicable)                                    |                                 |                      |                       |
| Office Name WRD_WARDHA SUB REGISTRAR         |                    |         |               | Full Name                                                 | ADV H L DESHMUKH                |                      |                       |
| Location WARDHA                              |                    |         |               | Flat/Block No.                                            | WARDHA                          |                      |                       |
| Year 2019-2020 One Time                      |                    |         |               | 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.71 AREA 1.95 H.R. SEARCH FROM 1990 TO |                                 |                      |                       |
|                                              |                    |         |               | 2019 FOR 30 YEARS                                         |                                 |                      |                       |
|                                              |                    |         |               | Amount in                                                 | Seven Hundred Fifty Rupees Only |                      |                       |
| Total                                        |                    |         | 750.00        | Words                                                     |                                 |                      |                       |
| Payment Details STATE BANK OF INDIA          |                    |         |               | FOR USE IN RECEIVING BANK                                 |                                 |                      |                       |
| Cheque-DD Details                            |                    |         |               | Bank CIN                                                  | Ref. No.                        | 00040572019112893004 | IKDINRBN7             |
| Cheque/DD No.                                |                    |         |               | Bank Date                                                 | RBI Date                        | 28/11/2019-17:24:41  | 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 :

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

Mobile No. : 9890472661

खदर चलल "रख्य ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.



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**Harshawardhan L. Deshmukh<sup>4</sup>**

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

Date :

To,

Krushnagiri Developers through Mahesh Shankarrao Gulhane

r/o Wardha Tah. & dist. Wardha

Having been engaged by Krushnagiri Developers through 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**

**Eastern side portion of Agricultural land having No. 71 area 1.14 H.R. Land Revenue Rs. 5.17/- 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 — Nala

To the West — Remaining portion of this field

To the North — Survey No. 70

To the South — Plot No. 72

That, after perusal of the documents in respect of the above, I have seen that the field no. 71 area 1.95 H.R. Land Revenue Rs. 8.5/- class I of Mauza Sindi (Meghe) was owned and possessed by 1) Rama Parasram Dange r/o Wardha, 2) Varsha Parasram Dange after marriage Vaishali sudesh Sakhare r/o Nagpur 3) Ratnadeep Parasram Dange r/o Wardha 4) Pravin Parasram Dange r/o Wardha 5) Sugat Parasram Dange r/o Nagpur. It appears that the said field is the ancestral field.

On 11/7/2017 vide doc. No. 1554 1) Rama Parasram Dange r/o Wardha, 2) Varsha Parasram Dange after marriage Vaishali sudesh Sakhare r/o Nagpur 3) Ratnadeep Parasram Dange r/o Wardha 4) Pravin Parasram Dange r/o Wardha 5) Sugat Parasram Dange r/o Nagpur sold the Eastern side portion of Agricultural land having No. 71 area 1.14 H.R. Land Revenue Rs. 5.17/- class I situated at Mauza Sindi (Meghe) Mauza No. 143 T.C. No. 19 Tah. & dist. Wardha of the said field to Krushnagiri Developers through Mahesh Shankarrao Gulhane by regd. Sale deed for Rs. 1,25,00,000/- 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 12/2/2018 vide entry no. 20222. The Certified copy of it is marked as **no. 2** in red colour for identification.

The 7/12 extract of field No. 71 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 from the office of the Sub-Registrar/Registrar of assurances. This certificate is enclosed with this certificate.



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Advocate

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Date :

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. 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 Krushnagiri Developers through 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. 11/7/2017 doc. No. 1554—Original—No.1
- 2) Mutation entry dt. 12/2/2018— certified —No.2
- 3) 7/12 extract of field No. 71 dt.19/11/2019 —Certified —No.3
- 4) Gaon namuna 8-A dt. 19/11/2019—Certified—No.4
- 5) Talathi map dt. 19/11/2019—Certified —No.5



*H. L. Deshmukh*  
ADVOCATE



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**Harshawardhan L. Deshmukh**

Advocate

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

Date :

**SEARCH REPORT**

Account \_\_\_\_\_

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 MH0088894867201920E 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 |               |                 |

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

| Office | Date of search / Inspection | Information |
|--------|-----------------------------|-------------|
|        |                             |             |



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**Advocate**

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

Date :

Sub- register Wardha

GRN MH0088894867201920E Dt.  
28/11/2019

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

*H. L. Deshmukh*

(ADVOCATE)

