CHALLAN
MTR Form Number-6

GRN MH004441656202021E	BARCODE	Date 16/09/2020-18:44:38	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV H L DESHMUKH
Location	WARDHA		
Year	2020-2021 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 NALWADI FSNO.51 PLOT NO.14 AREA 483.27 SQ MTR SEARCH FROM 1991 TO 2020 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.	00040572020091638279	IK0ARVIVI0
Cheque/DD No.		Bank Date	RBI Date	16/09/2020-18:24:45	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. : 0000000000

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 दस्तांसाठी लागु नाही.

Print Date 16-09-2020 06:45:24

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 :

5.13 Whether the purposed equitable mortgage by deposit of title deeds is possible ? if so , what are the documents to be deposited ? if deposit is not possible , can there be simple mortgage or by a registered Mortgage or by any other mode of mortgage?

---------- The equitable mortgage is recommended in the interest of the Bank. The charge of the Bank is to be noted on the Property card .

5.14 Whether the property /ies is / are freehold or leasehold or self occupied or tenanted ? if tenanted whether the property /ies can be taken as mortgage and what precautions to be taken ?

----------Self Occupied ----------

5.15 If owner is a company , partnership firm, Trust , Temple , Wakf or other legal persons , how the title is affected by its Memorandum and Articles of Associations , Partnership deed , Trust deed or rules or bye laws and what are the precautions to be taken under rules or bye laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and / or Wakf Deed or Wakf Act , as the case may be .

----------Not applicable ----------

5.16 If Property/ies to be mortgage / is / are flat / apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgagor); what are the documents of title available for creating mortgage? Documents/records to be taken from builder/owners and their Bankers.

---------- Not – applicable ----------

5.17 Flats owned/controlled by societies :- special requirements to be taken if society refuses to note bank lien/interest.

---------- Not – applicable ----------

5.18 Please stale the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.

----------Not applicable ----------

5.19 Any additional documents/precautions, required to be taken.

---------- Not necessary ----------

6. Investigation under Income Tax Act, 1961 :

A) Please investigate whether any action has been initiated by the Tax Recovery officer under section 222.

----------Not – applicable ----------

B) Please also investigate as to Whether the provisions of section 230 –A are to be complied with and if so whether the same are complied with.

---------- Not – applicable ----------

C) Please also advise whether any prior permission of the concerned assessing officer under section 281 (1) is required for any transfer (by way of sale, mortgage, gift, exchange of any other mode of transfer whatsoever)of the immovable property/ies.

---------- Not – applicable ----------

D) Please also investigate as to whether the provisions of Chapter XX –A and Chapter XX – C have been initiated against the immovable property. If any acquisition proceedings etc. are pending or have been finalized and/or age pending with the courts, please give full details thereof along with the necessary documentary evidence.

---------- Not – applicable ----------

E) Finally please also investigate as to whether any other proceedings under the I T ACT. 1961 are pending.

---------- Not – applicable ----------

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

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 :

7. Search in respect of companies registered under the companies Act. 1956 .

A) (please search the Index and the register of charges/file or folder containing forms – 13) and provide information on (i) charges subsisting on the property/ies and undertaking of the company, and the brief particulars of the documents creating the charge. ii) the dates of creation, nature (mortgage/hypothecation etc. whether first/second or pari-passu charge) and the extent (i.e. the amount covered)of each charge (iii)the specific property/ies on which any charge subsists, (i v) the particulars of each charge holder (v) modifications (if any)in each charge and the dates thereof (vi) satisfaction of charge, if any, recorded within the previous 6 months (vii) whether any receiver or manager of the company has been appointed under section 137 of Companies Act 1956 and (viii) whether any debentures have been issued by the company and the nature and value of the charge securing them as well as the details of the property/ies on which such charge has been created. Please obtain certified copies of the relevant documents, also please investigate whether, any Form 8/13 along with the relevant documents have been received in the ROC's office which is pending for registration. If so , full particulars there of should be provided. Further, please verify whether any application is pending with the ROC seeking his condonation of delay for filing the charges.

----------Not – applicable ----------

B) Please verify whether any proceedings are pending and or whether any order has been passed/issued U/S391 and 394 of the Companies act.1956.

---------- Not – applicable ----------

8. Investigation in regard to Agricultural Land :-

a) Whether land is surplus. If so, give specific details. ---------Not- applicable --
b) Whether the land is under self-cultivation. ----------Yes----------
c) If land is owned in different Khatas or is under joint share give specific share in each khata. ----------One Kahta ---------
d) If consolidation of holdings/acquisition proceedings etc. are in progress inthe area, whether the transfer of the land is possible under the state enactments.
----------Not- applicable ----------
e) Whether any prior/hidden charges exists against the land. Non-encumbrance should be for a period of 13 years preceding the date of this no encumbrance certificate.
---------- Not – applicable --
f) Whether mutation has been completed in case of existing charges/pending charges.----------Yes ----------
g) Inspection of land on the spot in regard to the quality of land (such as irrigated/un irrigated/water logged, etc.)in order to enable the bank to determine its value.
----------Not applicable ----------
h) Whether any Government loan/taccavis/Co-op loan etc, have been raised against the land, and if some details about the charges/encumbrances may be specified.
----------Not- applicable --

9. CERTIFICATE

I have scrutinized the original title deeds mentioned above intended to be deposited relating to the property/ies to be offered as security by way of **equitable mortgage**/ registered mortgage etc, and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and **equitable mortgage**/ registered mortgage etc, is created in the manner required by law, it will satisfy the requirements of creation of **equitable mortgage**/ etc, and I further certify that :-

1. There are nor prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1991 to 2020 pertaining to the immovable property/ies covered by the above said title deeds.

2. There are prior mortgages/charges to the extent of which are liable to be cleared or satisfied by complying with the following :-

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

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 :

1. There are nor prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1991 to 2020 pertaining to the immovable property/ies covered by the above said title deeds.

2. There are prior mortgages/charges to the extent of which are liable to be cleared or satisfied by complying with the following :-

(a)----------

(b)

3. There are claims from minor/s and his/their interest in the property/ies is/are to

the extent of ____(specify the share of minor's with name)---------- Not – applicable ------

4.The undivided share of the minor/s is ____(specify the share of the minor/s)
-----Not – applicable ------

5. The property/ies is /are ((specify the liability that is fastened or could be fastened on the property/ies)

6) Provisions of Urban land (Ceiling & Regulations) Act 1976 are not applicable If applicable , permission is obtained . ---------- Not – applicable ------

7) Holding / acquisition is in accordance with the provisions of the land Reforms Act

----------Not- applicable ----------

8) The mortgage if created will be perfect and available to the Bank for the liability of the indenting , shri Gunwant Mahadeo Ghumade and Gangadhar Mahadeorao Ghumade and Rukhama allies Rukhamabai Shankar Mokadam though power of attorney with M/s Vastuvishva Developers through prop. Saju Anapara Joseph. I certify that shri Gunwant Mahadeo Ghumade and Gangadhar Mahadeorao Ghumade and Rukhama allies Rukhamabai Shankar Mokadam though power of attorney with M/s Vastuvishva Developers through prop. Saju Anapara Joseph has valid ,clear and marketable title to the property/ies shown above . The charge is to be noted in property card .

H. L. Deshmukh

Signature of the Advocate who has scrutinized the title deeds/ documents

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

Wardha
Dated: 19/9/2020