CHALLAN

MTR Form Number-6

GRN	MH009244276202122E	BARCODE		Date	25/11/2021-18:06:06	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	2021-2022 One Time	Flat/Block No. Premises/Building	WARDHA
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 SAWANGI MEGHE FSNO.205 PLOT NO.11 AREA 445.01 SQ MTR SEARCH FROM 1992 TO 2021 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.	00040572021112525199	IK0BJWTPH6
Cheque/DD No.		Bank Date	RBI Date	25/11/2021-18:24:07	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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 25-11-2021 06:07:50

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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 : 29/11/2021

LEGAL SCRUTINY REPORT

Whomsoever it may concern

1. Name and address of the Mortgagor/title holder.
M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha

2. Details/description of the documents scrutinized

Sr. No.	Date of document	Name of document		Whether Original / certified / True copy / Photostat
1)	7/11/2014	N.A. Order	Ex. No.1	Xerox
2)		Layout map	Ex.no. 2	Xerox
3)	7/6/1985	Sale deed doc. No. 2002	Ex. No. 3	Colour Xerox
4)	17/10/2020	7/12 extract	Ex. No. 4	---------do------
5)	29/10/2020	G.P. Tax receipt	Ex. No.5	----------do------
6)	19/10/2020	Revenue Tax receipt	Ex. No.6	---------do--------
7)	5/3/2021	Sale deed doc. No. 835	Ex. No.7	Colour Xerox
8)	16/3/2021	Mutation entry	Ex. No.8	Digital Signature
9)	17/11/2021	7/12 extract	Ex. No.9	Digital Signature
10)	03/11/2021	G.P. Tax receipt	Ex. No. 10	Colour Xerox
11)	Undated	Construction permission by G.P.	Ex. No. 11	Colour Xerox
12)	12/10/2021	Construction permission by SDO	Ex. No. 12	Colour Xerox
13)	09/07/2021	Construction permission by TP	Ex. No. 13	Colour Xerox
14)	09/07/2021	Sanction construction map	Ex. No. 14	Xerox

3. Details/Description of the property/ies

Item No.	Survey No./Kahta No./House no./Site no.	Extent/Area Of Land/ Building	Location Sub district/district village / Municipality etc.	Boundary as per sale deed
1)	Plot No. 11 arising out of field No. 142/2 old new 205 duly diverted vide case no. 18 / Mauza Sawangi (Meghe) / RST – 64 / 2013-14 dt.07/11/2014 of Mauza Sawangi (Meghe) of Mauza no. 411 area 445.01 sq.mt., within the limit of G.P. Sawangi (Meghe) Tah. & Dist. Wardha.	The plot area of the property is 445.01 sq.mt. The plot is East-West 24.38 mt. in length and North-south Eastern side 21.34 mt. and Western side 15.24 mt. in width. Total area is 445.01 sq.mt.	Mauza Sawangi (Meghe) Mauza No. 411, within the jurisdiction of G.P. Sawangi (Meghe)	And bounded as under :- To the East - 30 ft. layout road To the West – Bajaj Layout To the North- 30 ft. layout road To the south– Plot no. 12

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Date :

4. Brief history of the property/ies and how the owner/mortgagor has derived the title.

On the basis of the documents produced by the borrower, it revels that the
Originally the field No. 142/2 old new 205 area 3.04 H.R., Land Revenue Rs.12.25/- Class II of Mauza Sawangi (Meghe) Tah. & dist. Wardha was owned by Baliram Chandel and Natthusingh Chandel. They had applied for conversion of land to the Revenue Authority by application dt.17/02/1982. The said proceeding is numbered as 22 / NAP 34 /1981-82. In between both the land owner had sold the said land to Anand Land Development Company Wardha through partners Hiralal Biharilal Maliye and Smt. Kiran Sharadkumarji Bedamohata. After the purchase of the said land the original land owner had intimated to grant the N.A. order in the name of subsequent purchaser. On 20/10/1989 the said proceeding was transferred to SDO which was rejected on 22/10/1990 by the SDO. It was mentioned in the N.A. order that the subsequent purchaser had filed as appeal before Upper Collector on 07/08/1989 which was also rejected by Upper Collector on 10/12/1997. Thereafter the subsequent purchaser had filed an appeal before Upper Commission Nagpur on 28/01/1998 which was also rejected on 22/03/2000. Thereafter on 02/04/2002 the civil suit was filed on 95/2002 and the civil court had granted permission on 20/11/2007. Even after civil court order the Tahasildar had not passed the regular order and hence the subsequent purchaser had filed application before Upper Collector Wardha on 13/05/2013 which was registered as revenue appeal no. 18 / RTS – 64 / 2013-14 dt.07/11/2014 thereby granted necessary permission. The Xerox copy of N.A. order is marked as **No. 1** in red color for identification. The Xerox copy of layout map is marked as **no. 2** in red colour for identification.
On 07/06/1985 vide doc. no. 2002 Anand land developments company Wardha partners through Hiralal Biharilal Maliye and Smt. Kiran Sharadkumarji Bedamohata executed the regd. Sale deed of plot No. 11 arising out of field No. 142/2 old new 205 duly diverted vide case no. 18 / Mauza Sawangi (Meghe) / RST – 64 /2013 -14 dt.07/11/2014 of Mauza Sawangi (Meghe) of Mauza no. 411 area 445.01 sq.mt., within the limit of G.P. Sawangi (Meghe) Tah. & Dist. Wardha for Rs.14,400/- in favour of Shivdas Bapunaji Nagrale. The Colored Xerox copy of sale deed is marked as **No. 3** in red colour for identification.
The Colored Xerox copy of 7/12 extract dt.17/10/2020 in the name of Shivdas Bapunaji Nagrale is marked as **No. 4** in red colour for identification.
The Xerox copy of G.P. Tax receipt dt.29/10/2020 and Colored Xerox copy of Revenue Tax receipt dt.19/10/2020 in the name of Shivdas Nagarale are made available which are marked as **No. 5 and 6** respectively in red color for identification.
On 05/03/2021 vide doc. no. 835 Shivdas Bapunaji Nagrale executed the regd. Sale deed of plot No. 11 arising out of field No. 142/2 old new 205 duly diverted vide case no. 18 / Mauza Sawangi (Meghe) / RST – 64 /2013 -14 dt.07/11/2014 and of Mauza Sawangi (Meghe) of Mauza no. 411 area 445.01 sq.mt., within the limit of G.P. Sawangi (Meghe) Tah. & Dist. Wardha for Rs. 40,21,000/- in favour of M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha. The Xerox copy of sale deed is marked as **No. 7** in red colour for identification.
The Talathi had taken the mutation entry on 16/03/2021 vide entry no. 22804. The digital signed mutation entry is made available is marked as **No. 8** in red color for identification.
The digital signature copy of 7/12 extract in the name of M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha dt.17/11/2021 is made available is marked as **No. 9** in red color for identification.
The Colored Xerox copy of G.P. Tax receipt dt.03/11/2021 in the name of M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha is made available which are marked as **No. 10** respectively in red color for identification.
The Colored Xerox copy of construction permission from G.P. Sawangi (Meghe) undated and From SDO dt.12/10/2021anf from TP dt.09/07/2021 in the name of M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha are made available which are marked as **No. 11, 12 and 13** respectively in red color for identification.
The sanction construction map dt.09/07/2021 is marked as **No. 14** in red color for identification. The construction map is sanction for flat scheme on the plot no. 11.

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Date :

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

5.11. Is there any other special enactments like Land Acquisition Act and other state Legislations / provisions of which are applicable to the property/ ies and affecting the title ?

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

5.12. a) Is / are the property/ies free from encumbrances .

The above mentioned property is free from all the encumbrances

b) Please give detailed account of creation of charge / mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge / mortgage if any, mentioned in the case of priority sector advances and for the last 33 years in all other cases.

-------- Not – applicable ------

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 on the production of original documents. The charge of the Bank is to be noted on the 7/12 extract

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 :

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

----------Not – applicable ----------

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