



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

Date :

5. Search and Investigation;

The Search for the 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 was taken on 25/11/2021 vide search receipt No. GRN MH 009244276202122E for the period 1992 to 2021 i.e. for 30 years at sub- registrar Wardha.

5.1 The persons who is/are the present owner/s of the property/ies.

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 is Owned by possessed by M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha

5.2 Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property /ies

-----Yes ----- The Plot owner have absolute and clear marketable title over the properties. Subject to production of original title deed.

5.3 a) What is the nature of the title of the owner i.e. tenancy right , full ownership , occupancy right , possessory right , minor's right or any other type of right ? clarify

-----Full ownership -----

b) Leasehold immovable property/ies

(Whether the land / building (s) is /are leasehold , please verify the terms of the lease (s) the name and address(es) of the lessor (s) company authority is required for transfer (such as mortgage, sale etc.) of the property/ies)

-----Not Applicable -----

5.4. Whether there is any restriction/ prohibition under personal laws of the owner/ mortgagor to hold the property/ ies under the title deeds through which he has derived the title.

-----No -----

5.5. Whether the latest title deeds and the immediately previous title deeds are available in originals.

-The original title deed of the owner is not made available for verification. -----

5.6. Whether the building tax / land revenue has been paid , upto date Not made available and hence it should be collected from the borrower.

-----Xerox Tax receipt is made available-----

5.7. whether any dues recoverable as land revenue are outstanding

-----Tax receipt is submitted -----

5.8. In case the facility is sought for constructions purpose :- Whether the land has been converted under the land Revenue laws ? is not required to be converted , give reasons

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

5.9. Whether the land is affected by any revenue and tenancy legislations ? if so how and to what extent and the remedy , if any.

-----No. The land is not affected by revenue of tenancy legislation ---

5.10 Whether the permission under the urban land (Ceiling and regulations Act) 1976 is necessary or not ?

5.10
S. L. Q



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- 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 are 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 IT ACT. 1961 are pending.**
----- Not - applicable -----

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. -----joint Kahta -----
- d) If consolidation of holdings/acquisition proceedings etc. are in progress in the 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.



S. L. O.



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-----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 intended to be deposited relating to the property/ies to be offered as security by way of **equitable 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** etc, is created in the manner required by law, it will satisfy the requirements of creation of **equitable mortgage on the production of original title deed/ 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 1992 to 2021 pertaining to the immovable property/ies covered by the above said title deeds.

2. There are no 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 , M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha on the production of original title deed

I certify that M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha has valid, clear and marketable title to the property/ies shown above on the production of original title deed

The charge is to be noted on 7/12 extract.


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

Wardha
Dated: 29/11/2021

