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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3556 दिनांक: 08/08/2017

गावाचे नाव:

इस्तऐवजाचा अनुक्रमांक: उमड-0-2017

दस्ताऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड एस.एम.पिपळकर

वर्णन

— शोध व निरीक्षणे

रु. 1500.00

एकुण:

रु. 1500.00

UMD

1); देयकाचा प्रकार: eChallan रकम: रु. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004308244201718E दिनांक: 08/08/2017

वैकेचे नाव व पत्ता:

दुय्यम निबंधक, अ्रेणी-१,
उपरेड

8/8/2017

M. G. PIMPALKAR

☎ : 242816

S. M. PIMPALKAR

Advocates

Dekate Chowk, Mangalwari,
UMRER, Dist. Nagpur

Date : 09/08/2017

1. Name of the Branch/H.O. seeking opinion. : M/s. Three M Infra through Partner
1) Mahesh Shankarrao Gulhane
2) Manoj Ghanshamji Vhora
3) Mahesh Keshardasji Batra
2. Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. : Letter dt. bearing No. from the said Bank.
3. Name of the unit/concern company/ person/ body authority offering the property/(ies) as security. : M/s. Three M Infra through Partner
1) Mahesh Shankarrao Gulhane
2) Manoj Ghanshamji Vhora
3) Mahesh Keshardasji Batra
4. Constitution of the unit/concern/person/ body/ authority offering the property for creation of charge. : Proprietorship Firm
5. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) : Borrower
6. a) Particulars of the documents scrutinized serially and chronologically. : i) Recent 7/12 extract, 8A & Map of Survey No. 535/1 and 535/2.
ii) Registered sale deed bearing No. 1650/2017 and 1651/2017 dated 09/06/2017.
iii) Registered Partition Deed bearing No. 729/2016 dated 18/02/2016.
iv) Abhikar Abhilekh of the year 1954 and mutation certificate bearing Mutation Entry No. 1772, 1771 and 1539 dated 13/06/2017, 13/06/2017 and 16/04/2016 respectively.
b) Name of documents verified and as to whether they are original or certified copies or : The above named owner placed the original of the document No. i to iv mentioned above for my perusal.

7. Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/ registered mortgage. : Agriculture land situated at Mouza Umred, P.H. No. 46, Tah. Umred, Dist. Nagpur, Survey No. 535/1, area 1.20 H.R., Land Revenue 6.70, Class - I and Survey No. 535/2, area 1.20 H.R., Land Revenue 6.65, Class - I. The said property is more specifically described in the schedule annexed herewith.
- b) Survey No. : Mouza Umred, P.H. No. 46, Tah. Umred, Dist. Nagpur, Survey No. 535/1 and 535/2
- c) Door no. (in case of house property) :
- d) Extent/ area including plinth/ built up area in case of house property. : Total area of the land is admeasuring about 2.40 Hectors.
- e) Locations like name of the place, village, city, registration, sub-district etc. : Mouza Umred, P.H. No. 46, Tah. Umred, Dist. Nagpur
- f) Boundaries : As per schedule written hereunder.
8. Flow of titles tracing out the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the Latest Title Deed and wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title. : The details regarding this column is given on separate sheet, kindly peruse the same.
- (Separate Sheets may be used).

DETAILS REGARDING PARA NO. 8 ARE GIVEN AS FOLLOWS :-

That on going through the respective records & documents about ownership right, title & possession about the above stated agricultural land bearing Survey No. 535/1 and 535/2, situated at Mouza - Umred, it is seen that the above stated property is self acquired property of the above named owner namely M/s. Three M Infra through Partner - 1) Mahesh Shankarrao Gulhane, R/o. Geetai Nagar, Wardha, 2) Manoj Ghanshamji Vhora, R/o. Kelzarwadi, Wardha and 3) Mahesh Keshardasji Batra, R/o. Ram Nagar, Wardha. The said owner has purchase the said property bearing Field No. 535/1 from the previous owner namely Shri. Vishnu Gajanan Zade and other 4 consenters namely - Sau. Asha, Shri. Sumit, Ku. Rohini and Ku. Harsha Zade vide registered sale-deed bearing No. 1650/2017 dated 09/06/2017. Again the said owner has purchase the said property bearing Field No. 535/2 from the previous owner namely Shri. Ganesh Gajanan Zade and other 3 consenters namely - Sau. Sangita, Ku. Diksha and Ku. Shrutika Zade vide registered sale-deed bearing No. 1651/2017 dated 09/06/2017.

Previously the said land was owned and possessed by Gajanan Paiku Zade. After the demise of Gajanan Paiku Zade his legal heirs namely Vishnu, Ganesh, Sandip and Sachin effected registered partition deed on 18/02/2016 bearing registered partition deed No. 729/2016 among themselves. In the said partition field Survey No. 535/1 devolved to be share of Vishnu Gajanan Zade and field Survey No. 535/2 devolved to be share of Ganesh Gajanan Zade. On the basis the said partition deed Vishnu and Ganesh Zade got their names mutated on the Revenue Record vide mutation Entry No. 1539,

R/o. Kelzarwadi, Wardha and 3) Mahesh Keshardasji Batra, R/o. Ram Nagar, Wardha vide registered two sale-deeds described above. The above name purchasers thereafter got their names mutated over the Revenue Record vide mutation Entry No. 1772, 1771, dated 13/06/2017.

Accordingly the above named owner namely M/s. Three M Infra through Partner - 1) Mahesh Shankarrao Gulhane, R/o. Geetai Nagar, Wardha, 2) Manoj Ghanshamji Vhora, R/o. Kelzarwadi, Wardha and 3) Mahesh Keshardasji Batra, R/o. Ram Nagar, Wardha has acquired ownership rights, title and the possession over the said agricultural land and therefore it is at their full disposal. They have got their name mutated in the record of Talathi Umred.



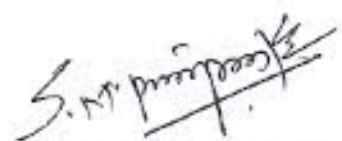
9. Nature of Title of the intended Mortgagor over the property (whether full ownership rights, Leasehold Right, Occupancy/ Possessory Right or Indian Holder or Govt. Grantee/Allotted etc.) : Full ownership right title & possession.
10. a) Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.
If yes, give the details thereof. : The above stated property is free from all encumbrances, charges, liens, mortgages and third party interests. Separate Affidavit about the no encumbrances, charges and third party interest to be obtained from the owner.
- b) The period cover under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. : I have taken search for last 30 years i.e. from the year 1988 to 2017 from the office of the Sub-Registrar at Umred by paying necessary search fees of Rs. 1500/- vide receipt No. 3556 dated 08/08/2017. The original search fee receipt is enclosed herewith. I found no encumbrances against the said property.
- 11) Details regarding property tax or land revenue or other statutory dues paid/payable as on dated and if not paid, what remedy? : All the dues of Revenue Department is paid by the transferor up to date.
- 12) Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in : As described in para no. 8 above

- 13) Any bar/restriction for creation or mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc. : No bar or restriction for creation of mortgage under any local or special law or enactment
- 14) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard. : Not Applicable
- 15) The specific persons who are required to create mortgage/to deposit documents creating mortgage. : M/s. Three M Infra through Partner
1) Mahesh Shankarrao Gulhane
2) Manoj Ghanshamji Vhora
3) Mahesh Keshardasji Batra

Note:- In case separate sheets are required, the same may be used, signed and annexed.

Date: 09/08/2017

Place: Umred


Signature of the Advocate

M. G. PIMPALKAR

☎ : 2428111

S. M. PIMPALKAR

Advocates

Dekate Chowk, Mangalwari,
UMRER, Dist. Nagpur

Date : 09/08/2017

CERTIFICATE OF TITLE

I have examined the Original Title deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered/Equitable/English Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that (*Please specify the kind of mortgage)

1. I have examined the Documents in detail, taking into account all the Guidelines and the other relevant factors.

1A. I confirm having made a search in the Land/Revenue records. I do not find anything adverse, which would prevent the title Holders from creating a valid Mortgage.

1B. Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

2A. There are no prior Mortgage / Charges /encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1988 to 2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

2B. In case of second/Subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). (Not Applicable)

3. Minor/(s) and his/their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out of not applicable). (Not Applicable)

5. I certify that M/s. Three M Infra through Partner 1) Mahesh Shankarrao Gulhane, 2) Manoj Ghanshamji Vhora and 3) Mahesh Keshardasji Batra, has/have an absolute clear and Marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds / Documents would create a valid and enforceable mortgage.

- i) Recent 7/12 extract, 8A & Map of Survey No. 535/1 and 535/2.
- ii) Registered sale deed bearing No. 1650/2017 and 1651/2017 dated 09/06/2017.
- iii) Registered Partition Deed bearing No. 729/2016 dated 18/02/2016.
- iv) Abhikar Abhilekh of the year 1954 and mutation certificate bearing Mutation Entry No. 1772, 1771 and 1539 dated 13/06/2017, 13/06/2017 and 16/04/2016 respectively.

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force

SCHEDULE OF THE PROPERTY/IES

Agriculture land situated at Mouza Umred, P.H. No. 46, Tah. Umred, Dist. Nagpur, Survey No. 535/1, area 1.20 H.R., Land Revenue 6.70, Class - I and Survey No. 535/2, area 1.20 H.R., Land Revenue 6.65, Class - I and bounded as under

Survey No. 535/1 Bounded by :-

- East :- Field owned by Ajay Ladhav & Others
West :- Field owned by Yashodabai Ghumade & Others
North :- Field owned by Ganesh Gajanan Zade
South :- Field owned by Sandip & Sachin Shriramji Zade

Survey No. 535/2 Bounded by :-

- East :- Field owned by Ajay Ladhav & Others
West :- Field owned by Yashodabai Ghumade & Others
North :- Field owned by Yashodabai Ghumade & Others
South :- Field owned by Vishnu Gajanan Zade