

RES-ADD'S
PLOT NO.49
ADYALWALE-LAY-OUT
BELGAON, UMRED,
TAH :- UMRED, DIST :-NAGPUR

Mobile No:-9822811208
9028231133

G. R. HUNGE.
ADVOCATE

To,
THE REGIONAL MANAGER/CHIEF MANAGER/ BRANCH MANAGER,
BANK OF MAHARASHTRA
BRANCH AT-BELGAON UMRED,
TAH- UMRED, NAGPUR ZONE.

LEGAL OPINION

- 1) **Sub :-** Title report on Properties owned by M/s VEEPLUS ARCADES PVT. LTD. acting though its authorized Director SHRI. BHUPAL S/O DAMODHAR RAMTEKE.
- 2) **Name of the Branch :-** BELGOAN UMRED BRANCH
- 3) **Name of the Borrower :-** M/s VEEPLUS ARCADES PVT. LTD. acting though its authorized Director SHRI. BHUPAL S/O DAMODHAR RAMTEKE R/o Vivek Nagar, Chandrapur, Tah-Dist-Chandrapur.

4. Description of Documents scrutinized.

Sr. No	Date of execution of Document	Details of Registration of Document/Conveyance	Place Sub-regd. office	Property falls under registrar	Remark
1.	Document of Sale Deed duly executed and registered by M/s Veeplus Arcades Pvt. Ltd. through its Director Shri. Bhupal S/o Damodhar Ramteke on dt. 04/12/2018	Document Registered before Sub Registrar office Umred on dt. 04/12/2018 and registered the same before Sub Registrar office Umred at Sr. No. 4598/2018.	Umred	Sub Registrar office Umred	Document verified from Original





CHALLAN
MTR Form Number-6



GRN	MH003517546202021E	BARCODE	Date		21/08/2020-17:12:13	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)			
Office Name	UMD_UMERD SUB REGISTRAR		PAN No.(If Applicable)			
Location	NAGPUR		Full Name	ADV G R HUNGE AT UMERD		
Year	2020-2021 One Time		Flat/Block No.	Mauza ParsodiUmerd N A Survey No 202 P H No		
			Premises/Building	45		
Account Head Details		Amount In Rs.	Tah Umerd Dist Nagpur			
0030072201 SEARCH FEE		750.00	Road/Street	Umerd		
			Area/Locality			
			Town/City/District			
			PIN	4 4 1 2 0 3		
			Remarks (If Any)	YEAR 1991 to 2020 30 YEARS		
			Amount In	Seven Hundred Fifty Rupees Only		
		750.00	Words			
Total			FOR USE IN RECEIVING BANK			
Payment Details		STATE BANK OF INDIA	Bank CIN	Ref. No.	00040572020082146037	IK0AQTOON8
Cheque-DD Details			Bank Date	RBI Date	21/08/2020-17:24:13	Not Verified with RBI
Cheque/DD No.			Bank-Branch	STATE BANK OF INDIA		
Name of Bank			Scroll No. , Date	Not Verified with Scroll		
Name of Branch						

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
Mobile No. : 9822811208

2.	Document of Sale Deed duly executed and registered by Shri. Sanjay S/o Chandrabhan Lende and Shri. Ashok S/o Ganpatrao Lende on dt.18/01/2003.	Document Registered before Sub Registrar office Umred on dt. 18/01/2003 and registered the same before Sub Registrar office Umred at Sr. No. 121/2003.	Umred	Sub Registrar office Umred	Document verified from Original
3.	Lay-out Sanctioned Map issued by Town Planning Officer of Khasra No. 202 on 01/12/2018	Vide its permit/ approval No. 2402.	-	-	Document verified from Original
4.	Lay-out Sanctioned Map issued by Collector Nagpur of Khasra No. 202 on 27/02/2019	Vide its Revenue Case No.245/N.A.P.-34/2018-2019.	-	-	Document verified from Original
5.	Demand for construction Map and Permission Letter of Plot No.41, 43 & 45 sanctioned issued by Municipal Council Umred on dt. 27/02/2020	Vide its permit/ approval No. 405.	-	-	Document verified from Original



6.	Demand for construction Map and Permission Letter of Plot No.42, 44 & 46 sanctioned issued by Municipal Council Umred on dt. 27/02/2020	Vide its permit/ approval No. 404.	-	-	Document verified from Original
7.	Demand for construction Map and Permission Letter of Plot No.13 sanctioned issued by Municipal Council Umred on dt. 30/01/2020	Vide its permit/ approval No. 198.	-	-	Document verified from Original
8.	Demand for construction Map and Permission Letter of Plot No.12 sanctioned issued by Municipal Council Umred on dt. 30/01/2020	Vide its permit/ approval No. 197.	-	-	Document verified from Original
9.	Demand for construction Map and Permission	Vide its permit/ approval No. 24.	-	-	Document verified from Original



	Letter of Plot No.11 sanctioned issued by Municipal Council Umred on dt. 06/01/2020				
10.	Demand for construction Map and Permission Letter of Plot No.16 to 21, 24 to 29, 32 to 36, 49 to 52 sanctioned issued by Municipal Council Umred on dt. 06/01/2020	Vide its permit/ approval No. 23.	-	-	Document verified from Original
11.	Demand for construction Map and Permission Letter of Plot No.14 sanctioned issued by Municipal Council Umred on dt. 06/01/2020	Vide its permit/ approval No. 22.	-	-	Document verified from Original
12.	Demand for construction Map and Permission Letter of Plot No.10	Vide its permit/ approval No. 21.	-	-	Document verified from Original



	sanctioned issued by Municipal Council Umred on dt. 06/01/2020				
13.	Demand for construction Map and Permission Letter of Plot No.9 sanctioned issued by Municipal Council Umred on dt. 06/01/2020	Vide its permit/ approval No. 20.	-	-	Document verified from Original
14.	Copy of N.A. Order issued by Collector Nagpur dated 27/02/2019.	Vide its Revenue Case No.245/N.A.P.-34/2018- 2019.	-	-	Document verified from Original
15.	copy of 7/12 extract of Plot No.1 to 56 dt. - 20/07/2020	-	-	-	Document verified from Certified
16.	Copy of Assessment dt. 25/07/2020	-	-	-	Document verified from Certified
17.	Copy of House Tax Reciept dt. 25/07/2020	-	-	-	Document verified from Original



Description of Property/ Properties/ Nature of Title.

1. Name of the Owner - M/s VEEPLUS ARCADES PVT. LTD.
acting though its authorized Director
SHRI. BHUPAL S/O DAMODHAR RAMTEKE.
2. Extent of area (in acres/hect) - 1.01 H.R. Along with Present and future construction thereon.
3. Survey No./Gut No./CST No. - All that piece and parcel of Land Situated within the limit of Mouza – Parsodi(Umred) in Tah- Umred and Dist. Nagpur bearing Plot No.1 to 56, Gram Panchayat Property No.1 to 56, total plot admeasuring about 1.01 H.R. along with present and future construction thereon being the part and portion of Non Agri. Survey No. 202 in Lay-out of Town Planning Nagpur bearing P.H.No.45.
4. Is property Leasehold/
Freehold/ Govt. Grant etc. - Free Hold.
5. Nature of Property - Residential.
6. Location - Mouza – Parsodi(Umred) in Tah-Umred, Dist Nagpur.

7. Boundaries of N.A. Survey No. 202 –

- ON THE EAST - Khasra No.203.
ON THE WEST - Khasra No.200.
ON THE NORTH - Khassra No. 231 & 218.
ON THE SOUTH - Khasra No. 201.

5. Trace of Title/ History of passing of Title. Details of antecedent title deeds.

1. That as per the documents available for verification and record in different Government Department and Semi Government Department it is found that M/s VEEPLUS ARCADES PVT. LTD. acting though its authorized Director SHRI. BHUPAL S/O DAMODHAR RAMTEKE is the present owners and occupants of the above described property situated within the limit of All that piece and parcel of Land Situated within the limit of Mouza – Parsodi(Umred) in Tah- Umred and Dist. Nagpur bearing Plot No.1 to 56, Gram Panchayat Property No.1 to 56, total plot admeasuring about 1.01 H.R. along with present and future construction thereon being the part and portion of Non Agri. Survey No. 202 in Lay-out of Town Planning Nagpur bearing P.H.No.45.



2. Originally the entire Plot bearing Agri.Survey No.202, Area 1.01 H.R. situated at Mouza- Parsodi(Umred) in Tah-Umred and Dist. Nagpur belonged to Shri.Ganpatrao S/o Chindhu Lende, Shri.Chandrabhan S/o Chindhu Lende, Smt.Anjanabai W/o Govindrao Girde, Smt.Sitabai W/o Ramaji Ambilduke, Smt.Kausalyabai W/o Balaji Wanjari, Smt.Manjulabai W/o Pundlikrao Umate & Smt.Kamlabai W/o Balaji Agde having its self acquired property.

After that Shri.Ganpatrao S/o Chindhu Lende, Shri.Chandrabhan S/o Chindhu Lende, Smt.Anjanabai W/o Govindrao Girde, Smt.Sitabai W/o Ramaji Ambilduke, Smt.Kausalyabai W/o Balaji Wanjari, Smt.Manjulabai W/o Pundlikrao Umate & Smt.Kamlabai W/o Balaji Agde has executed the Sale Deed to Shri.Ashok S/o Ganpatrao Lende and Shri. Sanjay S/o Chandrabhan Lende with valuable consideration of Rs.3,00,000/- before the Sub Registrar office Umred on 18/01/2003, vide Docu. No.121/2003.

After that Shri.Ashok S/o Ganpatrao Lende and Shri. Sanjay S/o Chandrabhan Lende move an application along with Lay-out Map before the Town Planning officer Nagpur as well as Collector Nagpur. As per the application, that Town Planning officer Nagpur approved the Lay-out Map on 01/12/2018 and later on Collector Nagpur approved the Lay-out Map on 27/02/2019 and as per the approval the Lay-out has been sanctioned and demarcated the various plot on Khasra No.202.

After that Shri.Ashok S/o Ganpatrao Lende and Shri. Sanjay S/o Chandrabhan Lende has executed the Sale Deed to M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke with valuable consideration of Rs.99,60,000/- before the Sub Registrar office Umred on 04/12/2018, vide Docu. No.4598/2018. As per Sale Deed that M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke is an absolute owner of the said property and mutation entry took place in Revenue as well as Gram Panchayat Navegaon Sadhu Record.



3. That the said aforesaid person M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke prepared the lay-out plan, carved out the different plot therein in for the said field and same is duly sanctioned by the Town Planning Nagpur. It is further observed that the said land is also converted for the Residential use as per NA order dt. 27/02/2019 vide Revenue case No. 245/N.A.P.- 34/2018-2019.

4. That thereafter the aforesaid owners i.e. Shri.Ashok S/o Ganpatrao Lende and Shri. Sanjay S/o Chandrabhan Lende transferred the Agri. Survey No.202 total admeasuring about 1.01 H.R. in the name of present owner M/s VEEPLUS ARCADES PVT. LTD. acting though its authorized Director SHRI. BHUPAL S/O DAMODHAR RAMTEKE vide Registered Sale Deed dt. 04/12/2018 by same is duly registered in the office of Sub Registrar office Umred at Sr. No. 4598/2018 and that by virtue of the said Sale Deed the Present owner has now became the absolute owner and occupant of the said Survey No.202. It is further observed that the present owner has mutated his name in all Government and Semi Government Department.

5. That, during the cause of my search I have only inspected those documents available for the verification and on the basis of these documents I certified that the said property is belonged to M/s VEEPLUS ARCADES PVT. LTD. acting though its authorized Director SHRI. BHUPAL S/O DAMODHAR RAMTEKE.

6. That in the view of the incomplete, missing, torn and damaged records and the possibility of oversight, a declaration or affidavit be obtained from the said present owners to that effect that the said property is free from all encumbrances and it is easily marketable and the property is not the subject matter of any litigation, attachment or any third party interest or charge over the property.

7. I Certify that all the relevant documents are duly stamped wherever the stamp duty is payable on these documents, in accordance with the provisions of the Bombay Stamp Act, 1958 as amended up to date. Similarly, the relevant documents have been registered, wherever these documents require registration.

8. Details information above property to be mortgaged :

Sr. No.	Details	Remark of Counsel
1.	Whether the documents of the given raise any doubts or suspicion	As per title deed available for verification it is clear that the tile of the property is in the name of present owner.
2.	Have the title deed has been compared with those at registrars office and particulars tally.	Yes, I have necessary search at the concerned sub registrar's office up



		to date and I satisfied that the title deeds of the said property is same as documents verified by me.
3.	Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained any produced ?	No.
4.	Whether property proposed to be mortgaged is subject to the provisions contained under any special enactment / Local laws. State implications of such enactment on the charge proposed to be created ?	No.
5.	Whether property to be mortgaged is coming under any restrictions on transfer and whether required permission / consent as per terms of grant/ allotment etc. obtained.	No.
6.	Whether provision of urban ceiling Act are applicable? If applicable whether permission obtained.	NA
7.	Whether the user land has been converted under land revenue law? Whether N.A. permission/Change of user permission is obtained?	Yes.
8.	Whether required documents are available for creating valid equitable mortgage?	Yes.
9.	What is the tenure of land? (in case of lease property) and whether necessary consent permission of lessor obtained.	Free Hold.
10.	Whether the land is adiwas (Tribal) land?	No.
11.	Whether the land/ property is joint family property ? if yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	No.



12.	Whether any prohibitory order from income Tax/ Wealth Tax or other authorities.	No.
13.	Is land/ property subject to any reservations/ acquisitions/ requisitions?	Not found but obtain affidavit for the same.
14.	Whether plans for construction are sanctioned?	Yes, Vide its Permit/ Approval No. 405, 404 DT.27/02/2020, Approval No. 198, 197, DT.30/01/2020, Approval No. 23, 24, 22, 21, 20, DT.06/01/2020.
15.	Whether Commencement certificate issued?	Yes, Vide its Permit/ Approval No. 405, 404 DT.27/02/2020, Approval No. 198, 197, DT.30/01/2020, Approval No. 23, 24, 22, 21, 20, DT.06/01/2020.
16.	Whether Completion certificate obtained ?	No.
17.	Whether there are any restriction from corporation such as "education zone", Green zone" etc. ?	Not found but obtain Affidavit for the same.
18.	Is the land taken on lease from state Industrial Development Corporation? If yes whether tripartite agreement executed?	No.
19.	Whether there are any prior encumbrances. If yes detail thereof?	No.
20.	Evidence of possession – Findings on documents and revenue record, details of property tax, land revenue, society maintenance charges, or any other statutory dues paid upto date or payable.	- Original copy of Sale Deed dated 04/12/2018 executed in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke vide Docu. No. 4598/2018.



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| | <ul style="list-style-type: none"> - Original copy of Sale Deed dated 18/01/2003 executed in favour Shri.Sanjay S/o Chandrabhan Lende and Shri.Ashok S/o Ganpatrao Lende vide Docu. No. 121/2003. - Certified Copy of 7/12 extract of Plot No.1 to 56 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 20/03/2020. - Certified Copy of Assessment 2020-2021 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 25/07/2020. - Photo Copy of House Tax paid receipt pay up to 2020-2021 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 25/07/2020. - Original copy of Building Sanction Map & Permission Letter regarding the construction dated 27/02/2020, 30/01/2020 & 06/01/2020. |
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		- Photocopy of N.A. Order issued by Collector Nagpur dated 27/02/2019. - Obtain Non encumbrances + Non litigation pending Affidavit from M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke. in the name of present owner.
21.	In case of companies / Societies / association/ trust whether:	NA
a)	Memorandum/ bye laws of the company/ society/ association authorize to offer its property(ies) as security.	NA
b)	Requisite resolutions have been duly passed by the company/ Society/ Association permitting mortgage of the properties in favour of the Bank.	NA
c)	Such resolutions sets out the names of the persons who are authorized to create charge over the properties.	NA
d)	Resolution U/s 293 (i)(a) and 293(i) (d) of Companies act passed.	NA
e)	Details of the properties together with the documents are mentioned under such resolutions.	NA
f)	In the case of public limited companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	NA
g)	In case of public charitable trust whether permission of charity commissioner for borrowing and mortgaging trust property is obtained and conditions stipulated if any.	NA
22.	In case of devolution of property by a will /	NA



	Succession.	
a)	Whether probate of Will/ Succession certificate/ Letters of Administration obtained? Details thereof.	NA
b)	If Probate/ Succession certificate/ Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	NA
c)	The Safeguards suggested to ensure title to the property offered as security.	- Original copy of Sale Deed dated 04/12/2018 executed in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke vide Docu. No. 4598/2018. - Original copy of Sale Deed dated 18/01/2003 executed in favour Shri.Sanjay S/o Chandrabhan Lende and Shri.Ashok S/o Ganpatrao Lende vide Docu. No. 121/2003. - Certified Copy of 7/12 extract of Plot No.1 to 56 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 20/03/2020. - Certified Copy of Assessment 2020-2021 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 25/07/2020.



		- Photo Copy of House Tax paid receipt pay up to 2020-2021 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 25/07/2020. - Original copy of Building Sanction Map & Permission Letter regarding the construction dated 27/02/2020, 30/01/2020 & 06/01/2020. - Photocopy of N.A. Order issued by Collector Nagpur dated 27/02/2019. - Obtain Non encumbrances + Non litigation pending Affidavit from M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke.
23.	Whether the title deeds perused are in conformity with the search taken	Yes, I have verified all Title Deeds related to the property placed before me at the time of search and I have satisfied that the documents are clear and marketable and the Bank can create the Mortgage on the said property after fulfillment of condition mentioned on Point No.22(C).



	Tax paid receipt pay up to 2020-2021 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 25/07/2020. - Original copy of Building Sanction Map & Permission Letter regarding the construction dated 27/02/2020, 30/01/2020 & 06/01/2020. - Photocopy of N.A. Order issued by Collector Nagpur dated 27/02/2019. - Obtain Non encumbrances + Non litigation pending Affidavit from M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke.
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Certificate of title and No encumbrances

I have examined the title deeds relating to the property situated within the limit of Municipal Council Umred and situated within the limit of Mouza-Parsodi(Umred) in Tah-Umred and Dist-Nagpur bearing Plot No.1 to 56, Gram Panchayat Property No.1 to 56, total plot admeasuring about 1.01 H.R. along with present and future construction thereon being the part and portion of Non Agri.Survey No.202 in Layout of Town Planning Nagpur bearing P.H.No.45. I have also taken search with the Sub Registrar of Assurances and Record of Rights for the year 1991 to 2020 (original Search Receipt enclosed herewith) That M/s VEEPLUS ARCADES PVT. LTD. acting though its authorized Director SHRI. BHUPAL S/O DAMODHAR RAMTEKE has an absolute, clear



and marketable title over the property shown above. I further certify that the documents of title referred to me are subject to the fulfillment of the required conditions as mentioned in my report {see point No.22(c)}, after that the documents available will become perfect evidence of right, title and interest of the borrower/ mortgagor and will fulfill the conditions to create the right and interest by executing Simple Registered Mortgage/ Equitable Mortgage Deed by depositing title deeds created in favor of Bank in the manner required by law, it will satisfy all the requirements of law and towards the Bank.

Place- Umred

Date : 21/08/2020



Signature of the panel Advocate

With his seal

GANGADHAR R HUNGE
ADVOCATE
UMRED, DIST. NAGPUR.

24.	Whether the chain of title is complete without any missing links?	Yes the chain is property established.
25.	Whether any other documents to be obtained / Compliance to be made so as to create valid mortgage.	Please obtain the Affidavit from the present owner for non encumbrance and also obtain all - Original copy of Sale Deed dated 04/12/2018 executed in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke vide Docu. No. 4598/2018. - Original copy of Sale Deed dated 18/01/2003 executed in favour Shri.Sanjay S/o Chandrabhan Lende and Shri.Ashok S/o Ganpatrao Lende vide Docu. No. 121/2003. - Certified Copy of 7/12 extract of Plot No.1 to 56 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 20/03/2020. - Certified Copy of Assessment 2020-2021 in favour M/s Veeplus Arcades Pvt. Ltd. through its authorized Director Shri.Bhupal S/o Damodhar Ramteke dated 25/07/2020. - Photo Copy of House

