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Att. Plot No 4, Gowdapat Bungalow, Union Bank Colony, Rajiv Nagar, Nashik - 422009

Date -17.11.2023

Title Search Report

Sr No	Particulars	Remarks of Advocate														
1	Name & Address of the branch to whom the title report is given	Union Bank of India, Dharamgaon Branch Tal. Igatpuri & Dist. Nashik														
2	Name of the Account and details of the owner.	Kacharu Jivram Wackchoure and Dattu Murlidhar Sahane (Joint owners) Mobile No.9881417991														
3	Full Description of the Property Nature of immovable property All that piece & parcel of <u>Agricultural Land</u> bearing Gat No.312 and Farm House No. 473 area adm. 23*55 RCC Constructed House thereon situated at Village Pimpalgaon Dukra, Tal. Igatpuri Dist. Nashik., and <u>Which is bounded as per records of rights.</u>															
	<table border="1"> <tr> <td>Gat No</td> <td>312</td> </tr> <tr> <td>Total Area of Land</td> <td>01H 73R</td> </tr> <tr> <td>Pct Kharaba</td> <td>00H 07R</td> </tr> <tr> <td>Total land area</td> <td>01H 80R</td> </tr> <tr> <td>Assessed to Rs.</td> <td>1 67</td> </tr> <tr> <td>Area of land owned by the borrower</td> <td>00H3.10 R</td> </tr> <tr> <td>Assessed to Rs.</td> <td>0.03</td> </tr> </table>	Gat No	312	Total Area of Land	01H 73R	Pct Kharaba	00H 07R	Total land area	01H 80R	Assessed to Rs.	1 67	Area of land owned by the borrower	00H3.10 R	Assessed to Rs.	0.03	
Gat No	312															
Total Area of Land	01H 73R															
Pct Kharaba	00H 07R															
Total land area	01H 80R															
Assessed to Rs.	1 67															
Area of land owned by the borrower	00H3.10 R															
Assessed to Rs.	0.03															
	Survey No	-														
	Hissa No	-														
	Gat No	Gat No 312														
	Town Survey No	-														
	Khasara No	-														
	Patta No	-														
	Khattha No	689														
	Pct No	-														
	Other details of the property	Boghawatdar No.1 (Occupant Class -I)														
	Number/identification details as per building map/plan	N.A.														
	Extent of property	Agricultural Land bearing Gat No.312 and Farm House No. 473 area adm. 23*55 RCC Constructed House thereon situated at Village Pimpalgaon Dukra, Tal. Igatpuri														
	Names of the owner/s	Kacharu Jivram Wackchoure and Dattu Murlidhar Sahane (Joint owners)														
	Nature of ownership	The present owners have got the title of above Gat Numbers through Sale Deed														
	Freehold	Yes														



Lease hold	No
License	No
Undivided interest -Mention the share	No
Whether Trust property mention borrower is a trust or beneficiary	No
Assignee/Grantee of Govt	No
Cultivating tenant	No
Title only by possession (mention whether adverse possession or others)	No
As a member /share holder of society	No
As a mortgagee	No
As a servient owner of easement right /any other	No

4 Tracing of the Titles
As described (in details) below the report (For Last 30 years) 1994 to 2023.
Gat No 312

M.E No 1	It appears that in terms of Government of Maharashtra notification dated 19.6.1978, the land amalgamation scheme has been introduced According to which the Revenue limit of village Pimpalgaon Dukra has been revised and the land record has been newly created
M.E No.188	It appears from the revenue record that the said mutation is not made available
M.E. No 330	It appears from the revenue record that the charge of Indian Bank Pimpalgaon Dukra Branch on Gat No 312 was deleted on 30.12.1985 due to repayment of loan on account of Ramdas Vitoba and others
M.E. No.821	It appears from the revenue record that on 31.8.2007 Gat No 312p and others were purchased by Aruna Rajesh Rathi through her GPA holder S P Rathi from Balkrishna Bhikaji Thakare and others for a consideration of Rs 5643000/-
M.E. No.1326	It appears from the revenue record that on 12.4.2013 an area of land adm. 1H73R out of Gat No.312 was purchased by Vishnu Dhingan Pawase and others jointly vide Reg.Sale Deed No. 4158/2013 therefore names of the purchaser were mutated on 7/12 extract.
M.E. No.1357	It appears from the revenue record that on 3.8.2013 an area of land adm 0H14.46R Gat No.312 was purchased by Narayan P Shinde and others jointly vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.
M.E. No.1379	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1386	It appears from the revenue record that on 24.9.2013 an area of land adm 0H18.61R Gat No.312 was purchased by Pandharinath K Mhaisdhune and others jointly vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.
M.E. No.1420	It appears from the revenue record that on 12.12.2013 an area of land adm. 0H05R Gat No.312 was purchased by Bhagwan Punjajai Shinde and others jointly from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.
M.E. No.1426	It appears from the revenue record that on 10.2.2014 an area of land adm. 0H01.5 R Gat No.312 was purchased by Vishnu Bhagaji Pandit from Vishnu Dhingan Pawase and others vide

M.E. No.1437 M.E. No.1457	Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract It appears from the revenue record that It appears from the revenue record that on 10.7.2014 names of various persons i.e. Gokul Baburao Handore and others were mutated on Gat No.312 as per order of Tahasildar Igatpuri dated 10.7.2014
M.E. No.1460	It appears from the revenue record that on 9.4.2014 an area of land adm. 0H02.1R Gat No.312 was purchased by Vishnu Bhai Muthal from Nivrutti Laxman Jadhav and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1483	It appears from the revenue record that on 16.9.2014 an area of land adm. 0H02.1R Gat No.312 was purchased by Manisha Santu Kukade from Nivrutti Laxman Jadhav and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1508	It appears from the revenue record that on 2.12.2014 an area of land adm. 0H03R Gat No.312 was purchased by Bhorabai Govind Bohare from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1511	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1512	It appears from the revenue record that an area of land adm.0H.03.10R out of Gat No.312 was purchased by Kacharu Jivram Wackchoure and Dattu Murlidhar Sahane (Joint owners) on 2.12.2014 from Vishnu Dhingan Pawase and other for a consideration of Rs.300000/-vide Reg.Sale Deed No. 3036/2014
M.E. No.1534	It appears from the revenue record that on 5.3.2015 an area of land adm. 0H02.01R Gat No.312 was purchased by Shashikant Vitthal Handore from Kamalakar Kisan Borhade vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1652	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1653	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1655	It appears from the revenue record that on 20.4.2016 an area of land adm. 0H01.50R Gat No.312 was purchased by Raosaheb Kisan Shinde from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1656	It appears from the revenue record that on 20.4.2016 an area of land adm. 0H5.0R Gat No.312 was purchased by Sadashiv Bhima Bhor from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1657	It appears from the revenue record that on 20.4.2016 an area of land adm. 0H03.50R Gat No.312 was purchased by Pandhri D Gaikawd from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract



M.E. No.1658	It appears from the revenue record that on 16.8.2018 an area of land adm 0H04 50R Gat No 312 was purchased by Suresh Zankar from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1744	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1779	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1818	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1867	It appears from the revenue record that on 6.8.2018 an area of land adm 0H01 36R Gat No 312 was purchased by Dadapiez Karbhari Godse from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1870	It appears from the revenue record that on 10.8.2018 an area of land adm 0H01 51R Gat No.312 was purchased by Mukesh Sadgir from Saheba Vitthal Thange and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1871	It appears from the revenue record that on 10.8.2018 an area of land adm 0H03 10R Gat No 312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1910	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1911	It appears from the revenue record that on 22.2.2018 various area of land out of Gat No 312 were purchased by various persons vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1921	It appears from the revenue record that on 10.4.2018 an area of land adm 0H01, R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1951	It appears from the revenue record that on 15.3.2018 various area of land Gat No.312 was purchased by various persons from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.1954	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No.1975	It appears from the revenue record that on 3.12.2018 an area of land adm. 0H01.50R Gat No 312 was purchased by Sandip Ramchandra Bhosale from Narmada Tryambak Shelar and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.2008	It appears from the revenue record that on 5.10.2018 an area of land adm. 0H01.50R Gat No.312 was purchased by Dipak Shivaji Waje from Sukdeo Punja Toche and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.2053	It appears from the revenue record that on 3.10.2019 an area of



	land adm OH1798R Gat No 312 was purchased by Kailash Kachru Wackchoure from Vishnu Dhingan Pawase and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No 2070	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No 2108	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No 2176	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No 2228	It appears from the revenue record that the said mutation is not related with subject borrower
M.E. No 2234	It appears from the revenue record that on 12.7.2021 an area of land adm OH0151R Gat No 312 was purchased by Rahul Ashok Dalvi from Mukesh Kisan Sadgir and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No.2282	It appears from the revenue record that on 31.3.2022 an area of land adm OH01R Gat No 312 was purchased by Bhushan Shivaji Shinde from Mangal Prakash Temkar and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
M.E. No 2316	It appears from the revenue record that on 22.7.2022 an area of land adm OH01.51R Gat No 312 was purchased by Dattatray Shivram Warungase from Rahul Ashok Dalvi and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract
	<p>It appears that subject borrower has constructed a Building at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tax Assessment List for the year 2023-24. During the discussion with the borrower he has stated that his share of land is not a N.A. land and necessary remark to that effect is not observed on 7/12 extract as such it appears that the land is an Agricultural Land.</p> <p><u>Further Grampanchayat vide its letter dated 16.1.2023 issued NOC for doing any business on Gat No.320/311 and not for above land.</u></p> <p>Since the land is owned by subject borrower jointly, bank charge also is to be noted on the same jointly.</p>

5 Title deeds /documents details under which ownership is acquired

By way of Registered Sale Deed/Inheritance/Partition deed as under

Year	Name of the Owner	By which documents ownership has been acquired. (Name & Nature of deed)
2013	Vishnu Dhingan Pawase and other	Sale Deed
2014	Kacharu Jivram Wackchoure and Dattu Murlidhar Sahane (Joint owners)	Sale Deed



6	List of encumbrances/Nature of encumbrance	Nil
	Charge under contract	No
	Mortgage	As described below the Report
	Negative lien	No
	Lease/Tenancy	No
	Right of Maintenance /reversion	No
	Charge by operation of law	No
	Preemption right	No
	Right to specific performance under an agreement to sell	No
	Liens/First charge under laws	No
	Right of reversion to Government	No
	Lis pendens-Name of the person in whose favour encumbrance is subsisting and date on which encumbrance has come into existence	No
7	View on encumbrance-In case if encumbrance is pending the advocate should clearly opine as to	As per below
	How such encumbrance the advocate would affect the value of the property	NA
	Any permission/approvals are required for the Bank to create security	-
	The extent to which Bank's security would be jeopardized because of encumbrance	NA
	Manner & cost of removal of encumbrance	As above
8	Regulatory issues-Clearly provide following details	
	Whether the property is affected by land fragmentation law	No
	Whether the property is affected by forest law	No
	Whether the property is affected by planning law	No
	Whether the property is affected by land ceiling law	No
	Whether the property is affected by rent restriction/control law	No
	Whether the property is affected by user restrictions under Municipal/revenue law	No
	Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks	No
9	Views on Regulatory hurdles	
	If the property is affected by regulatory issues, the Advocate has to give a clear view as to-	No
	How far such an encumbrance would affect the value of the property	No
	Any permission /approvals are required for the bank to create security	No
	The extent to which to bank's would be jeopardized because of encumbrance	No



inner & cost of removal of encumbrance	No
if of documents/deeds provided to the advocate has to give full description of a document received and perused by in one by one	1. Certified copies of 7/12 extract & M E of Gat No. 2. Khate Utara Form no 8a
List of documents found out, while examining the deeds as above and in the search in the offices of Registrar/Revenue authorities affecting the property and examined	Nil
List of further documents called for examined and perused	-
Whether the documents examined are duly stamped as per the stamp act. Advocate should clearly state as to whether the documents are duly stamped are not as per stamp act	Yes
Whether the registration and endorsements are in order Advocate should clearly state as to whether endorsements are regular	Yes
Certificate of examination The advocate has to give certificate as follows This is to certify that I have examined each & every page of the documents required for giving the title clearance certificate and do not find that transactions under the Documents sham & fictitious	As mentioned below Property search has been undertaken at Records of Right office, index II and other relevant records for last 30 years i.e from 1994 to 2023 years. Fees for the same has been paid vide receipt No. MH011057386202324E dated 17.11.2023 and money receipt for Rs750/- each enclosed This is to certify that I have examined each & every page of the documents required for giving the title clearance certificate and do not find that transactions under the Documents sham & fictitious
Certificate of Title	I have caused the e. search of the records made available to me at the relevant offices & I have not come across any entry indicating adverse charge or encumbrances on the captioned property. However while going through the various documents/papers (As mentioned in column 10) provided to me, it reveals that no adverse remarks is appearing against the said property This is to Certify that the title of Gat no., in the name of applicant borrower is clear & marketable.
List of documents to be deposited for creating the mortgage by deposit of title deeds	N.A. since this is an Agricultural Loan. Bank charge can be created under MAFAC Act 1974.
Any Other suggestion	Provisions of SARFAESI Act 2002 are not applicable.



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