

- Office:**
- Office No. 17-18, Shivram Sankul, Near Gaikwad Class, Kanhere Wadi, Opp. C.B.S. Nashik 422001
 - Chamber No. 312/3, District Court Compound, Nashik 422 002
 - Chamber No. 105, Niphad Court, Niphad.

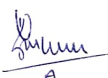
Date: 25.3.2024

LEGAL SCRUTINY REPORT

To,
The Janata Co-Op Bank, Pune
Branch Nashik.

Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded: -

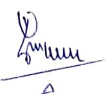
1)	(a) Name of the borrower	Mr. Mayur Prakash Alai
	(b) Name of the mortgagor offering the property/(ies) as security: -	Mr. Mayur Prakash Alai
2)	Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge: -	Individual
3)	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold rights, Occupancy / Possessor Rights or Inam holders or Govt. Grantee/ Allottee, etc.): -	Mortgagor is the absolute owner
3)	Description of the property/(ies) offered as security -	All that piece and parcel of agricultural land bearing Gat no. 25/1/2 area 0 H. 00 R + Pot Kharaba area 2 H. 2.33 R out of it Eastern side Pot Kharaba area 0 H. 82 R i.e. 8200 Sq. Mtrs, situated at village Rajur Bahula, Tal. & Dist. Nashik within the limits of Rajur Bahula Grampanchayat and said land is bounded as under East - Gat no. 25/1/1 part West - Gat no. 25/1/2 part South - Gat no. 25/2/ part North - Gat no. 24
4)	Observations as per documents scrutinized -	
	1.	Original Sale deed executed by Mr. Nilesh Jaswant Rao in favour of Mr. Mayur Prakash Alai with subject property and said agreement is registered in the office of Sub-Registrar Nashik -4 at sr. no. 2927 on 21.3.2024


A

	<ol style="list-style-type: none"> 2. Original Cancellation deed with respect to agreement of sale registered at sr. no. 2477 /2016 dtd. 22.8.2016 executed by Proposed Balaji Co. Op. Housing Society through Chief Promoter Mr. Mayur Prakash Alai in favour of Mr. Nilesh Jaswant Rao registered in the office of Sub-Registrar Nashik at sr. no. 2925 on 21.3.2024 3. Original Cancellation deed with respect to Power of attorney registered at sr. no. 2478/2016 on 22.8.2016. executed by Proposed Balaji Co. Op. Housing Society through Chief Promoter Mr. Mayur Prakash Alai in favour of Mr. Nilesh Jaswant Rao registered in the office of Sub-Registrar Nashik at sr. no. 2926 on 21.3.2024. 4. Photo copy of order given by Add. Collector Nashik vide order no. Maha/ Kaksh-3/7/1/ Bhogwatdar 2/ SR/ 06/ 2023 dtd. 6.3.2024 by which subject property converted from Bhogwatdar no. 2 to Bhogwatdar no. 1. 5. 7/12 extracts from 1977-78 to 2023-2024 in the 7/12 extract dtd. 19.3.2024 name of Mr. Nilesh Jaswant Rao is shown as owner and possessor for Pot Kharaba area 0 H. 82 R out of gat no. 25/1/2 in other rights column there is remark that the area owned by Nilesh Jaswant Rao is converted from Bhogwatdar no. 2 to Bhogwatdar no. 1, also there is remark of New Tenure and property can not be transferred without prior permission from the Competent authority, but said remark is not applicable with respect to subject area owned by borrower. Yet the name of borrower is to be recorded in record of rights as per the registered sale deed. 6. Relevant mutation entries.
5)	Observations as per revenue record –
	<ol style="list-style-type: none"> 1. It is seen from revenue record that subject gat no. 25/1/2 was having old gat no. 132/1/2 and it was owned and possessed by Mr. Bhiwa Govind Talkhe prior to 1977 2. M. E. no. 1274 dtd. 13.4.77 shows that Bhiwa Govind Talkhe dies and left behind legal heirs son Sadu Bhiwa Talkhe, Parvatabai Bhiwa Talkhe and two daughters Kamlabai Hari Barve and Suman Ratan Gangurde hence their names recorded in record. 3. M. E. no. 1717 dtd. 10.4.1997 shows that Parvatabai

- Office No. 17-18, Shivram Sankul, Near Gaikwad Class, Kanhere Wadi, Opp. C.B.S. Nashik 422001
- Chamber No. 312/3, District Court Compound, Nashik 422 002
- Chamber No. 105, Niphad Court, Niphad.

	<p>Bhiwa Talkhe died hence name of her legal heirs Sadu Bhiwa Talkhe, and two daughters Kamlabai Hari Barve and Suman Ratan Gangurde hence their names recorded in record.</p>
4.	<p>M. E. no. 1922 dtd. 26.7.2006 shows that Kamlabai Hari Barve dies on 8.4.1999 hence name of her legal heirs sons Tanaji Hari Barve and Gautam Hari Barve, daughters Sangita Chandrakant Jagtap, Sarlabai Anil Bharit recorded in record.</p>
5.	<p>M. E. no. 1931 dtd. 10.10.2006 shows that as per the notification of State of Maharashtra Nagar Vikas Vibhag , subject land is reserved for the proposed Cidco project hence its remark is taken in other rights, but said remark is deleted from other rights column vide M.E. no. 2125 dtd. 4.1.2010 as per the decision of the State of Maharashtra dtd. 30.7.2009 and order of Tahsildar dtd. 2.1.2010.</p>
6.	<p>M. E. no. 2234 dtd. 4.9.2010 shows that the notice of lis-pendence is registered with respect to Civil Suit no. 204/2010 filed by Ashok Shrawan Sonje, hence its remark is taken in other rights column , but said remark of lis-pendence is deleted from other rights column vide M.E. no. 2488d td. 6.2.2012 as the said suit has been withdrawn from the Hon'ble court.</p>
7.	<p>M. E. no. 2685 dtd. 15.2.2013 shows that Mr. Ramesh Laxman Jadhav, Deepak Dattatray Vyavhare and Sachin Laxman Choudhari purchased Pot Khara area measuring 1 H. 20.33 R by way of sale deed from Sadu Bhiwa Talkhe and others</p>
8.	<p>M. E. no. 2766 dtd. 29.1.2014 shows that Mr. Nilesh Jaswant Rao purchased area 0 H. 82 R out of gat no. 25/1/2 part from Mr. Sadu Bhiwa Talkhe and others by way of sale deed , prior to sale deed permission from the collector Nashik was also obtained as the said land was the new tenure property</p>
9.	<p>M. E. no. 3504 dtd. 29.3.2024 shows that the Mr. Nilesh Jaswant Rao obtained permission from the Addl. Collector Nashik by which area owned by him converted to Bhogwatdar no. 1 from Bhogwatdar no. 2 hence it is remark is taken in other rights column</p>
10.	<p>Mr. Nilesh Jaswant Rao sold said area 0 H. 82 R to Mr. Mayur Prakash Alai by way of sale deed which is registered in the office of Sub-Registrar Nashik at sr. no. 2927 on 21.3.2024 but the name of Mr. Mayur</p>


A

	Prakash Alai is yet to be recorded in record of rights as per said sale deed and it will be recorded in due course of time.	
6)	Zone in which the property is situate.	Agricultural
7)	N.A. order	No, agricultural land
8)	N.A. purpose.	No
9)	Building permission by Municipal Corporation/ Municipal Council/ SDO etc.	Not papillae.
10)	Completion/Occupancy Certificate.	Not applicable.
11)	Acquisition/ Requisition if any.	Nil.
12)	Whether property is affected by road widening/ Dam/ ACZ/ High Tension Line etc. ?	No.
13)	Whether the property is clean, clear, marketable and free from encumbrances?	Yes
14)	Whether the owner has saleable rights?	Yes
15)	Whether the property is lease hold?	No.
16)	Whether NOC is required from any person/ authority?	Nil
17)	Name of the owner/ co-owners.	Mr. Mayur Prakash Alai
18)	Name of the mortgagor and the persons who should join the mortgagor.	Mr. Mayur Prakash Alai
19)	Whether the property is involved in or subject matter of any litigation which is pending or concluded? - No.	
20)	Whether the Bank will be able to enforce SARFESI Act, if	No being agricultural land.

	required against the property offered as security? –	
21)	Observations as per Index-II Search –	I have taken search in the index-II record for the period 1995 to 2024. No adverse entry is found with respect to subject property. Search receipt is attached herewith
22)	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security. –	Please obtain the 7/12 extract showing the name of Mr. Mayur Prakash Alai for area 0 H. 82 R along with mutation entry by which his name is recorded in 7/12 extract
23)	Type of Mortgage and documents to be obtained –	
	Please do the Registered Simple Mortgage and please obtain - <u>Please Obtain before disbursement-</u> 1. Original Sale deed sale registered in the office of Sub-Registrar Nashik at sr. no. 2927 dtd. 21.3.2024 2. Original Sale deed registered in the office of Sub-Registrar Nashik at sr. no. 12628 dtd. 30.12.2023 3. 7/12 extract in the name of Mr. Mayur Prakash Alai 4. No dues given by Talathi 5. No dues from local society 6. Map showing the area owned by borrower along with approach road for the said area.	

CERTIFICATE

I Certify that Mr. Mayur Prakash Alai as owner have absolute, clear and marketable title over the property more particularly described in the Clause 3 mentioned hereinbefore.

Place: - Nashik
Date: - 26/03/2024



U. P. Kulkarni
Advocate



CHALLAN
MTR Form Number-6



GRN	MH018070974202324E	BARCODE					Date	26/03/2024-12:07:04	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name	Advocate Umesh P Kulkarni					
Location	NASHIK									
Year	2023-2024 From 01/01/1995 To 26/03/2024			Flat/Block No.	Office No 18 Shivram Sankul					
Account Head Details		Amount In Rs.		Premises/Building						
0030072201	SEARCH FEE		750.00	Road/Street	Kanherewadi CBS Nashik					
				Area/Locality	nashik					
				Town/City/District						
				PIN						
				Remarks (If Any)	Gat no 25/1/2 at village Rajur Bahula Tal n Dist Nashik					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
UNION BANK OF INDIA				Bank CIN	Ref. No.	02901792024032611894	523544021			
Cheque-DD Details				Bank Date	RBI Date	26/03/2024-12:07:58	Not Verified with RBI			
Cheque/DD No.				Bank-Branch		UNION 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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.
Mobile No. : 9822541148