



CHALLAN
MTR Form Number-6



GRN	MH009978430202122E	BARCODE	Date		10/12/2021-18:37:05		Form ID		
Department			Inspector General Of Registration					Payer Details	
Type of Payment			Search Fee					TAX ID / TAN (If Any)	
Office Name			NSK1_HQR SUB REGISTRAR NASHIK 1					Full Name	
Location			NASHIK					Adv Saurabh Vijay Bhandare	
Year			2021-2022 One Time					Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building			195/A Plot No. 34 CTS No 2420 Constructed On	
0030072201 SEARCH FEE			325.00		Road/Street			Plot No.34/2 Row Bungalow Area 68.64 Sq.Mtr.	
					Area/Locality			Pimpalgaon Bahula Nashik	
					Town/City/District				
					PIN			4 2 2 0 1 2	
					Remarks (If Any)				
					Search Fee For 13 Years				
					Amount In			Three Hundred Twenty Five Rupees Only	
Total			325.00		Words				
Payment Details			INDIAN BANK					FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN		Ref. No.		02608672021121079315 3170655317		
Cheque/DD No.			Bank Date		RBI Date		10/12/2021-18:37:37 Not Verified with RBI		
Name of Bank			Bank-Branch		INDIAN BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9545857476

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "दाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.



ADVOCATE

Adv. Saurabh Vijay Bhandare

Advocate

Office No. 420, Maruti Chambers,
District Court Compound, CBS,
Nashik. **Mob. : 9545857476**

TITLE REPORT

To,
The Senior Manager,
Bank of Baroda,
SMS Branch,
Tal. & Dist. Nashik.

Dear Sir,

Sub - Title Opinion Report certifying encumbrance of the property i.e. all that piece and parcel of **Row Bungalow**, Ground + 1st Floor, area admeasuring **68.64 Sq.Mtr. (Carpet)** which is constructed on Plot No. 34/2, area admeasuring 61.60 sq.mtr. out of Gat No. 195/A, Plot No. 34 area 320.00 sq.mtr. (CTS No. 2420) situated at Village Pimpalgaon Bahula, Tal. and Dist. Nashik within the local limit of Nashik Municipal Corporation, Nashik having Row bungalow bounded as under –

On or towards East - Plot No. 34/3
West - Plot No. 34/1
South - 9 mtr. road
North - Plot No. 33

As per your instructions on the captioned subject, I am giving non encumbrances and certifying and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgage or securing the credit facilities granted/ proposed to be granted to **Mr. Ravindra Onkar Mahajan & Malati Ravindra Mahajan**

1.	Description of area of the property proposed to be mortgaged with boundaries. Specific number/s and	Row Bungalow , Ground + 1 st Floor, area admeasuring 68.64 Sq.Mtr. (Carpet) which is constructed on Plot No. 34/2, area admeasuring 61.60 sq.mtr. out of Gat No. 195/A, Plot No.
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	addresses of property/s along with boundaries and measurements	34 area 320.00 sq.mtr. (CTS No. 2420) situated at Village Pimpalgaon Bahula, Tal. and Dist. Nashik within the local limit of Nashik Municipal Corporation, Nashik having Row bungalow bounded as under – On or towards East - Plot No. 34/3 West - Plot No. 34/1 South - 9 mtr. road North - Plot No. 33
2.	Nature of property (whether agricultural, nonagricultural, commercial, residential, industrial. If non-agricultural, the reference and date of conversion order from Competent Authority should also be mentioned)	Property came under Non-Agriculture & residential zone
3.	Name of the Mortgagor/s/ Owner/s & status in the Account i.e. Borrower/s or Guarantor/s & whether individual, sole proprietor, partner, director, karta or trustee. In case of mortgagor/s is partner/s, trustee/s, director/s, who is mortgaging the property on behalf of partnership/ company/ trust, whether he/she/they has/have the Authority. Copy of the resolution/memorandum &	Mr. Ravindra Onkar Mahajan & Malati Ravindra Mahajan as a borrower & mortgager

	articles of associations/trust deed etc. whether examined and verified.	
4.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirmed that the mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	No, mortgagor is in capacity to contract
5.	Whether the property is free hold or lease hold. If lease hold, then period of lease & if free hold, whether Urban Land Ceiling Act applies & permissions to be obtained.	Freehold. ULC Act is not applicable.
6.	Source of the property/ ies i.e. self acquired or ancestral. If ancestral, then mode of succession & whether original will/probate is available.	Self-acquired property under registered agreement to sale NSN-4-11463-2021 dtd. 02/12/2021
7.	Whether the mortgagor is co-owner/joint owner and/or any partition of the property is made between the members of the family through family deed. If yes, whether original registered partition deed is available or it is only a family settlement.	Joint ownership
8.	Whether the mortgagor is in	Yes

	exclusive possession of the property or it is leased/ rented out to third party.	
9.	Whether the property is mutated in municipal/ revenue records and mortgagor/s name is reflecting and if not, the reason thereof	Yes, the property mutated on Municipal / Revenue Record
10.	Whether any restriction of creation of mortgage is imposed under central/ state/ local laws. If yes, then specify whose consent or permission would be required for creation of mortgage.	No
11.	Whether all the original title deeds including antecedents title deeds and other relevant documents are available. Please give detail list.	Original Agreement of Sale is produced
12.	Whether the Advocate has personally visited the subregistrar/ revenue/ municipal office & examined the record.	Yes
13.	Whether the search is being made for the period of 30 years. If no, reasons thereof.	Yes, receipt enclosed herewith
14.	Details of documents examined, scrutinized (this should be in chronological	a) 7/12 Extract b) Mutation Entries c) Agreement of Sale vide Sr. No. 11463/2021,

	order with serial numbers, type/nature of document, date of execution, parties, date of registration details including the details of revenue, society records etc	dtd. 02/12/2021 d) Copy of Sale Deed vide Sr. No. 7467/2019, dtd. 16/08/2019 e) Copy of Gift Deed vide Sr. No. 1752/2017, dtd. 22/09/2017 f) CTS extract No. 2420 g) Commencement certificate dtd. 03/12/2020 j) Occupancy certificate dtd. 18/09/2021
15.	Tracing of the chain of title in favour of mortgagor (here set out chain of title in details and chronology starting from earliest document/deed conveying the title should be mentioned along with the type of right it creates) together with names and description of parties to the documents.	
a)	The property Plot No. 34 area 320.00 sq.mtr. is owned and possessed by Tukaram Bapu Salve before the year of 2008.	
b)	M.E. No. 20570 dtd. 31/01/2018 Tukaram Bapu Salve being as donor has executed Gift Deed in favour of Mr. Satyajit Tukaram Salve being as donee regarding Plot No. 34 to that effect Gift deed duly registered at Sub-Registrar Office, Nashik – 7 at Sr.No. 1752 dtd. 22/09/2017 by virtue of said gift deed Mr. Satyajit Tukaram Salve acquired ownership rights on the name of the said donee mutated on revenue record.	
c)	It appears from the CTS extract No. 2420 it seen that name of Mr. Satyajit Tukaram Salve has mutated in holders column in CTS No. 2420.	
d)	M.E. No. 21856 are relating to online edit and re-edit entry according to computerization of 7/12 extract in accordance of state gazette no. land/PRA.NO/180/L-1 dtd. 07/05/2016 an order of Tahsildar, Nashik vide order No. REVR/HAF/7001 dtd. 09/02/2018 so to that effect necessary changes has been made in the 7/12 extract.	
e)	M.E. No. 21969 dtd. 17/01/2020 Satyajit Tukaram Salve sold plot No. 34 area 320.00 sq.mtr. out of Gat No. 195/A, Village Pimpalgaon Bahula to Mithila Amol More @ Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge by registered Sale Deed which is duly registered at Sub-Registrar Office, Nashik –	

	4 at Sr. No. 7467/2019 dtd. 16/08/2019 so the name of purchasers mutated on revenue record.
f)	M.E. No. 22033 dtd. 04/02/2020 Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge have transferred area to the extent of 0.1200 sq.mtr. out of plot No. 34 total area 320.00 sq.mtr. of Gat No. 195/A as per the agreement NMC, Nashik the said area transferred to NMC, Nashik as proposed road widening purpose.
g)	M.E. No. 226670 dtd. 06/10/2020 it appears from the record that Plot No. 34 out of Gat No. 195/A subdivided by the order of competent authority Nashik Municipal Corporation vide order No. Satpur/Abhinyas/BhukhandVibhajan/SSNR/NMC/LND/SD/PimpalgaonBahula/DCR/0106/2020/2020 dtd. 29/07/2020 and plot No. 34 divided as under – Sr.No. 195A/34/1 area 1.10.40 sq.mtr. in the name of Mithila Amol More alias Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge. Sr.No. 195A/34/2 area 0.61.60 sq.mtr. in the name of Mithila Amol More alias Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge. Sr.No. 195A/34/3 area 0.61.60 sq.mtr. in the name of Mithila Amol More alias Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge. Sr.No. 195A/34/4 area 0.86.40 sq.mtr. in the name of Mithila Amol More alias Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge to that effect 7/12 extract were made to that effect.
h)	The Builder Mithila Amol More alias Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge sold Row Bunglow , Ground + 1 st Floor, area admeasuring 68.64 Sq.Mtr. (Carpet) which is constructed on Plot No. 34/2, area admeasuring 61.60 sq.mtr. out of Gat No. 195/A, Plot No. 34 area 320.00 sq.mtr. (CTS No. 2420) situated at Village Pimpalgaon Bahula, Tal. and Dist. Nashik within the local limit of Nashik Municipal Corporation, Nashik to Mr. Ravindra Onkar Mahajan and Malati Ravindra Mahajan by doing register agreement of Sale which is duly registered at Sub-Registrar Office, Nashik-4 at Sr.No. 11463/2021 dtd. 02/12/2021.
i)	The Digital 7/12 extract of Sr.No. 30/1 P stands in the name of Mithila Amol More alias Mithila Nitin Kshirsagar and Pravin Bhaskar Ghuge.

16.	Whether there is any doubt/suspicion about the genuineness of the original document/s. If yes, then specify.	No
17.	The Final Certificate of Advocate confirming that the title of property(s) to be mortgage is examined by him and the same is/are clear and marketable.	

FINAL CERTIFICATE / OPINION

In view of above discussion and search taken in the office of SubRegistrar, Nashik on available record, I am of the opinion that title of **Row Bunglow**, Ground + 1st Floor, area admeasuring **68.64 Sq.Mtr. (Carpet)** which is constructed on Plot No. 34/2, area admeasuring 61.60 sq.mtr. out of Gat No. 195/A, Plot No. 34 area 320.00 sq.mtr. (CTS No. 2420) situated at Village Pimpalgaon Bahula, Tal. and Dist. Nashik within the local limit of Nashik Municipal Corporation, Nashik is clear and marketable and free from encumbrances and mortgagors i.e. Mr. Ravindra Onkar Mahajan and Malati Ravindra Mahajan have created right and interest in the property as per registered Agreement of Sale dtd. 02/12/2021. After depositing documents mentioned in column No. 18 property can be taken under equitable mortgage. It is suggested that to safeguard the interest of Bank charge is to be created on the revenue record.

18.	List of Documents to be deposited for creation of mortgagee by the mortgagor including any addition document required in addition to the document available.	a) 7/12 Extract b) Mutation Entries c) Original Agreement of Sale vide Sr. No. 11463/2021, dtd. 02/12/2021 d) Copy of Sale Deed vide Sr. No. 7467/2019, dtd. 16/08/2019 e) Copy of Gift Deed vide Sr. No. 1752/2017, dtd. 22/09/2017 f) CTS extract No. 2420 g) Commencement certificate dtd. 03/12/2020 j) Occupancy certificate dtd. 18/09/2021
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19.	Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s)/ property(s) in cooperative societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney is required.	Kindly obtain the permission of builder for mortgage
20.	Whether the provision of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002 are applicable?	Applicable

Place : Nashik

Date : 13/12/2021

S. V. Bhandare

Advocate, Nashik