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पावती

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Wednesday, 28 August 2024  
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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5710 दिनांक: 28/08/2024

गावाचे नाव: बसमत

दस्तऐवजाचा अनुक्रमांक: बसम-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अनिल सुधाकरराव देशपांडे

वर्णन शोध सन 1995 ते 2024 एकूण 30 वर्षे मौजे बसमत न प घर क्रमांक डी/1012/1

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Basmat

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007397413202425E दिनांक: 28/08/2024

बँकिचे नाव व पत्ता:

दुय्यम निबंधक अंणी-॥

सहायक नि. गिगोली

px

8/28/2024

Certified



## Adv. Anil S. Deshpande

Panel in Advocate,

for Maharashtra Gramin Bank

"Shrey" B-286/71, Bank Colony,

Basmathnagar 431512 Dist. Hingoli

Mob: 9850563747, 8237213380

### ANNEXURE - A

1	Name of the Branch	Maharashtra Gramin Bank, Branch -Chondi(amba), Tq.Basmath, Dist.Hingoli.
2	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Orally forwarded by the Bank Manager, Maharashtra Gramin Bank, Br - Chondi(amba), Tq.Basmath, Dist.Hingoli.
3	Name of the unit/ concern / company / person/ authority offering the property (ies) as security.	Ganesh s/o Devrao Bhosale, R/o Basmath, Tq.Basmath, Dist.Hingoli.
4	Constitution of unit/ concern person/ body/ authority offering the property for creating of charge	Individual.
5	State as to under what capacity is security offered another as joint applicant or borrower or as guarantor, etc.	As an borrower.
6 (a)	Particulars of the documents scrutinized - serially and chronologically.	As per in Column 6(b).
(b)	Nature of documents verified and as to whether they are originals or certified copies of registration extracts duly certified.  <b>Note:</b> Only originals or certified extracts from the registering/ land/ revenue other authorities be examined.	

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Basmathnagar, Dist Hingoli



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Sr No	Date/ed	Name/Nature of the documents.	Original/ Certified/ Certified Extract/ Photo copy etc	In case of copies, whether the original was scrutinized by the advocate.
1	15.04.2024	Property registration certificate issued by M.C.Basmath in respect of M.H.no. D/1012/1 is situated at Basmath.	Certified  Copy	Yes
2	15.04.2024	Assessment list of buildings and lands issued by M.C.Basmath in respect of M.H.no. D/1012/1 is situated at Basmath.	Certified  Copy	Yes
3	11.03.2013	Sale deed bearing no. 879/2013 stands in the name of Ganesh s/o Devrao Bhosale.	Copy	Yes
4	18.04.2012	Sale deed bearing no. 1291/2012 stands in the name of Ganesh s/o Sakharam Raut.  ( Link document )	Copy	Yes
5	12.03.2012	Copy of layout and copy of N.A. order bearing no. 2011/Land-1.N.A./CR-	Copy	Yes



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			70/Office of the Collector, Hingoli.  ( Copy attached with the copy of sale deed bearing no. 1291/2012 dated 18.04.2012 )		
	6	07.03.2011	Copy of M.E.no. 6004 in respect of land survey no. 91/1 is situated at Basmath	Copy	Yes
	7	10.04.2024	Copy of mutation stands in the name of applicant issued by C.O., M.C.Basmath	Copy	Yes
	8	31.03.2024	Copy of tax receipts issued by M.C.Basmath in respect of M.H.no. D/1012/1 is situated at Basmath.		
7	Complete or full description or the immovable property/ (ies) offered as security for creation of mortgage whether equitable / registered mortgage.				
	i) Survey No. / Gut No.		91/1		
	ii) Door No. (in case of House property) House No./ Flat No.		M.H.no. D/1012/1		
	iii) Extent/ area including plinth/ built up area in case of house property		49.43 Bq.m. ( As per sale deed )		

  
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	iv) Locations like name of the place, village, city, registration sub-district etc.	<b>The Property of the applicant is situated at Basmath, Tq.Basmath, Dist.Hingoli.</b>	
	v) Boundaries.		
	<b>M.H.no. D/1012/1</b>	<b>East</b>	Half part of plot, which is purchased by Trembak s/o Tukaram Rakhonde.
		<b>West</b>	Remaining part of plot no. 12.
		<b>South</b>	Part of survey no. 91.
		<b>North</b>	6 m internal road
8	Flow of title tracing out 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. (Separate sheets may be used)	A separate Sheet is enclosed herewith.	
9	Nature of Title of the intended Mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/ possessory rights or Inam holder or Govt. grantee/ allottee etc.)	Full ownership rights.	
10(a)	Encumbrances, attachments, and/or claims whether or Government, Central or State or other Local Authorities or Third Party claims, liens etc.	The property is <b>free</b> from Encumbrances, attachments, and/or claims whether or Government, Central or State or other Local Authorities or Third Party claims, liens etc.	



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	and details thereof. If yes, give the details thereof.	
10(b)	The period covered 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.	The period covered under the encumbrance certificate is of <b>30 years</b> , vide receipt bearing no. <b>5710</b> , issued by <b>Sub-registrar, Basmath</b> dated <b>28.08.2024</b> , for the year <b>1995-2024</b> , in respect of <b>M.H.no. D/1012/1</b> . The receipt is enclosed here with this report.
11	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	The applicant paid all the necessary taxes to the <b>M.C.Basmath</b> as well as to the revenue authority.
12	Details of RTC extracts/ mutation extracts/ Khata extracts pertaining to the property in question.	No
13	Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No restriction for creation of mortgage.
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	The applicant is having original registered title deed in his name. But, as there is no difference in the stamp duty of Equitable and Registered Mortgage, I recommend here Registered Mortgage.



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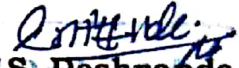
Basmathnagar 431512 Dist. Hingoli

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	precaution to be taken by the Bank in this regard.	
15	Whether SARFAESI Act is applicable on the Property	Yes
16	Whether Certified Copies of the last chain of property has been taken	All the original copies of the last chain of property are with the applicant and there are enclosed here with this report.
17	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Borrower personally

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

Date: 30.08.2024

  
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**Separate Sheet showing the information as per column No. 08.**

**( Title History )**

That, I have perused all the relevant documents referred in earlier para No. 6(b) of this report. On perusal of the documents I found that the title history of above property runs as under:

That, the M.H.no. D/1012/1 is an open plot and is a part and parcel of land survey no. 91/1. The Revenue record pertaining to this plot reveals me that, this is the ancestral property of Yogesh s/o Devrao Sabne and he was owner in land gut no. 91/1 to the extent of 78 R land. Out of his 78 R land, he has transferred his 33 R land through a registered sale deed to Shirish s/o Shantilal Agrawal, vide sale deed bearing no. 650/2011 dated 10.02.2011. On the strength of the above alleged sale deed, the competent revenue authority sanctioned the M.E.no. 6004 and accordingly recorded the name of the Shirish Agrawal becomes to the record of rights. So as to establish this fact, I have enclosed there with the copy of M.E. no. 6004.

That, as this two persons i.e. Yogesh s/o Devrao Sabne and Shirish Agrawal becomes owners in possession of this land, they have applied for conversion of their agricultural land into the non-agricultural land for residential purpose before the Collector Hingoli and accordingly they obtained a valid N.A. permission, vide N.A. permission bearing no. N.A. no. 2011/Land-1/N.A./CR-70/ Office of the Collector Hingoli, dated 12.03.2012. The layout of this land was also approved and sanctioned by the Assistant Director of Town Planning Hingoli. The same layout is accepted by the local authority like M.C.Basmath as it is and accordingly the house numbers are allotted to each and every plots.

That, after the conversion of this lands, both the owners i.e. Yogesh s/o Devrao Sabne and Shirish s/o Shantilal Agrawal executed a Registered Power of Attorney bearing no. 3325/2011 dated 09.09.2011 in favour of Pradip s/o Damodarrao Dandegaonkar and delegated the power to him to execute the sale deed of their plots on behalf of them.

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## **Adv. Anil S. Deshpande**

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*for Maharashtra Gramin Bank*

**"Shrey" B-286/71, Bank Colony,**

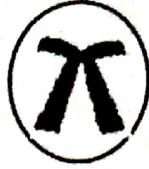
**Basmathnagar 431512 Dist. Hingoli**

**Mob: 9850563747, 8237213380**

That, as per layout, there is a plot no. 12 and initially it was transferred by the original owners through their Attorney holder through a registered sale deed to Ganesh s/o Sakharam Raut. The Ganesh s/o Sakharam Raut purchased this plot no. 12 for a valuable consideration of Rs. 2,20,000/- and accordingly the sale deed bearing no. 1291/2012 was executed on 18.04.2012 by the Pradip s/o Damodarrao Dandegaonkar ( i.e. Attorney holder ) in favour of Ganesh s/o Sakharam Raut. Since then the Ganesh Raut becomes absolute owner in possession of this plot no. 12. The applicant produced before me the copy of sale deed bearing no. 1291/2012, I have gone through its contents, attestation and execution and found that, the documents is perfect in the eyes of law. Furthermore, the area purchased by the Ganesh Raut is properly covered and specified under a sale deed bearing no. 1291/2012. Here, I would like to submits that, on perusal of copy of sale deed of Ganesh Raut, I found in the recital of the sale deed, reference of power of attorney and its registered number in the declaration given by the Pradip Dandegaonkar and it is valid at the time of execution of sale deed.

Later on, in the year 2013, the Ganesh s/o Sakharam Raut transferred western part of plot no. 12 to the extent of 49.43 Sq.m through a registered sale deed to present applicant i.e. Ganesh s/o Devrao Bhosale. The applicant purchased this half portion of this plot for a valuable consideration of Rs. 1,50,000/- and accordingly a sale deed bearing no. 879/2013 was executed by the Ganesh Raut in favour of applicant. Since then the applicant becomes absolute owner in possession of this plot. The applicant produced before me the copy of sale deed bearing no. 879/2013 and also shown me the original copy of sale deed, I have verified it and I have gone through its contents, attestation and execution and found that, the documents is perfect in the eyes of law. Furthermore, the area purchased by the applicant is properly covered and specified under a sale deed bearing no. 879/2013. On the strength of above alleged sale deed, the applicant got mutated his name to the local authority like M.C.Bamath and also paid all the necessary taxes to the M.C.Basamth. Now, as per present record, the property stands in the name of applicant and under his full possession and enjoyment.

That, I have taken search in the office of **Sub-registrar Basmath**, in register index .II for a period of last **30** years. During the courses of searches, I have **not** came across a registered entry of encumbrance over this property. Therefore, I hold that, the property of the applicant is **free** from encumbrances.



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So far as flow of title is concerned, it passes right from its original owner to the present applicant is perfect. The chain of transfers is properly established. As to the title of the applicant is concerned, it is based on **Sale deed**. Hence it is perfect. All the documents of the applicant is having desired effect and title of the applicant is readily marketable. The applicant are not having the original title deeds with him, Therefore, I recommend here Equitable Mortgage, but considering the enhancement in stamp duty of E.M. I recommend here **Registered mortgage.**

Hence this report.

Date: 30.08.2024.

  
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MAHARASHTRA GRAMIN BANK  
Basmathnagar, Dist. Hingoli



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**ANNEXURE - B**

**CHECKLIST FOR THE GUIDANCE OF THE ADVOCATES VERIFYING  
THE TITLE TO THE PROPERTY/(IES) OFFERED AS SECURITY**

1	Name of title (ownership/ leasehold/occupancy/Govt. grant/ allotments etc.)	The title deed of the applicant is based on <b>Sale deed.</b>
2	If leasehold whether,	No
	a) Lease Deed is duly stamped and registered	Not applicable
	b) Lessee is permitted to mortgage the lease hold right,	Not applicable
	c) Duration of the lease/ unexpired period of lease.	Not applicable
	d) if, a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also.	Not applicable
3	If Govt. grant/ allotment/ lease-cum/ sale agreement, whether,	No
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions	Not applicable
	b) the mortgagor is competent to create charge on such property.	Not applicable
4	If occupancy right, whether,	No
	a) such right is heritable and transferable	Not applicable

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	b) mortgage can be created	Not applicable
5	a) Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b) Whether no objection certificate under the Income Tax Act is required/ obtained.	Not applicable
6	Nature of minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities/ procedure to be followed and the reasons for coming to such conclusion.	No
7	If the property is agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for enforcing, thereon.	Not applicable
8	In the case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Yes
9	Whether the property is affected by any local laws (viz. Agricultural Laws, weaker sections, minorities, land laws etc.)	No
10 (a)	In case of partition/ settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not applicable
10 (b)	Whether mutation has been effected and whether the mortgagor is in	Not applicable



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	possession and enjoyment of his share.	
10 (c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage-able title thereon.	Not applicable
11 (a)	In case of partnership firm whether the property belongs to the firm and the deed is properly registered	Not applicable
11 (b)	Whether the person(s) creating mortgage has/have authority to create mortgage for an on behalf of the firm.	Not applicable
12 (a)	Whether the property belongs to a Limited Company, check the borrowing powers, BOD resolution, authorization to create mortgage/ execution of documents, registration of any prior charges with the company registrar, Articles of Association/ provision for common seal etc.	Not applicable
12 (b)	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
13	Whether mortgage is being created by a POA holder, check genuiness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of Law of the place, where it is executed.	No



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14	If the property is a flat/ apartment or residential/ commercial complex, check	Not applicable
14 (a)	Promoter's / land owner's title to the land/ building	Not applicable
14 (b)	Development Agreement/ Power of Attorney.	Not applicable
14 (c)	Extent of authority of the Developer/ builder	Not applicable
14 (d)	Independent title verification of the land and / or building in question.	Not applicable
14 (e)	Agreement for sale (duly registered)	Not applicable
14 (f)	Payment of proper stamp duty	Not applicable
14 (g)	Conveyance in favour of Society/ Condominium concerned.	Not applicable
14 (h)	Occupancy Certificate/ allotment letter/ letter of possession.	Not applicable
14 (i)	Membership details in the Society etc.	Not applicable
14 (j)	Share Certificates	Not applicable
14 (k)	No Objection letter from the Society	Not applicable
14 (l)	All legal requirements under the local/ municipal laws, regarding ownership of flats/ apartments/ building regulations, development control regulations, co-operative societies law etc./	Not applicable



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15	Whether the property is a joint family property, mortgage is created for family benefit/ legal necessity, whether the major coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	No
16	Pending litigations/ Court attachments/ injunction/ stay orders/ acquisition by the Govt./ Local authorities etc. that could be ascertained.	No
17	Whether SARFAESI Act is applicable on the property	Yes
18	Certified Copies of last chain of the property	All the original copies and Certified copies are enclosed here with this report, showing the chain of title.
19	Any other details required for the purpose	No

Date. 30.08.2024

Place. Basmath.

  
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**ANNEXURE - C**

**CERTIFICATE OF TITLE**

I have examined the **Original/Certified/Digital/ 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 in the check list vide Annexure B and the other relevant factors.
- 1) I confirm having made a search in the Land Revenue records, I do  
(A) not find anything adverse which would prevent the Title Holders from creating a valid Mortgage.
- 1) Following scrutiny of Land Records/ Revenue Records and relative  
(B) title deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- 2) There are no prior Mortgage/Charges/ encumbrances whatsoever,  
(A) as could be seen from the Encumbrance Certificate for the period from **1995 to 2025 ( 30 yrs )** pertaining to the Immovable Property/ (ies) covered by above said Title Deeds. During the courses of searches, I have not come across a registered entry of encumbrance over this property. Therefore, I hold that, the property of the applicant is **free** from encumbrances.
- 2) In case of second/ subsequent charge in favour of the Bank, there  
(B) are no other mortgages/ charges other than already stated in the Local documents and agreed to by the Mortgagor and the Bank  
(delete, whichever is inapplicable)





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- 3) In case of default SARFAESI Act is applicable on this property  
(A) **Applicable.**
- 3) ~~In case of default SARFAESI Act is not applicable on this property.~~  
(B) **(delete, whichever is inapplicable)**
- 4) 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 if not applicable)**
- 5) The mortgage if created, will be available to the Bank for the liability of the intending borrower **Ganesh s/o Devrao Bhosale, R/o Basmath, Tq.Basmath, Dist.Hingoli.**

House property no.	Area	Type of construction	Situated at village
M.H.no. A/1012/1	49.43 Sq.m.	Open plot	Basmath, Tq.Basmath, Dist.Hingoli.

Date: 30.08.2024.

Place: Basmath.

  
Adv. Anil S. Deshpande.  
Panel in Advocate  
MAHARASHTRA GRAMIN BANK  
Basmathnagar, Dist. Hingoli



नगर परिषद वसमतनगर  
जा.क्र. ११५११-२४२५  
दिनांक १५/०५/२०२४

**मालमत्ता नोंदणी प्रमाणपत्र**

प्रमाणित करण्यात येते की, नगरपरिषद वसमतनगर रिव्हीजन रजिस्टर साल मन  
२००१-२००२ नुसार म्यु. घर नं. ( \_\_\_\_\_ ) नवीन म्यु. घर नं. (  $\frac{D}{1012/1}$  )

वर श्री/श्रीमती/सौ. गणेश देवराव भास्कर

या नावाने नोंद आहे.

करीता प्रमाणपत्र देण्यात येते.

~~15/05/2024~~  
15/05/2024  
रिव्हीजन विभाग प्रमुख  
नगरपरिषद वसमतनगर

वसमतनगर नगरपरिषद, वसमतनगर जिल्हा हिंगोली  
ASSESSMENT LIST OF BUILDINGS AND LANDS

वार्ड ( D ) 2001 - 2002 या वर्षासाठी कर आकारणीस पात्र असलेल्या इमारती आणि जमिनी यांची आकारणी सुची ( 225 ) -

रस्त्याचे/विभागाचे/मंडळाचे नाव	मातमत्ता क्रमांक (जुना)	मातमत्ता क्रमांक (नविन)	मातमत्तेचे वर्णन	मातकाचे नांव	भोगवटदाराचे नांव	भाड्याने दिलेल्या भागाचे भाडे	भाड्याने न दिलेल्या भागाचे अंदाजित वार्षिक भाडे	एकुण (8+9) इमारतीचे किंवा जमिनीचे वार्षिक भाडे	मुल्यमापी इत्यादी सटी 10 टक्के कर	इमारतीचे किंवा जमिनीचे
02	03	04	05	06	07	08	09	10	11	12
			ड 1012/1 अ. नं. 91/1 मधील (हॉटेल) नं. 12 पॅन्सी व मॅन्स 49.43 चौ.मी	जोशी सि. अ. खासम रस्त्या जोशी देवयव श्रीमंत						
			SS	SS						→ अ. नं. 755/24 जा. नं. 1703/24 डि. 10/4/24 चे गमांतर कार्य वहेत प्रमा. 11/4/24 चे देखावट अर्थ

कराच्या आलेल्या कराची एकुण रक्कम				एकुण (13+17)	अपिलाचे निकाल आणि त्यानंतरचे फेरफार								नंतर याद किंवा घट करण्यात आलेल्या रकमेचे अंदाजित निर्देशांतर रेश
नगरपालिकांचा		शासनाचा			नगरपालिकांचा				शासनाचा				
विशेष शिक्षण कर 2%	वृक्षकर 1%	शिक्षण कर	रोजगार हमी कर		कर योग्य मुल्य इमारत किंवा जमिन	एकत्रित मातमत्ता कर 22%	विशेष शिक्षण कर 2%	वृक्षकर 1%	शिक्षण कर	रोजगार हमी कर	एकुण (20+24)		
14	15	16	17	18	19	20	21	22	23	24	25	26	
-	-	-	-	-	-	-	-	-	-	-	-	-	-



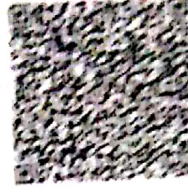
10/4/24  
रिव्हिजन विभाग प्रमुख  
नगरपरिषद वसमतनगर



भारत सरकार  
GOVERNMENT OF INDIA



गणेश देवराव भोसले  
Ganesh Devarao Bhosale  
जन्म वर्ष / Year of Birth : 1981  
पुरुष / Male



6680 8092 2069

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O देवराव भोसले, अंबा चोंडी,  
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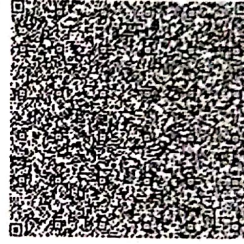
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



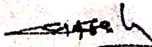
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
EVIPB1970H



नाम / Name  
GANESH DEVARAO BHOSALE

पिता का नाम / Father's Name  
DEVARAO BHOSALE

जन्म की तारीख /  
Date of Birth  
01/01/1981

  
हस्ताक्षर / Signature

05112019