

**TITLE INVESTIGATION REPORT IN RESPECT OF IMMOVABLE**

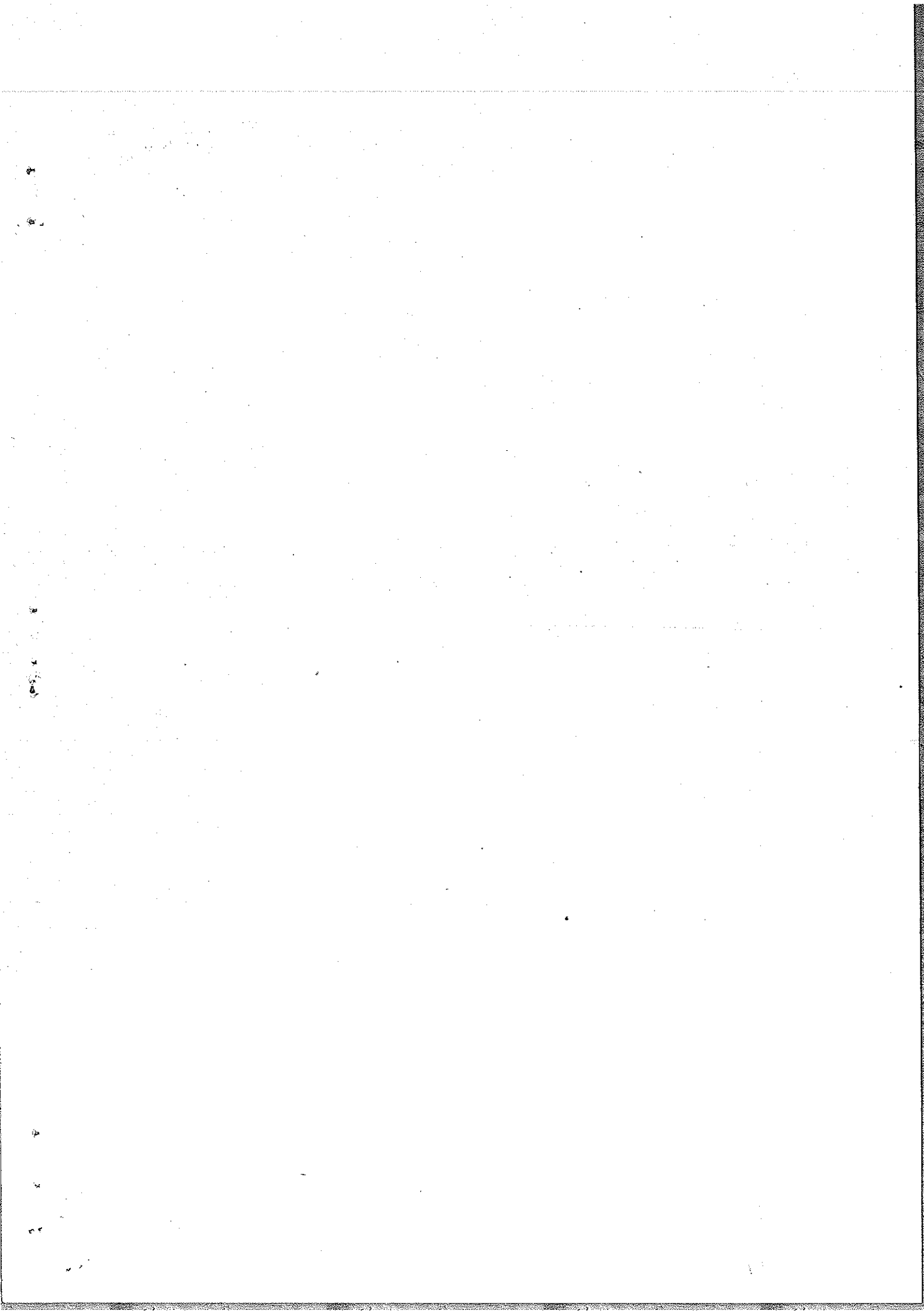
**PROPERTY**

<p>1. a. Name of the branch / Business Unit / office seeking opinion.</p>	<p>b. Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.</p>	<p>c. Name of the borrower</p>	<p>M/s Ganesha Agro Industries, C-3 MIDC Area, Khanapur, Taluka Degloor, District Nanded through Partners 1) Mr. Nikhil Ganesha Achintalwar 2) Mr. Pravin Venkatrao Achintalwar 3) Mr. Ganesha Vithalrao Kotgire and 4) Mr. Bhimesha Vithalrao Kotgire.</p>	<p>a. Name of the unit / concern / company / person offering the property/ (ies) as security.</p>	<p>b. Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.</p>	<p>c. State as to under what capacity is security offered. ( whether as joint applicant or borrower or as guarantor, etc.)</p>	<p>3. Complete or full description of the immovable property/ (ies) offered as</p>
<p>State Bank of India, Branch SME, Doctor's Lane, Vazirabad, Nanded.</p>	<p>--</p>	<p></p>	<p>1) Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesha Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar.</p>	<p>Joint Owner/ Borrower/ Guarantor/ Mortgage.</p>	<p>Joint Owner/ Borrower/ Guarantor/ Mortgage.</p>	<p>Joint Owner/ Borrower/ Guarantor/ Mortgage.</p>	<p>All the piece and parcel of Agricultural land admeasuring 04 H</p>

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Advocate



5 2012



<p>d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries</p>		<p>46 R, bearing Gut No. 363, situated at Mouje Karadkhd, Taluka Degloor, District Nanded, within the Gram Panchayat limits of Gram Panchayat, Karadkhd and within the Registration limits of Sub-Registrar, Nanded-1/2/3.</p>
<p>c) extent/ area including ploth / built up area in case of house property.</p>	<p>--</p>	
<p>b) Door / House No. (in case of house property)</p>	<p>--</p>	
<p>c) Survey No.</p>	<p>--</p>	
<p>c) Gut No.</p>	<p>Gut No. 363</p>	
<p>b) City Survey No.</p>	<p>--</p>	
<p>a) Plot No.</p>	<p>--</p>	
<p>security including the following details.</p>	<p>46 R, bearing Gut No. 363, situated at Mouje Karadkhd, Taluka Degloor, District Nanded, within the Gram Panchayat limits of Gram Panchayat, Karadkhd and within the Registration limits of Sub-Registrar, Nanded-1/2/3, bounded by, East - Land Gut No. 362, West - Land Gut No. 367, South- Land Gut No. 360 and North - Land Gut No. 365.</p>	

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4. a) Particulars of documents scrutinized serially and chronological.

b) Name of documents verified and as to whether they are original or certified copies or registration extract duly certified.

Sr. No	Date	Name of Parties	Remarks
01	--	7/12 Extract of Land Gut No. 363, Mouje Karadhed, Taluka Degloor, District Nanded for the year 1994-95 to 2014-15.	Certified Copy.
02	05.07.2014	Mutation Entry No. 1019 issued by Revenue Department.	Certified Copy.
03	22.12.2021	7/12 Extract of Land Gut No. 363, Mouje Karadhed, Taluka Degloor, District Nanded.	Photo Copy.
04	27.12.2021	Tonch map of Land Gut No. 360, Mouje Karadhed, Taluka Degloor, District Nanded.	Original.
05	28.07.2014	Consent Letter issued by Mr. Sanjay Venkatrao Achintalwar in favour of Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar.	Photo Copy.

5.	Whether certified copy of all title documents are obtained from the relevant Sub-registrar, office & compared with the documents made available by the proposed mortgagor? (please also enclose all such certified copies and relevant fee receipt along with the TIR)	is available. Certified copies of all Revenue Record
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for	Yes, the same is verified and annexed for the year 2002-2022.

*Sandep R. Agrawal*  
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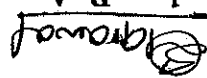
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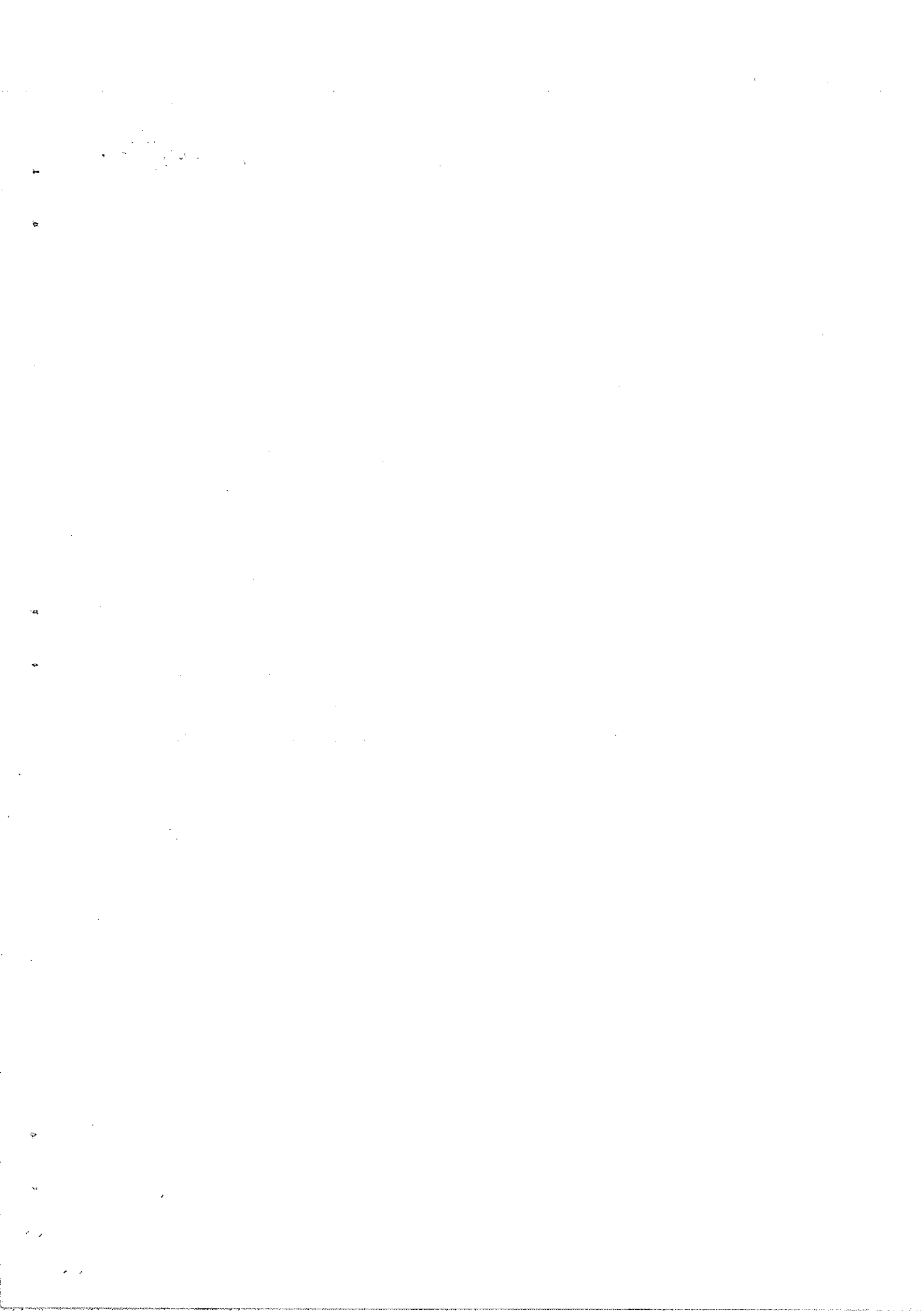
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		verification through any online portal or computer system?	
Yes, E-Search is annexed herewith.		b) If such online/ computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.	
Not possible.		a) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	
Office of Sub-Registrar, Degloor.		a) Property offered as security falls within the jurisdiction of which Sub- registrar office ?	7.
Not possible.		b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of Sub- registrar/ district registrar/ registrar general. If so, please name all such offices ?	
Yes, search have made at office of Sub-Registrar, Degloor.		c) Whether search has been made at all the offices named at above ?	
No.		d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	





8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever minor's interest or other clog on title.

**PROPERTY UNDER TIR**

All the piece and parcel of Agricultural land admeasuring 04 H 46 R, bearing Gut No. 363, situated at Mouje Karadkhed, Taluka Degloor, District Nanded, within the Gram Panchayat limits of Gram Panchayat, Karadkhed and within the Registration limits of Sub-Registrar, Nanded-1/2/3, bounded by,


East	-	Land Gut No. 362,
West	-	Land Gut No. 367,
South	-	Land Gut No. 360 and
North	-	Land Gut No. 365.

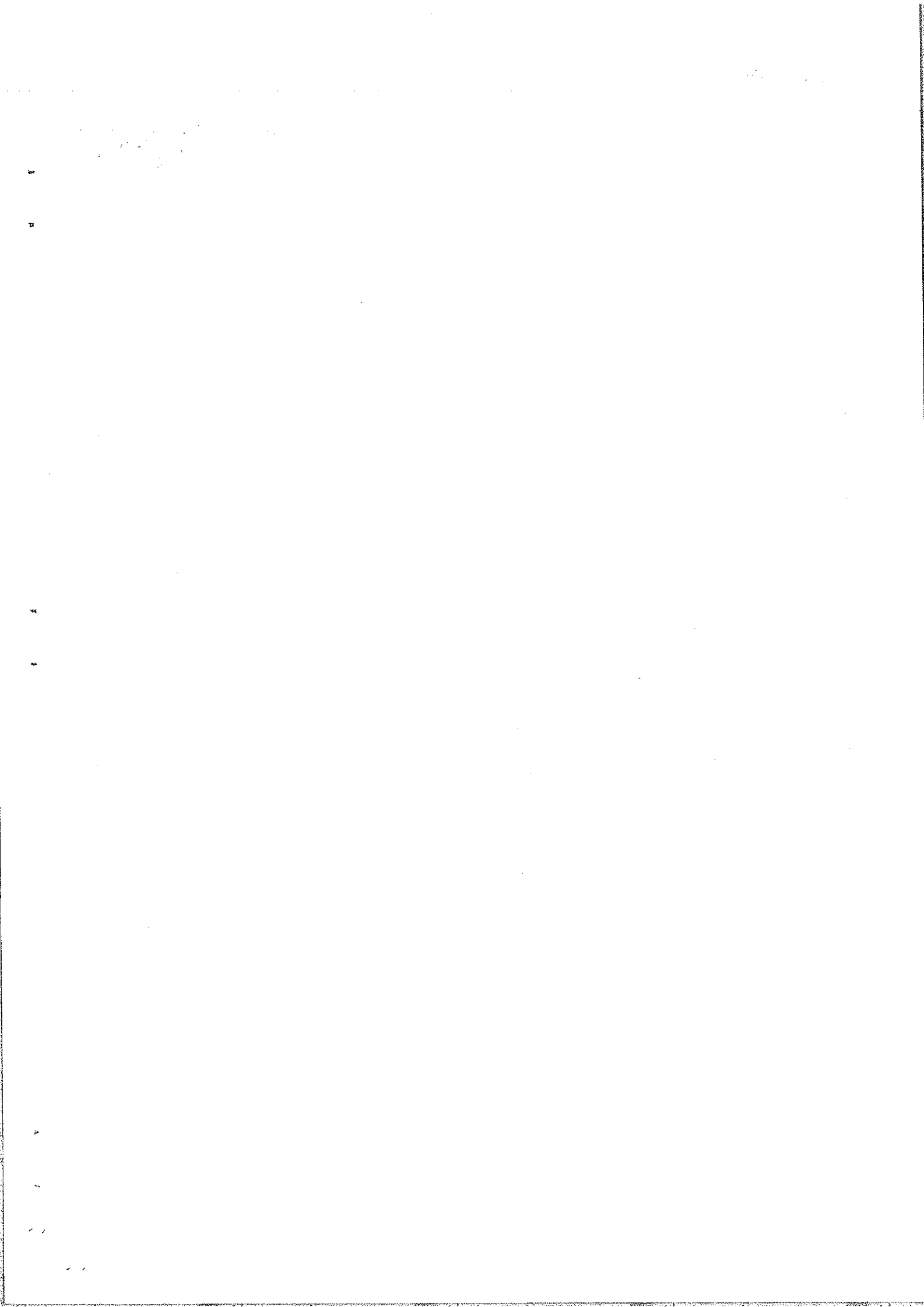
That, on perusal of above record, it reveals that, Agricultural land under TIR was ancestral property of 1) Mr. Sanjay Venkatrao Achintalwar 2) Mr. Pravin Venkatrao Achintalwar 3) Mr. Ganesh Venkatrao Achintalwar and 4) Mr. Raju Venkatrao Achintalwar.

That, on dated 28.07.2014 partition took place in between 1) Mr. Sanjay Venkatrao Achintalwar 2) Mr. Pravin Venkatrao Achintalwar 3) Mr. Ganesh Venkatrao Achintalwar and 4) Mr. Raju Venkatrao Achintalwar and accordingly Mr. Sanjay Venkatrao Achintalwar has surrendered his right from the Agricultural land and thereafter 1) Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar remained owner and possessor of Agricultural land under TIR and mutation to that effect took place vide Mutation Entry No. 1019.

That, 1) Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar have mortgaged the Agricultural land under TIR in favour of Bank of Maharashtra, Branch Degloor to secure the loan obtained by M/s Ganesh Agro Industries, C-3 MIDC Area, Khanapur, Taluka Degloor, District Nanded vide its deed bearing Day Book No. 221/2017, dated 08.02.2017.

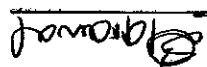
That, 1) Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar have mortgaged the Agricultural land under TIR in favour of Bank of Maharashtra, Branch Degloor to secure the loan obtained by M/s

  
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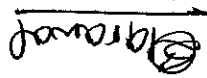
Ganesh Agro Industries, C-3 MIDC Area, Khanapur, Taluka Degloor, District Nanded  
 vide its deed bearing Day Book No. 952/2020, dated 26.06.2020.  
 That, so there is a charge/ encumbrance of Bank of Maharashtra, Branch Degloor  
 over the plots under TIR.

9	Nature of title of the intended mortgagor :	Full ownership right, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.
10	If leasehold, whether :	That, the property under TIR is not leasehold property, therefore this column will not be applicable.
	a) Lease deed is duly stamped and registered.	Not applicable.
	b) Lessee is permitted to mortgage the leasehold right,	Not applicable.
	c) Duration of the lease / unexpired period of lease,	Not applicable.
	d) If sub-lease, check the lease deed in favour of the lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also.	Not applicable.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)	Not applicable.
	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable.

  
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10/10/2010

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11 : If government grant/ allotment/ lease cum / sale agreement, whether, grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, That, the property is not Government grant/ allotment/ lease cum sale agreement, therefore this column will not be applicable.		The mortgagor is competent to create charge on such property, : Not applicable.	
Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available. : Not applicable.		If occupancy right, whether : Yes.	
a) Such right is heritable and transferable, That, the mortgagors are having heritable and transferable right, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.		b) Mortgage can be created Yes, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.	
Nature of minor's interest, if any and if so, : That, there is no any minor's interest in the property under TIR, therefore this column will not be applicable.		whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	
If the property has been transferred by way of gift/ settlement deed, whether, That, the property under TIR is not transferred by way of Gift/ Settlement deed, therefore this column will not			

1. Introduction

2. Methodology

3. Results

4. Discussion

5. Conclusion

6. References

7. Appendix

8. Acknowledgements

9. Contact Information

10. Disclaimer

11. Glossary

12. Index

13. Bibliography

14. Figures

15. Tables

16. Footnotes

17. Endnotes

18. Appendix A

19. Appendix B

20. Appendix C

21. Appendix D

22. Appendix E

23. Appendix F

24. Appendix G

25. Appendix H

26. Appendix I

27. Appendix J

28. Appendix K

29. Appendix L

30. Appendix M

31. Appendix N

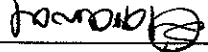
32. Appendix O

33. Appendix P

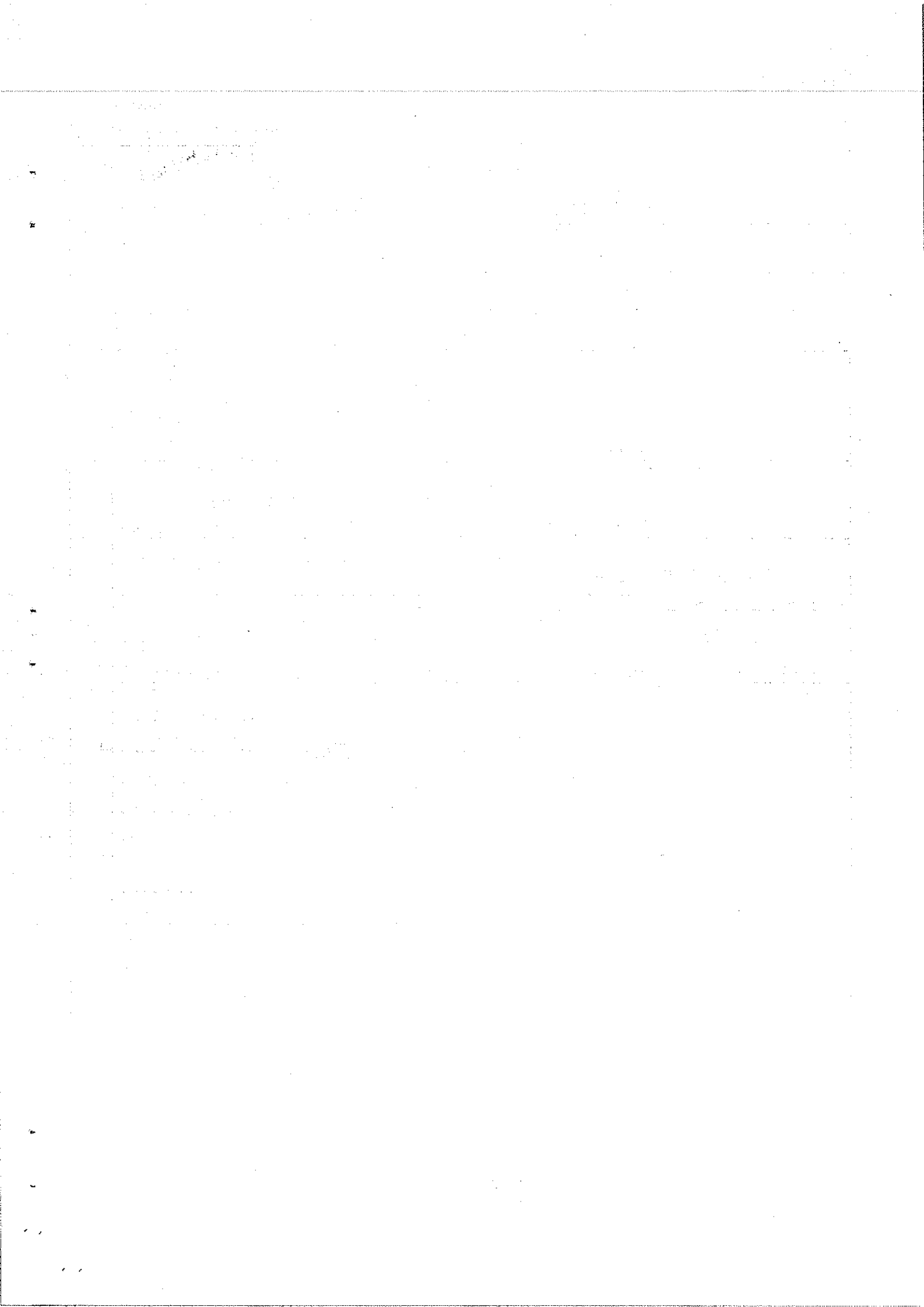
34. Appendix Q

35. Appendix R

36. Appendix S

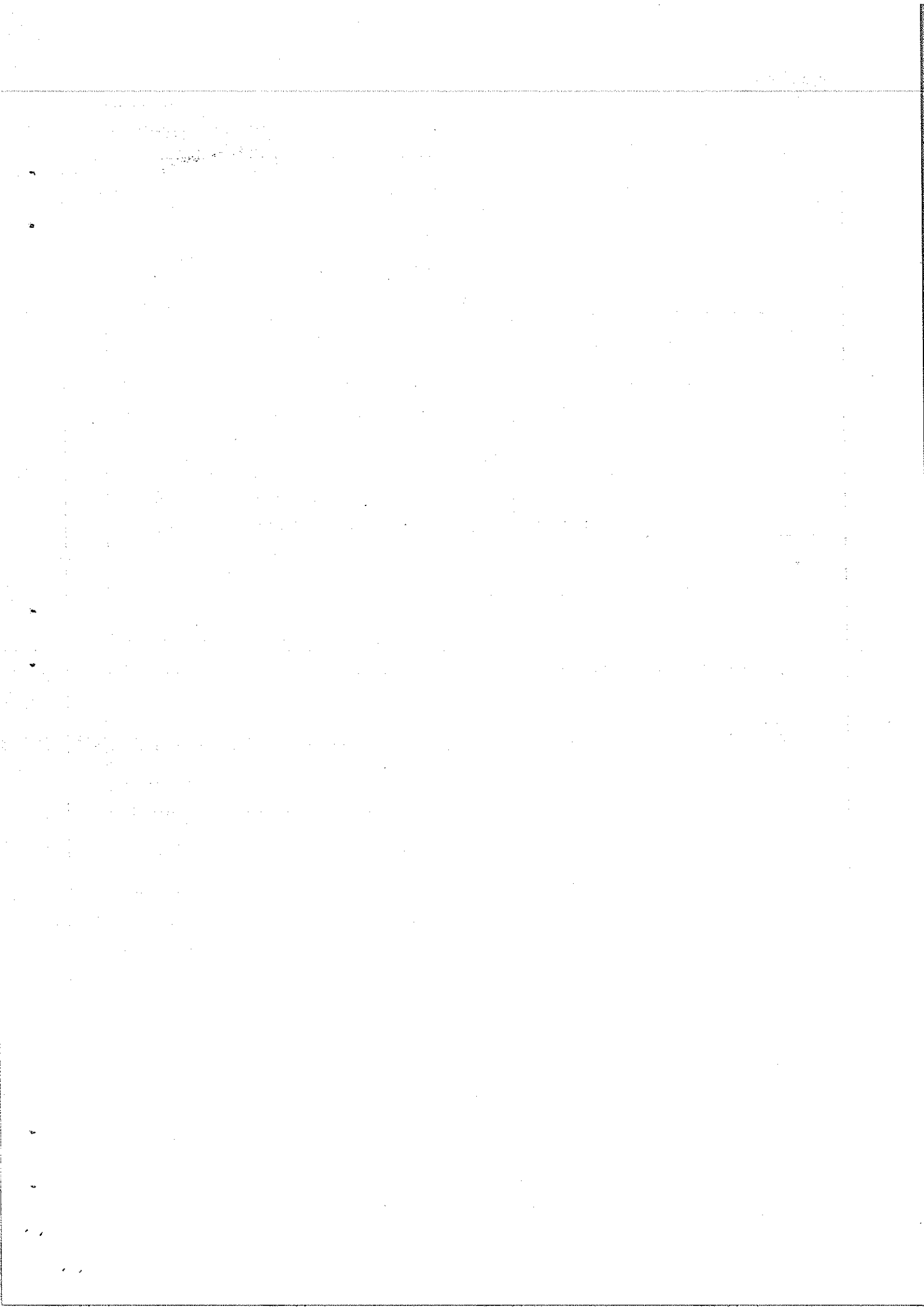
  
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		a) The gift/ settlement deed is duly stamped and registered;		Not applicable.
		b) The gift/ settlement deed has been attested by two witnesses;		Not applicable.
		c) The gift/ settlement deed transfers property to the donee;		Not applicable.
		c) Whether the donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by auctions.		Not applicable.
		e) Whether there is any restriction on the donor in executing the gift/ settlement deed in question;		Not applicable.
		f) Whether the donee is in possession of the gifted property;		Not applicable.
		g) Whether any life time interest is reserved for the donor or any other person and whether there is a need for any other person to join in the creation of mortgage;		Not applicable.
		h) Any other aspect affecting the validity of title passed through the gift / settlement deed.		Not applicable.
15	a) In case of partition/ family 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.		That, the property under TIR is derived by way of Partition/ Family settlement deed.	Original partition deed is not available.





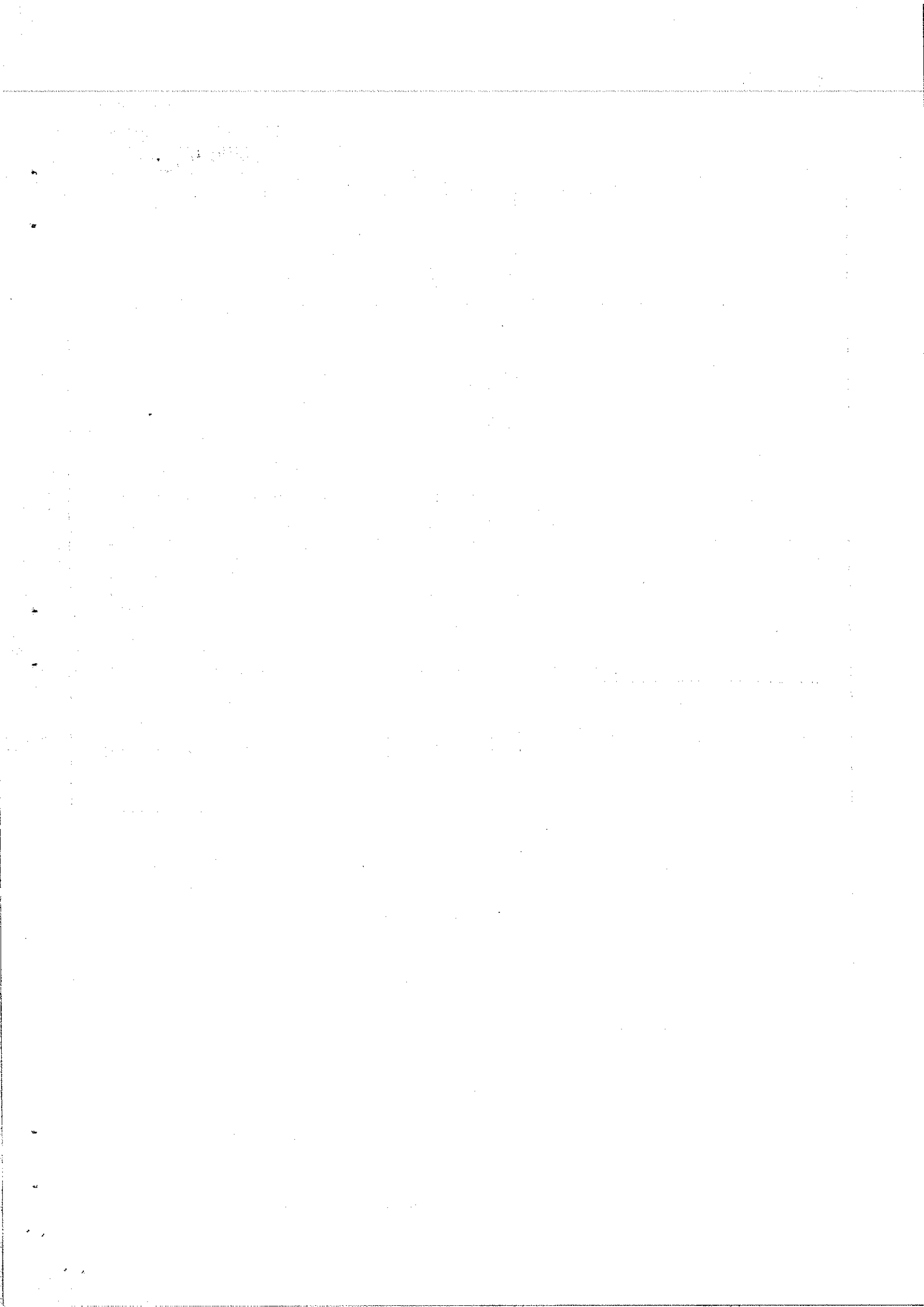
b) Whether mutation has been affected and enjoyment of his share.	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed / complied with.	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	16 Whether the title documents include any testamentary documents / wills ?	a) In case of wills, whether the wills is registered will or unregistered will?	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent Court?	c) Whether the property is mutated on the basis of will?	d) Whether the original will is available?	e) Whether the original death certificate of the testator is available?
Yes.	Yes, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.	Not applicable.	Not applicable.	That, the title documents include documents / wills, therefore this column will not be applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.



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<p>Not applicable.</p>	<p>f) What are the circumstances and / or documents to establish the will in question is the last and final will of the testator?</p>
<p>That, the property is not wakf property, therefore this column will not be applicable.</p>	<p>a) Whether the property is subject to any wakf Rights</p>
<p>Not applicable.</p>	<p>b) Whether the property belongs to church/ temple or any religious/ other institutions having restriction in creation of charges on such properties?</p>
<p>Not applicable.</p>	<p>c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?</p>
<p>That, the property is not HUF/ joint family property, therefore this column will not be applicable.</p>	<p>a) Whether the property is a HUF/ 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.</p>
<p>Not applicable.</p>	<p>b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?</p>
<p>That, the property does not belongs to trust, therefore this column will not be applicable.</p>	<p>a) Whether the property belongs to any trust or is subject to the rights of any trust?</p>
<p>Not applicable.</p>	<p>b) Whether the trust is a private or public trust and whether trust deed specifically authorize the mortgage of the property?</p>
<p>Not applicable.</p>	<p>c) If so additional precautions /</p>

*(Signature)*



	permissions to be obtained for creation of valid mortgage?		
	(d) Requirements, if any for creation of mortgage as per the Central/ State Laws applicable to the trust in the matter.	Not applicable.	
20	a) If the property is agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation / enforcement of mortgage. ✓	Yes, the property to be mortgage is Agricultural land and the same can be mortgage. ✓	
	b) In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Yes. ✓	
	c) In case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained ?	Not applicable.	
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security ( viz. Agricultural laws, weaker sections, minorities, land laws, SEZ regulations, Coastal zone regulations, environmental clearance etc )	No.	
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings? b) Whether any search/enquiry made with	No.	Not found.

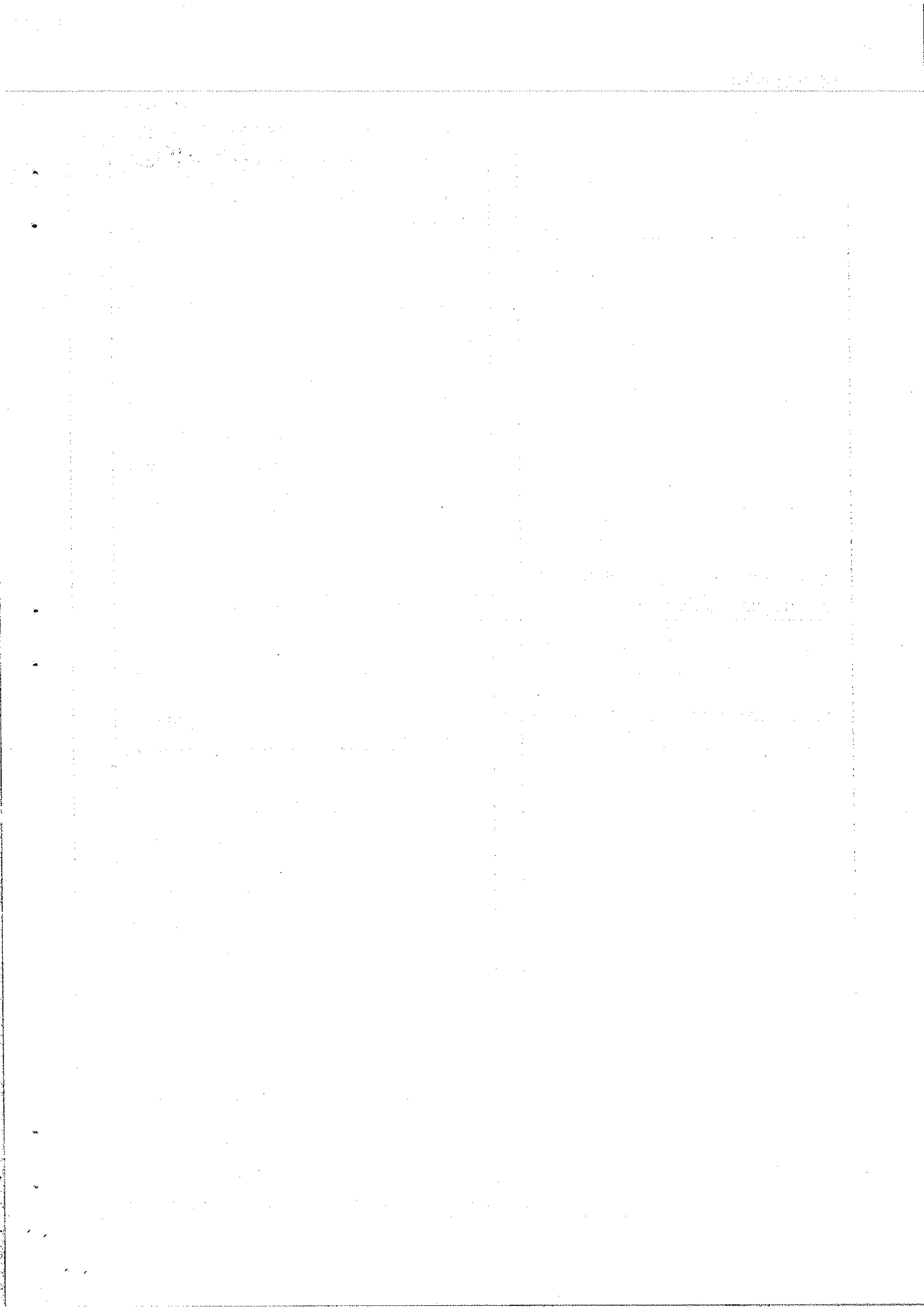
The first part of the report deals with the general situation in the country. It is noted that the economy is still in a state of depression, and that the government has taken various measures to stimulate it. The second part of the report deals with the financial situation, and the third part deals with the social situation.

The financial situation is particularly serious, and it is noted that the government has had to resort to various measures to raise revenue. The social situation is also a cause for concern, and it is noted that the government has taken various measures to improve it.

The report concludes by noting that the government has made significant progress in various areas, but that there is still a long way to go. It is hoped that the government will continue to take the necessary measures to improve the country's situation.

*(Signature)*

		the land Acquisition Officer and the outcome of such relevant search/enquiry?	
No.		a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	23
Not applicable.		b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	
No.		c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/ marking.	
That, the property under TIR does not belong to Partnership firm, therefore this column will not be applicable.		a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	24
Not applicable.		b) Property belongs to the partners, whether thrown on hotchpots ? Whether formalities for the same have been completed as per applicable laws?	
Not applicable.		c) Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm?	
That, the property does not belongs to Limited Company, so this column will not be applicable.		a) Whether the property belongs to a limited company, check the borrowing powers, board resolution, authorization to create mortgage/ execution of documents,	25



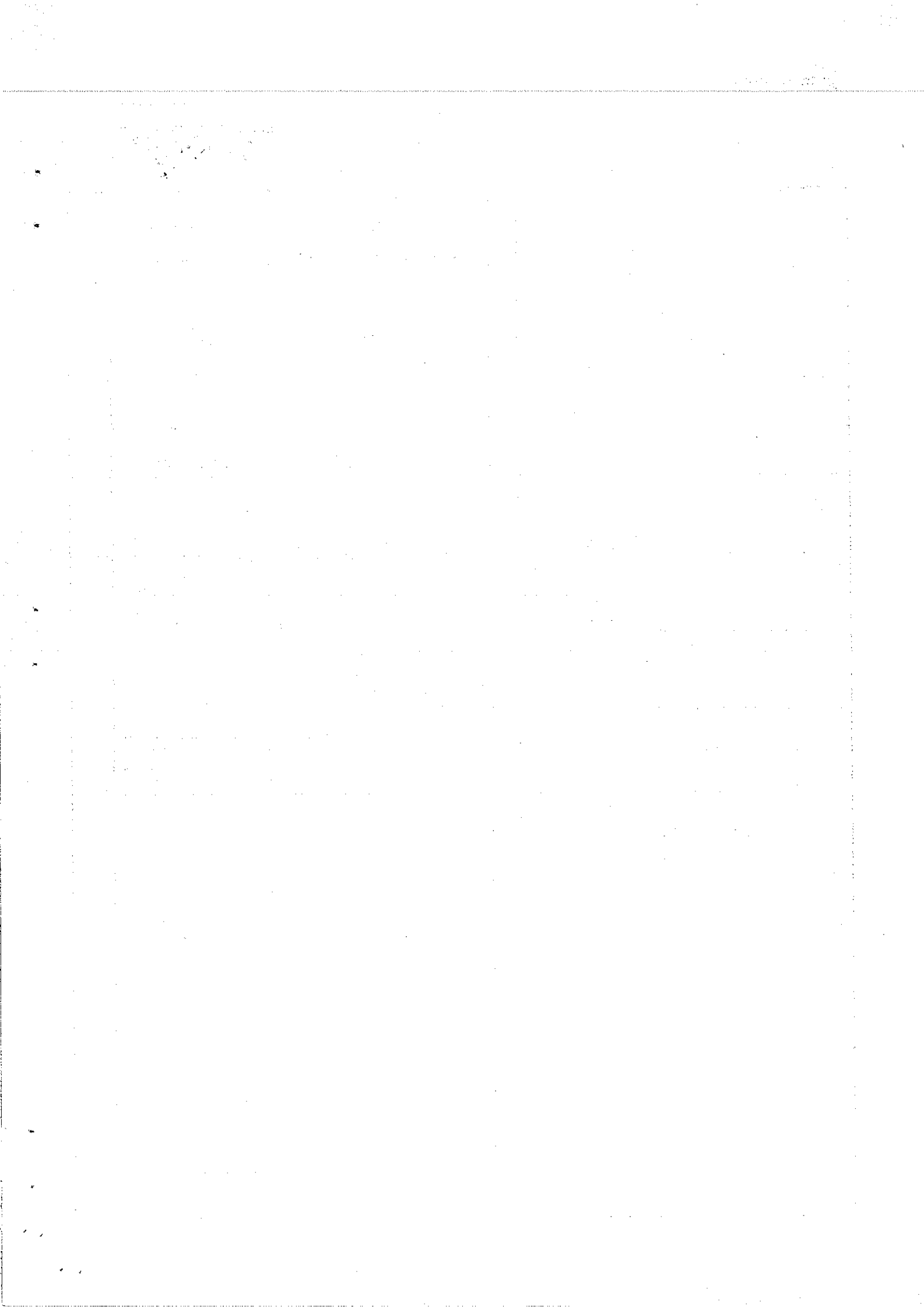


<p>Not applicable.</p>	<p>c) In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the</p>
<p>Not applicable.</p>	<p>b) Whether the POA involved is one coupled with interest, i.e. Development Agreement cum power of attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.</p>
<p>That, no POA is involved in the claim of title, so this column will not be applicable.</p>	<p>27 a) Whether the POA is involved in the claim of title?</p>
<p>That, the property under TIR does not belongs to Society, therefore this column will not be applicable.</p>	<p>26 In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.</p>
<p>No. Not applicable.</p>	<p>registration of any prior charges with the Company Registrar ( ROC), Articles of Association/ provision for common seal etc. b) i) Whether the property (to be mortgage) is purchased by the above company from any other company or limited liability partnership (LLP) firm? Yes / No. ii) If yes whether the search of charges of the property (to mortgage) has been carried out with Registrar of companies (ROC) in respect of such vendor company/ LLP (seller) and the vendee company purchaser)?</p>

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Advocate

	<p>builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their partners/Employees/ Authorised Representatives to sign Flat Allotment Letters, NOCs, Agreement of sale, Sale Deeds, etc. in favour of buyers of flats/ units ( builder's POA) or (ii) other type of POA (common POA)</p>	Not applicable.	<p>(d) In case of builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA?</p>	Not applicable.	<p>(e) In case of common POA ( i.e. POA other than builder's POA, please clarify the following clauses in respect of POA.)</p>	<p>Not applicable. Not applicable. Not applicable. Not applicable.</p>	<p>i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is registered one? iii. Whether the POA is special or general one ? iv. Whether the POA contains a specific authority for execution of title document in question?</p>	Not applicable.	<p>f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)</p>	Not applicable.	<p>g) Please comment on the genuineness of</p>
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	POA?	
28	<p>Whether mortgage is being created by a POA holder, check genuineness 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 the Law of the place, where it is executed.</p>	No.
29	<p>If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:</p>	<p>That, the property is not flat/ apartment or residential / commercial complex, therefore this column will not be applicable.</p>
	a) Promotor's / land owner's title to the land/building;	Not applicable.
	b) Development agreement/ Power of attorney;	Not applicable.
	c) Extent of authority of the Developer/ builder;	Not applicable.
	d) Independent title verification of the land and / or building in question;	Not applicable.
	e) Agreement for sale (duly registered)	Not applicable.
	f) Payment of proper stamp duty;	Not applicable.
	g) Requirement of registration of sale agreement, development agreement, POA etc;	Not applicable.
	h) Approval of building plan, permission of appropriate/ local authority, etc;	Not applicable.

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~~Sandeep K. Agrawal~~  
Advocate

Not applicable.	i) Conveyance in favour of Society/ Condominium concerned;
Not applicable.	j) Occupancy Certificate/ allotment letter/ letter of possession;
Not applicable.	k) Membership details in the society etc;
Not applicable.	l) Share Certificate;
Not applicable.	m) No objection letter from the society;
Not applicable.	n) All legal requirements under the local/ Municipal Laws, regarding ownership of flats/ Apartments/ building regulations, Development Control regulations, Co-op. Societies Laws etc.;
Not applicable.	o) Requirements for noting the bank charges on the records of the housing society, if any;
Not applicable.	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.
Not applicable.	q) Whether the numbering pattern of the units/ flats tally in all documents such as approved plan, agreement plan, etc.
That, there is registered charge/ encumbrance of Bank of Maharashtra, Branch Degloor over the property under TIR.	Encumbrances, attachments, and / or claims whether of Government, Central or State or other local authorities or third party claims, liens etc. and details thereof.
1993-2022 i.e. 30 years vide Application No. 0-2022, Receipt No. 151,	31 The period covered under the encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if





any.

Dated 13.01.2022.

E-Search is enclosed herewith.

32

Details regarding property tax or land

Not applicable.

revenue or other statutory dues paid/  
payable as on date and if not paid, what  
remedy?

33

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.

34

Details of RTC extracts/ mutation extracts/  
khata extracts pertaining to the property in  
question.

Annexed herewith.

35

Whether the name of mortgagor is reflected  
as owner in the revenue/ Municipal/ village  
records?

Yes.

36

a) Whether the property offered as security  
is clearly demarcated?

Yes.

b) Whether the demarcation/ partition of  
the property is legally valid?

Yes.

c) Whether the property has clear access as  
per documents?

No.

37

Whether the property can be identified  
from the following documents, and  
discrepancy/ doubtful circumstances, if any  
revealed on such scrutiny?  
a) Document in relation to electricity  
connection;

The property under TIR can be  
identified from 7/12 Extract and  
Torch map.

Sandeep R. Agrawal  
Advocate

*(Signature)*

10/10/10

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Sandeep R. Agrawal  
Advocate

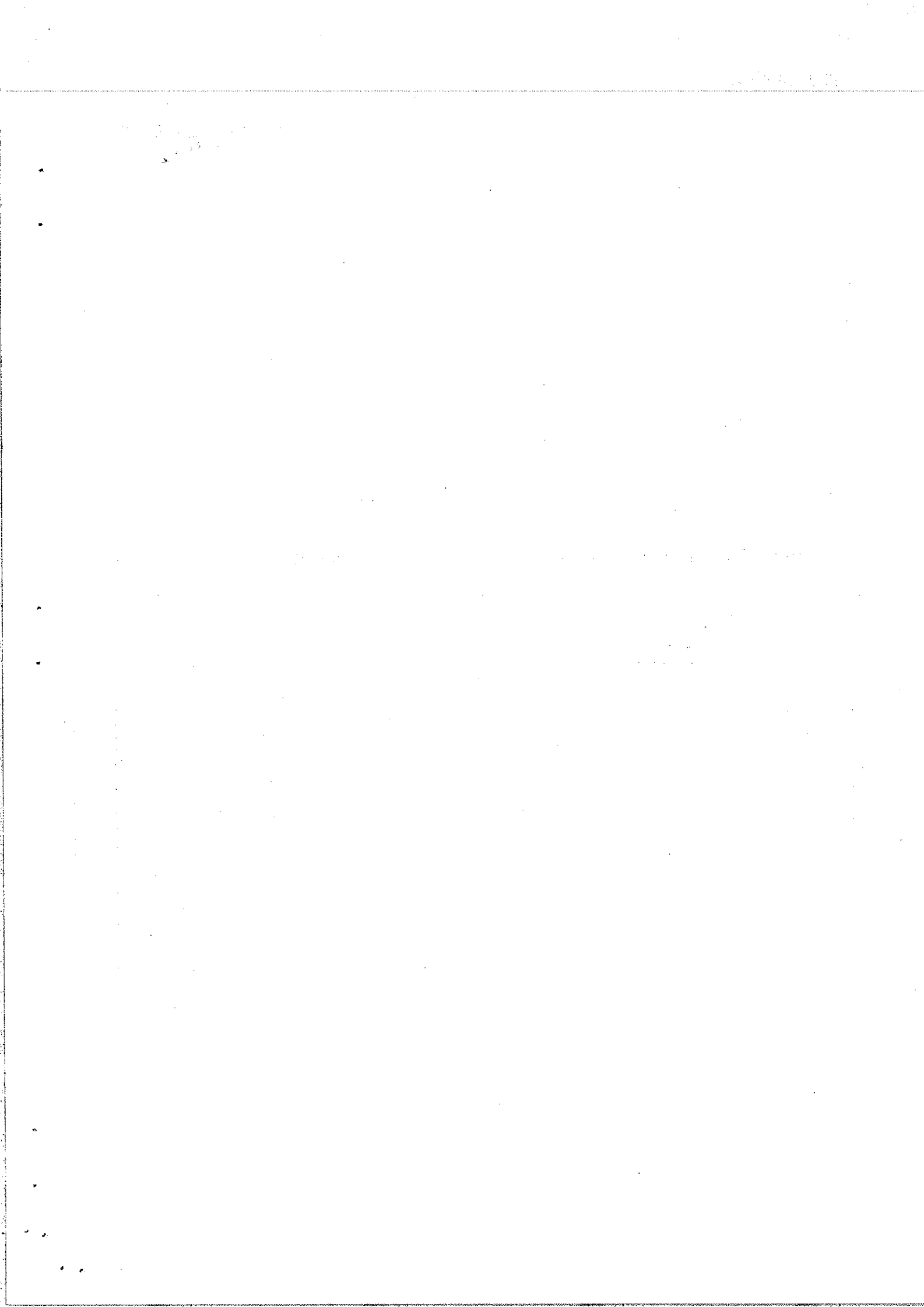
38	b) Document in relation to water connection; c) Document in relation to Sales tax Registration, if any applicable; d) Other utility bills, if any;		In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents or the actual current boundary? Is so please elaborate/ comment on the same.		Not found.
39	If the valuation report and / or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds.	(If the valuation report approved plan are not available at the time of preparation of TIR, please provide those comments subsequently, on making the same available to the advocate)	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.	41	Whether the bank will be able to enforce SARFESI Act, if required against the property offered as security?
			Already there is a charge/ encumbrance of Bank of Maharashtra, Branch Degloor found over the property under TIR.		No.

10/10/2010

10/10/2010

[The remainder of the page contains extremely faint and illegible text, likely bleed-through from the reverse side of the document.]

42	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 precautions to be taken by the bank in this regard.		Whether the governing law/ constitutional documents of the mortgagor (other than the natural persons) permits creation of mortgage and additional precautions, if any, to be taken in such cases.	43	That, if the bank is going to sanction loan by mortgaging the property under TIR, then firstly Registered Redemption of Mortgage from Bank of Maharashtra, Branch Degloor in the name of M/s Ganesh Agro Industries should be obtained, secondly Registered Mortgage should be obtained and charge of loan should be recorded in Revenue Record.	44	Additional aspects relevant for investigation of title as per local laws.	45	Additional suggestions, if any to safeguard the interest of bank/ ensuring the perfection of security.	That, if the bank is going to sanction loan by mortgaging the property under TIR, then firstly Registered Redemption of Mortgage from Bank of Maharashtra, Branch Degloor in the name of M/s Ganesh Agro Industries should be obtained, secondly Registered Mortgage should be obtained and charge of loan should be recorded in Revenue Record.	46	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao
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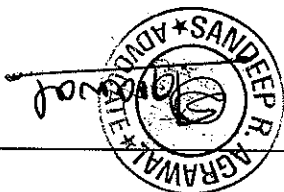


Sandeep R. Agrawal  
Advocate

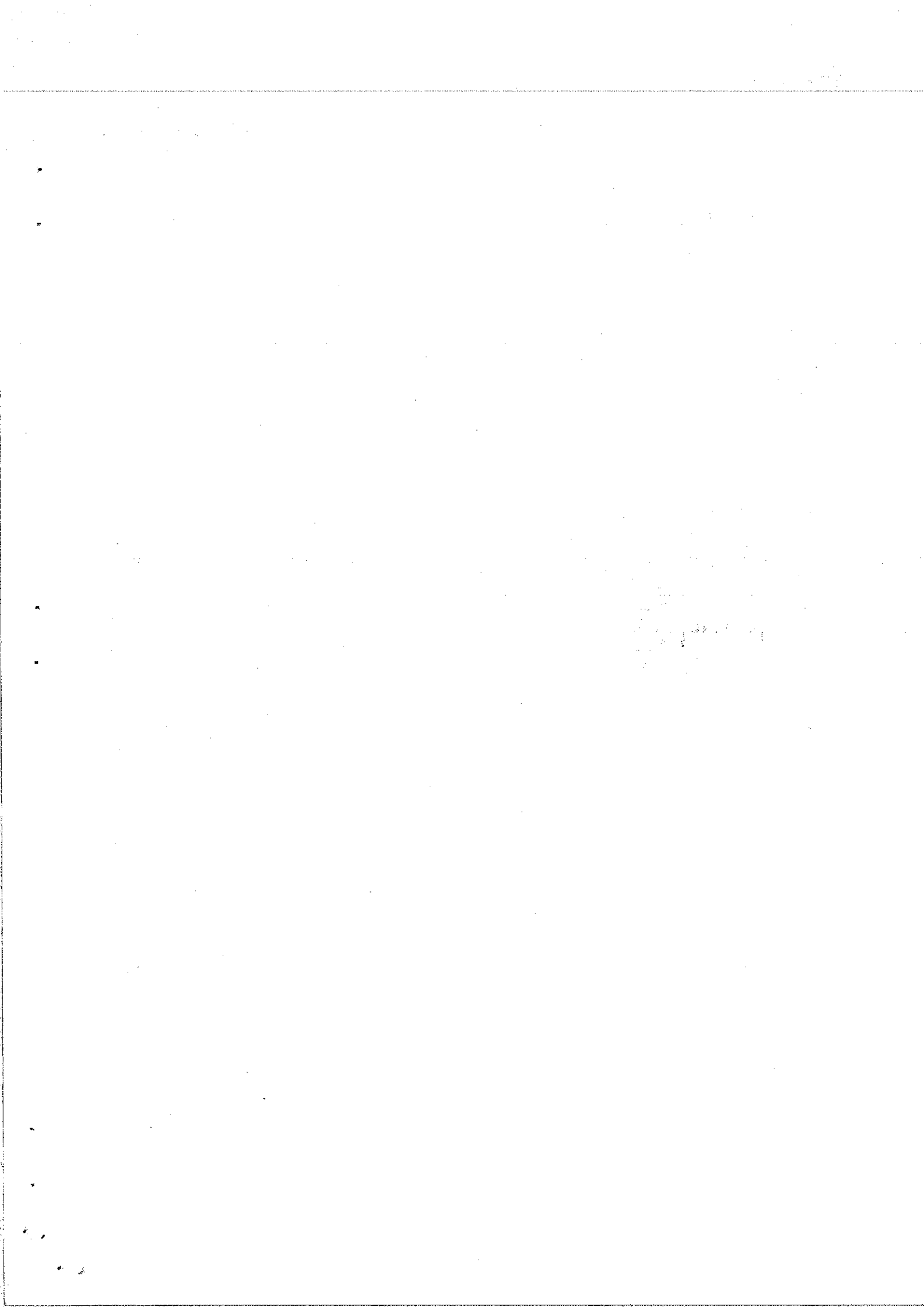
Adv. Sandeep R. Agrawal.

Date : 14.01.2022

Place : Nanded



Achintalwar.		Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	47
No.		Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	
Not applicable.		Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	
Not applicable.		Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	
Not applicable.			





**Certificate of Title on the Basis of Certified copies of the Title Deeds**

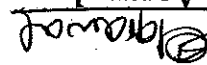
1. I have examined the Certified copies intended to be deposited relating to the schedule property to be offered as security by way of Registered Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that if the said Registered Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Registered Mortgage subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor and I further certify that:

2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices /Sub-Registrar Office, Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakt Board (wherever applicable). Except the charge/ encumbrance of Bank of Maharashtra, Branch Degloor, I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There is charge/ encumbrance of Bank of Maharashtra, Branch Degloor as could be seen from the Encumbrance Certificate for the period from 1993 to 2022 pertaining to the Immovable Property covered by above said Certified copies Title

Deeds.   
Sandeep R. Agrawal  
Advocate

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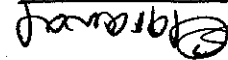
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower M/s Ganesh Agro Industries, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.

8. I certify that Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar has/ have an absolute, clear and Marketable title over the Schedule property, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor. I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.

9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deeds/ documents the certified copies of which have been examined would create a valid and enforceable mortgage:-

Sr. No	Date	Name of Parties	Remarks
01	--	7/12 Extract of Land Gut No. 363, Mouje Karadkhed, Taluka Degloor, District Nanded for the year 1994-95 to 2014-15.	Certified Copy.
02	05.07.2014	Mutation Entry No. 1019 issued by Revenue Department.	Certified Copy.
03	22.12.2021	7/12 Extract of Land Gut No. 363, Mouje Karadkhed, Taluka Degloor, District Nanded.	Certified Copy.
04	27.12.2021	Tonch map of Land Gut No. 363, Mouje Karadkhed, Taluka Degloor, District Nanded.	Original.

  
Sandeep R. Agrawal  
Advocate

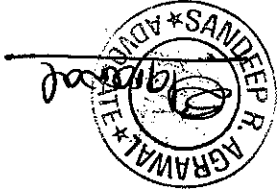


11. Except the charge/ encumbrance of Bank of Maharashtra, Branch Degloor, there are no legal impediments for creation of mortgage on production of the original title deeds of which I have examined under any applicable law/ Rules in force.

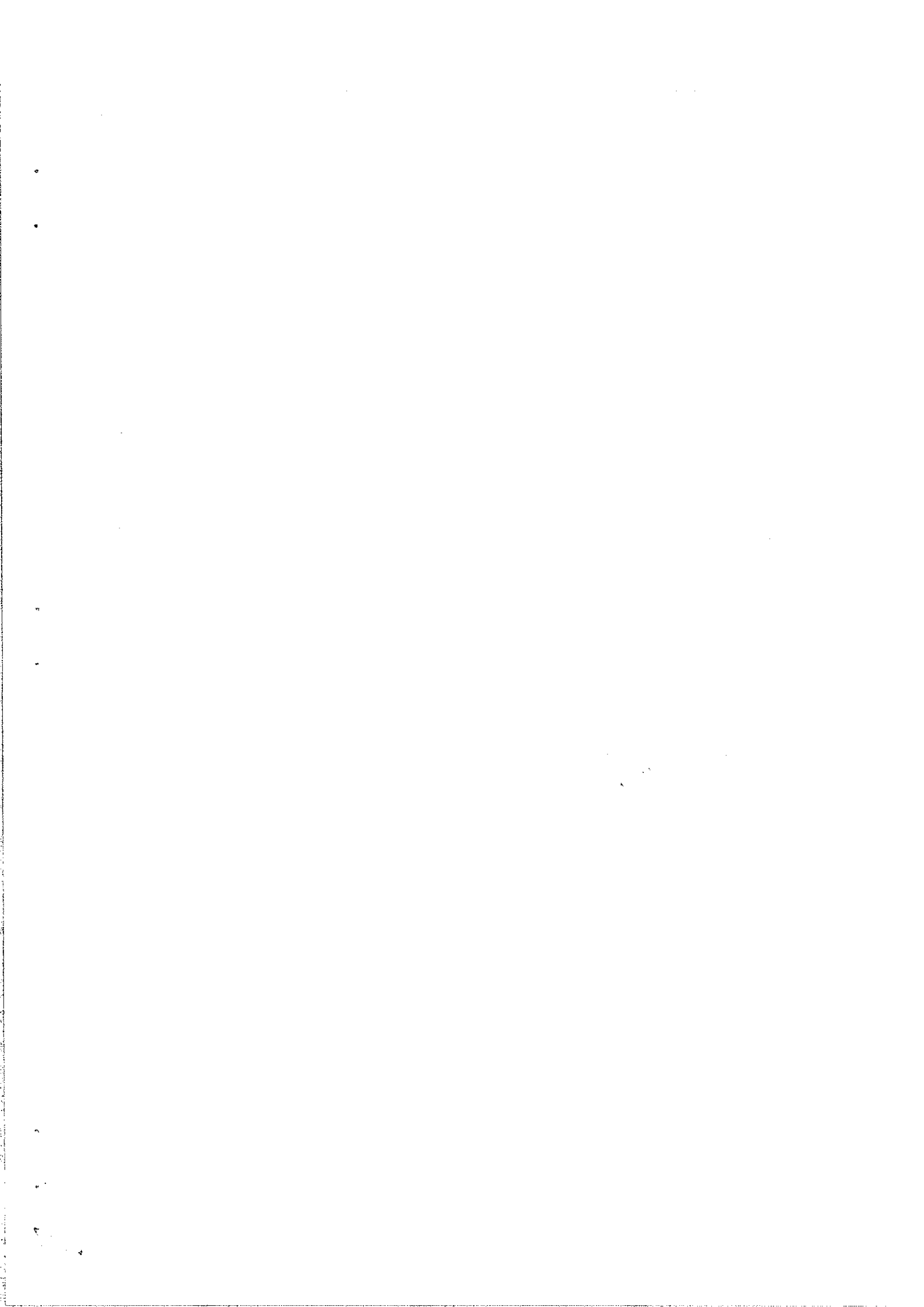
**SCHEDULE OF THE PROPERTY**

All the piece and parcel of Agricultural land admeasuring 04 H 46 R, bearing Gut No. 363, situated at Mouje Karadkhd, Taluka Degloor, District Nanded, within the Gram Panchayat limits of Gram Panchayat, Karadkhd and within the Registration limits of Sub-Registrar, Nanded-1/2/3, bounded by,

East	-	Land Gut No. 362,
West	-	Land Gut No. 367,
South	-	Land Gut No. 360 and
North	-	Land Gut No. 365.
Place	:	Nanded.
Date	:	14.01.2022.



Adv. Sandeep R. Agrawal,  
Nanded.



1/13/2022

द्वयम निबंधक ऑफिस-१  
दोमर

1). दयकाता प्रकार: eChallan खण्ड: ₹.750/-  
डीडी/अनादेश/ए ऑर्डर क्रमांक: MH011582980202122E दिनांक: 13/01/2022  
बंकेचे नाव व पत्ता:

Sub Registrar Deglur

₹. 750.00

एकूण:

₹. 750.00

गावाचे नाव: करडवेड  
दस्तावेजाचा अप्रक्रमांक: दाल-0-2022  
दस्तावेजाचा प्रकार :  
मादर करणा-याचे नाव: अॅड सीतल अग्रवाल नांदेड  
वर्तन मॉडेल-करडवेड गट क्र.363 शीतल सन 1993 ते 2022 (30 वर्षे)चे शीतल.  
शीतल व निरीक्षण

पावती क्र.: 151 दिनांक: 13/01/2022

Regn.:39M

नोंदणी क्र.:39म

Original/Duplicate

द्वार पावती

Thursday, 13 January 2022 10:51 AM

191/0





YES

रद्द / Cancel

CERSAI Search

नाईड लिस्टयातील करडखुड या गावातील लिडकन भूमापन क्रमांक=363 या लिडकनाचे 2002 रया कारावाणीतील नाईडयातील दस्तावी भाडिती सदर प्रगालीमत्य दि. 29/01/2022 13:23:45 PM रोजी धननेत्या शीधामत्य आडून आलेली आहे.

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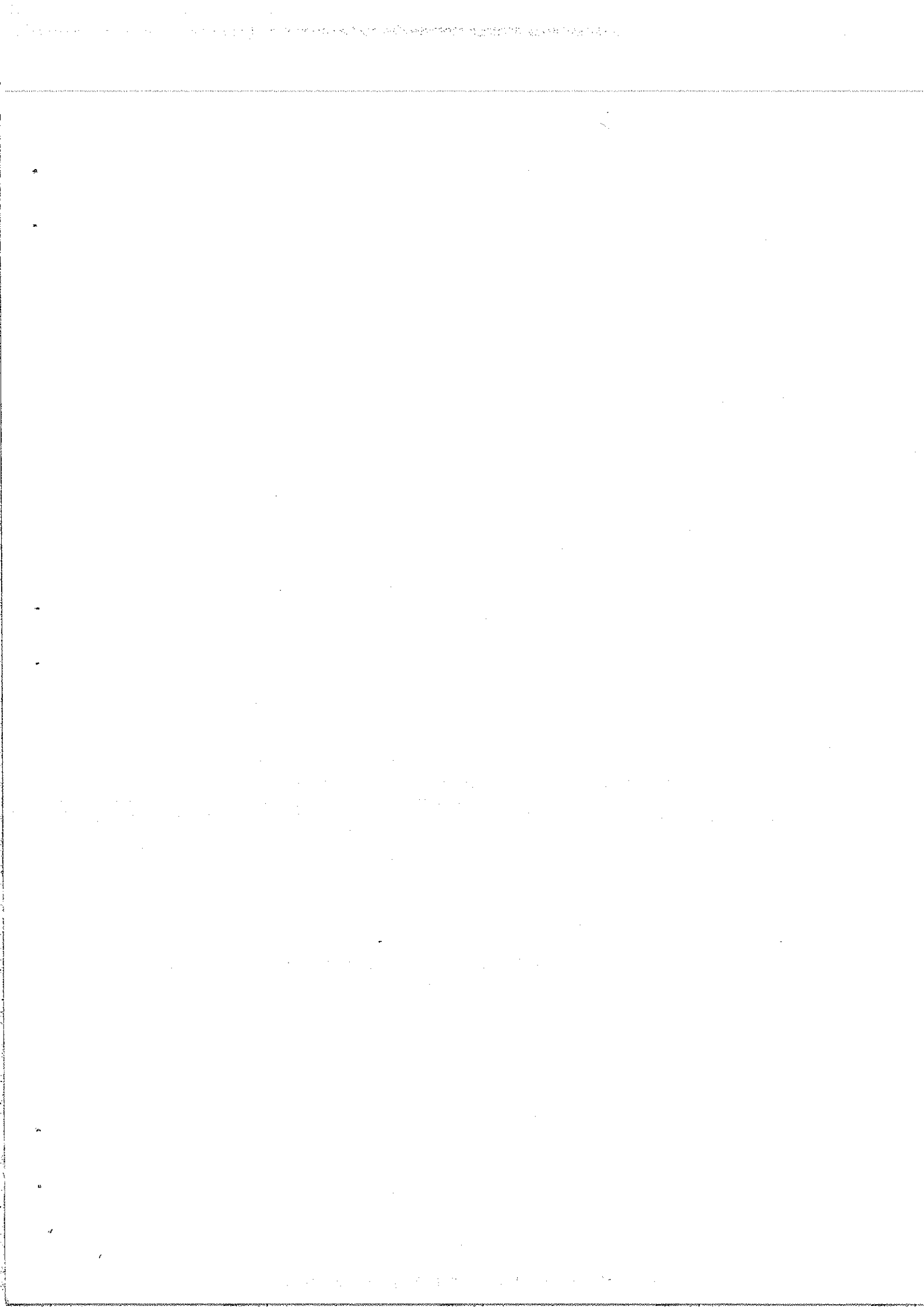
YES

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नाईड लिस्ट्यातील करडखड या गावातील लिडकन भूभाषल क्रमांक=363 या लिडकनीचे 2003 रया कारावाधीतील नोंदणीकृत दस्तावी माहिती सदर पणालीमये दि. 29/01/2022 13:25:34 PM रोजी वेतलेल्या शोधामये आढळून आलेली नाही.

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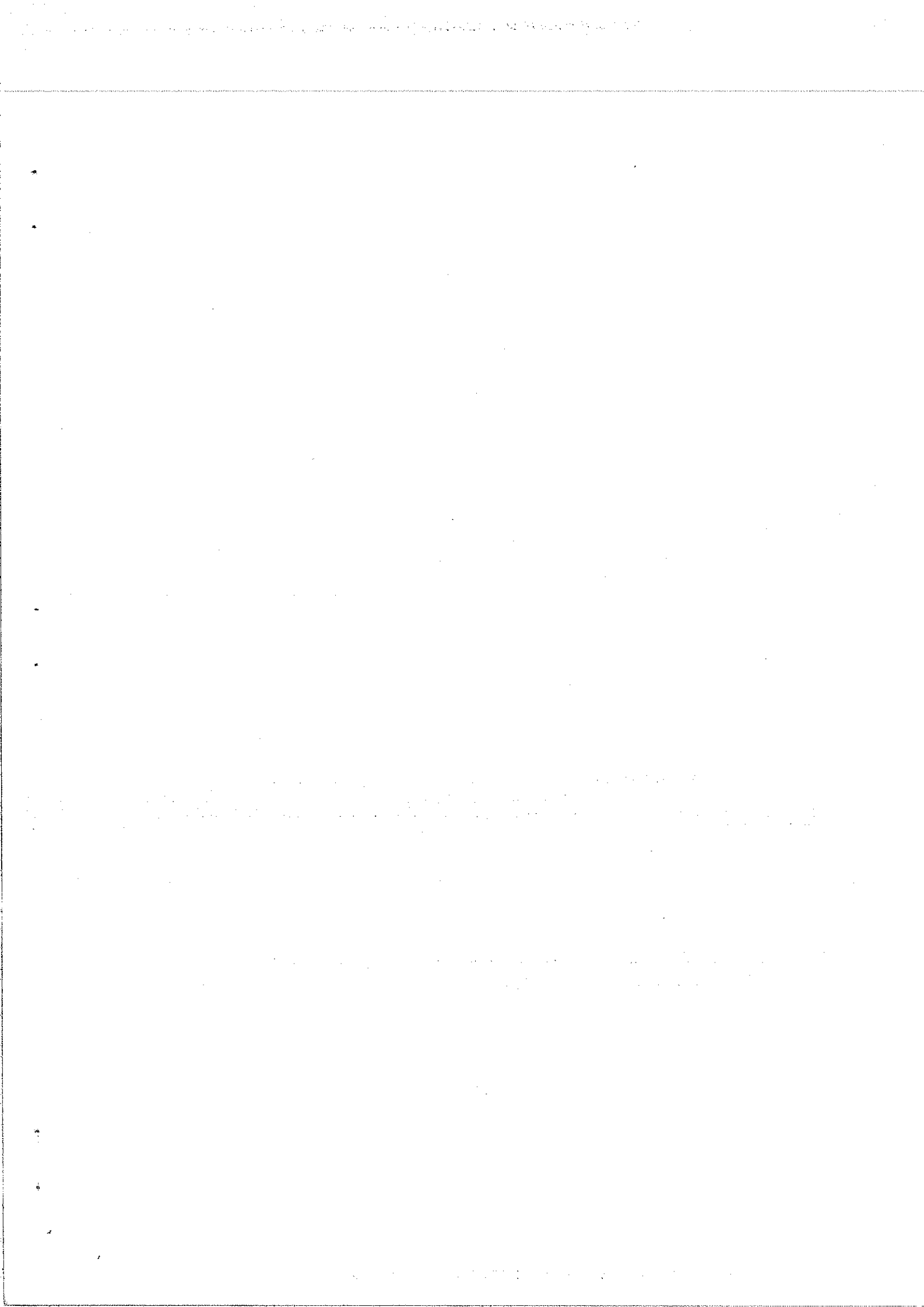
YES

रद्द / Cancel

CERSAI Search

नाईड लिस्ट्यातील करडवड या बाबतील लिंकत संभाषन क्रमांक=363 या लिंकतीचे 2004 रया कालावधीतील बांदणीकृत दस्तावी माहिती सदर प्रगालीमये दि. 29/01/2022 13:27:59 PM रोजी घेतलेल्या शोधामये आढळून आलेली आहे.

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नांदेड जिल्ह्यातील करडखेड या गावातील निळकण भूमापन क्रमांक=363 या निळकणीचे 2005 रूपा कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमध्य दि. 29/01/2022 14:05:47 PM रोजी घेतलेल्या शोधामध्य आढळून आलेली नाही.

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YES

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नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत यंत्रण क्रमांक=363 या मिळकतीचे 2006 र्हा कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर पणालीमध्य दि. 29/01/2022 14:06:50 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

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YES

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नांदेड जिल्ह्यातील करडखेड या गावातील निळकत रूपायन क्रमांक=363 या निळकतीचे 2007 र्हा कारावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमध्य दि. 29/01/2022 14:08:11 PM रोजी घेतलेल्या शोधामध्य आढळून आलेली आहे.

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The Board of Directors of the University of California, San Diego, met on December 12, 1990, to discuss the 1990-1991 Annual Report of the Board of Directors of the University of California, San Diego.

The Board of Directors of the University of California, San Diego, met on December 12, 1990, to discuss the 1990-1991 Annual Report of the Board of Directors of the University of California, San Diego.

YES

रद्द / Cancel

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नाईट लिख्वातील करडखेड या गावातील पिळकत ग्रामपंचकमक=363 या पिळकतीचे 2008 ह्या कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर गुणालीमखे दि. 29/01/2022 14:08:57 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

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रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत नमूना क्रमांक=363 या मिळकतीचे 2009 र्हा कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमधून दि. 29/01/2022 14:09:49 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

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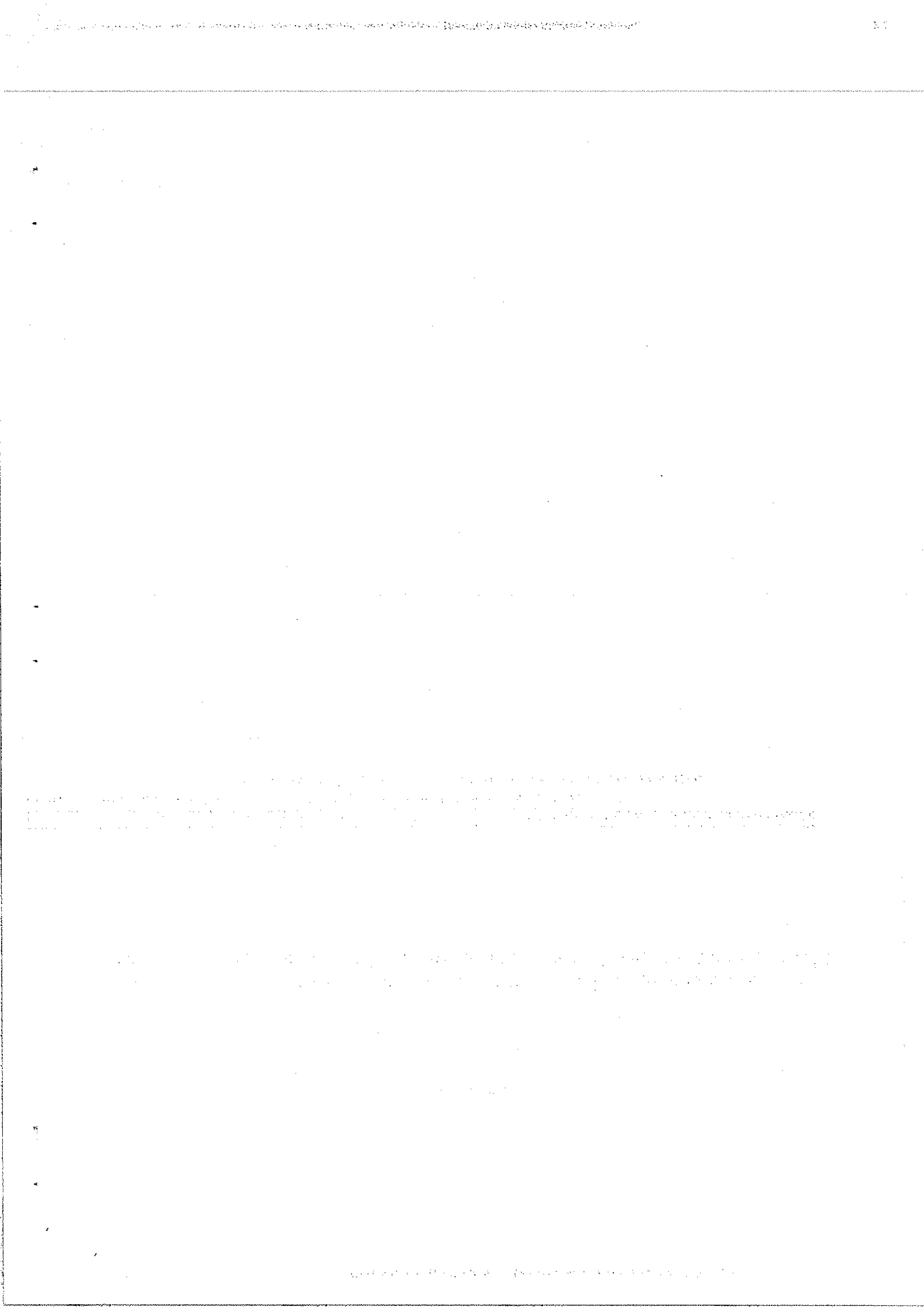
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रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत अंमलपत्र क्रमांक=363 या मिळकतीचे 2010 रूा कारावाणीतील नोंदीकरण दस्तावी माहिती सदर गुणवत्तामय दि. 29/01/2022 14:10:37 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली तारी.

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नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत रजिस्ट्रार कार्यालय=363 या मिळकतीचे 2011 र्हा काळापासून  
नांदेडकर दस्तऐवजी माहिती सदर पुढीलप्रमाणे दि. 29/01/2022 14:11:18 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली  
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YES

रद्द / Cancel

CERSAI Search

नाईल निवृत्तीतील करवलेल या गावातील निळकत प्रमाण क्रमांक=363 या निळकतीचे 2012 र्हा कालावधीतील नोंदीकृत दस्तावी माहिती सदर प्रणालीमधु दि. 29/01/2022 14:12:03 PM रोजी घेतलेल्या शोधामधु आढळून आलेली नाही.

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CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत प्रमाण क्रमांक=363 या मिळकतीचे 2013 र्हा काळावधीतील नोंदणीकृत दस्तावी माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:14:16 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली

फाई.

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YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील कस्टोडियन या गावातील निळकंठ भूगणन क्रमांक=363 या निळकंठीचे 2014 ह्या कालावधीतील नोंदीकृत दस्तावेजी माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:24:45 PM रोजी घेतलेल्या खाणामध्ये आढळून आलेली आहे.

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YES

रद्द / Cancel

CERSAI Search

नांदेड विद्यापीठ करडखेड या गावातील पिळकत मंगण कर्मांक=363 या पिळकतीचे 2015 र्हा काळावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमधून दि. 29/01/2022 14:26:50 PM रोजी घेतलेल्या शोधामधून आढळून आलेली नाही.

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10-11-1964

10-11-1964

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत नमूदण क्रमांक=363 या मिळकतीचे 2016 सा काळावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:28:14 PM रोजी घेतलेल्या शोधामध्ये अडथळण आलेली नाही.

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Faint header text at the top of the page, possibly containing a title or reference information.

First block of faint text in the lower half of the page, appearing as a paragraph.

Second block of faint text in the lower half of the page, appearing as a paragraph.

YES

रद्द / Cancel

CERSAI Search

नाईट लिख्वातील करडखेड या गावातील मिळकत रूमापन क्रमांक=363 या मिळकतीचे 2017 ह्या कालावधीतील नोंदीकरण दस्तावी माहिती सदर गुजालीमध्य दि. 29/01/2022 14:35:55 PM रोजी घेतलेल्या शीथामध्य आढळून आलेली नाही.

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YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत रजिष्ट्रेशन क्रमांक=363 या मिळकतीचे 2018 र्हा कालावधीतील नोंदीकरत दस्तऐबी माहिती सदर प्रणालीमध्य दि. 29/01/2022 14:37:30 PM रोजी घेतलेल्या शोधामध्य आढळून आलेली आहे.

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YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील कसबखेड या गावातील निळकत मंगण कर्मांक=363 या निळकतीचे 2019 र्हा कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:38:43 PM रोजी घेतलेल्या शोधामध्ये अडव्हॉन आलेली नाही.

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तालुका/Tahsil

गाव गाव/Select Village

फ्लॉर फ्लॉर/Property No.

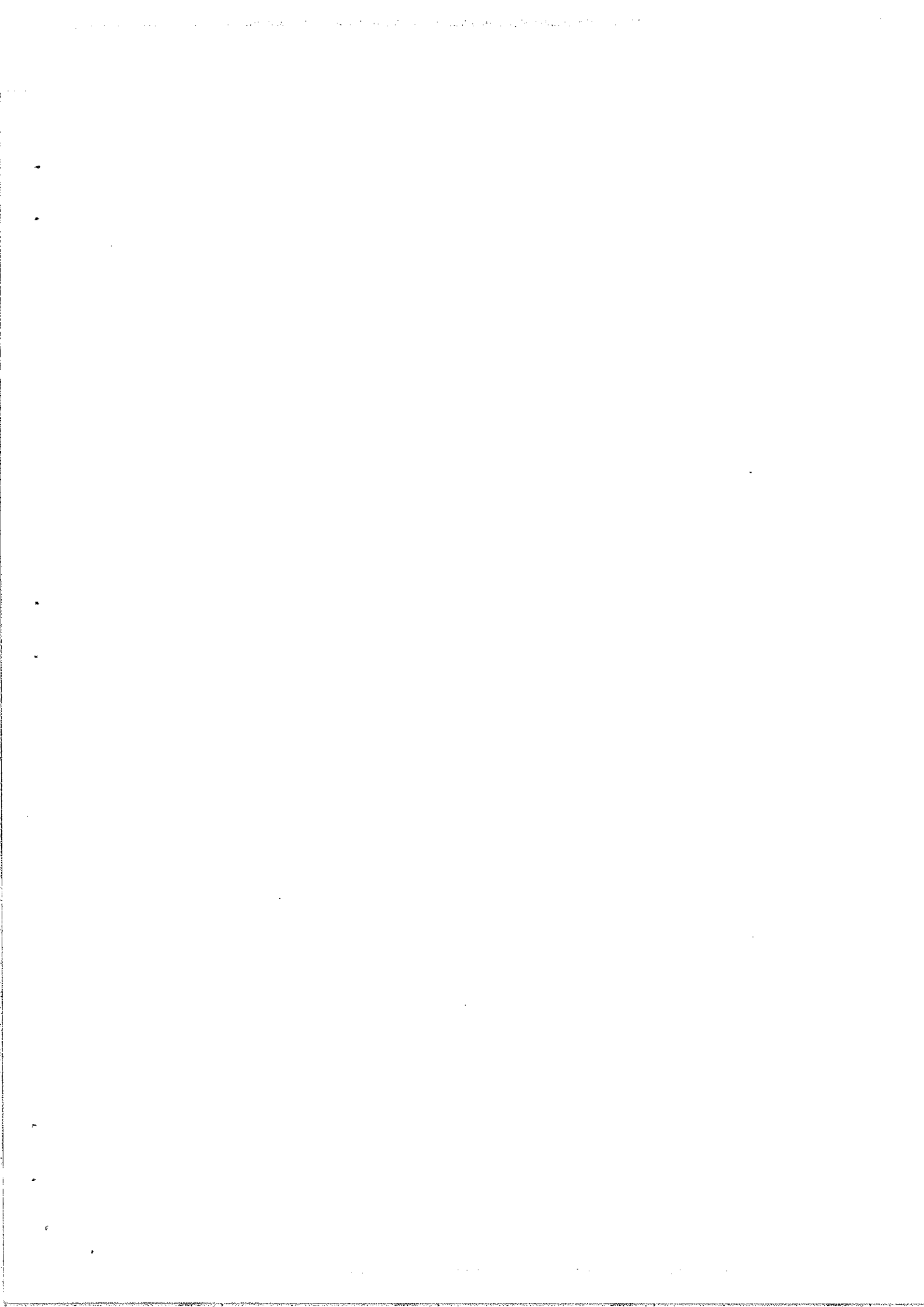
(Enter SurveyNo./CTSNo./Milkano./GatNo./PlotNo.)

Do you want to take Name Based Search:(Optional)

DocNo	DName	RDate	SROName	Seller Name
952	दादर	26/06/2020	दादर	दादर

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Send us feedback on [feedback\[at\]igrmaharashtra\[dot\]gov\[dot\]in](mailto:feedback[at]igrmaharashtra[dot]gov[dot]in).



YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत संमापन क्रमांक=363 या मिळकतीचे 2021 र्हा कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर पणालीमधु दि. 29/01/2022 14:41:44 PM रोजी घेतलेल्या शोधामधु आढळून आलेली नाही.

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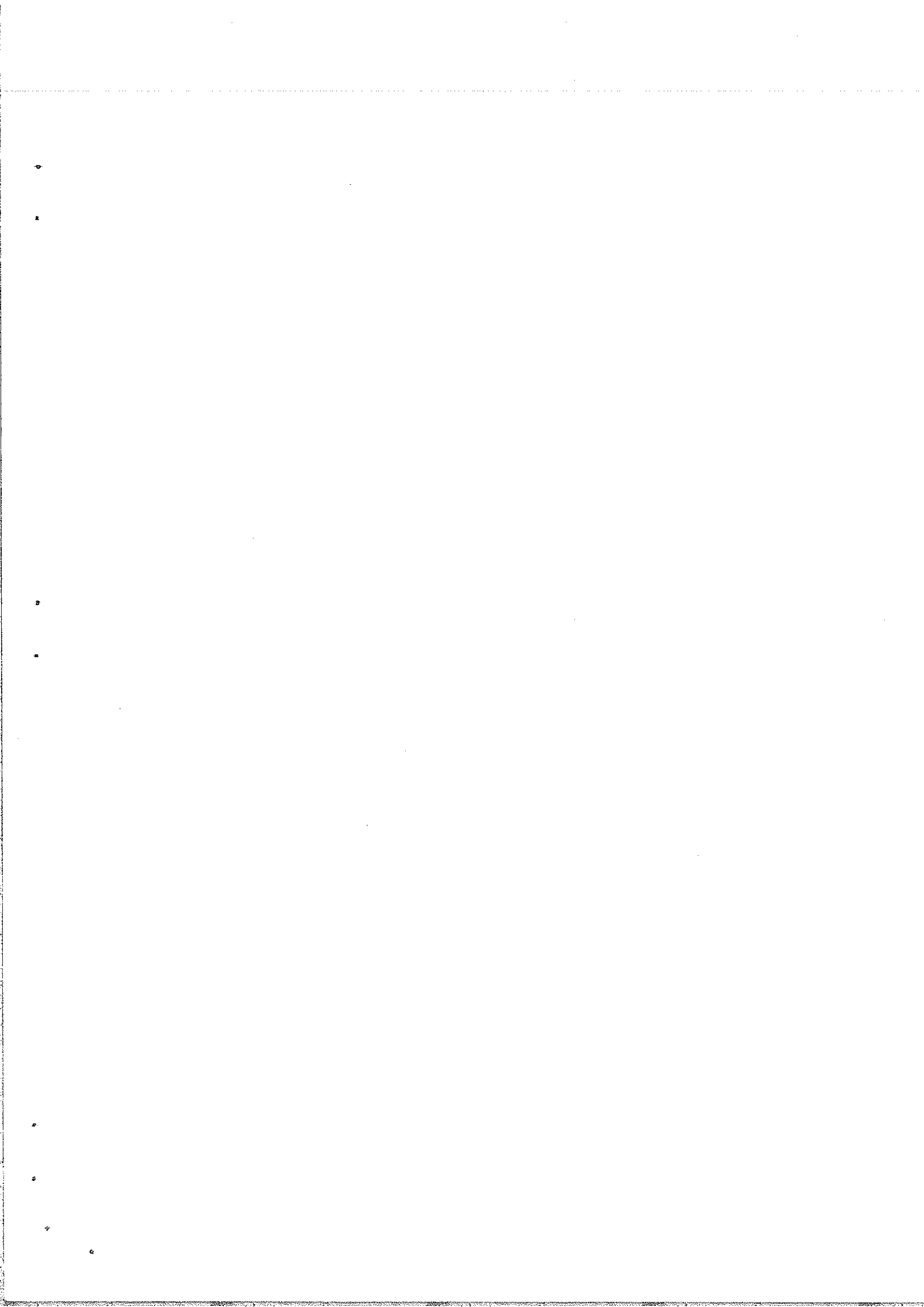
YES

रद्द / Cancel

CERSAI Search

नाईट लिखील करखेड या गावतील मिळकत प्रमाण क्रमांक=363 या मिळकतीचे 2022 ह्या कालावधीतील नोंदणीकृत दस्तावेजी माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:43:20 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली आहे.

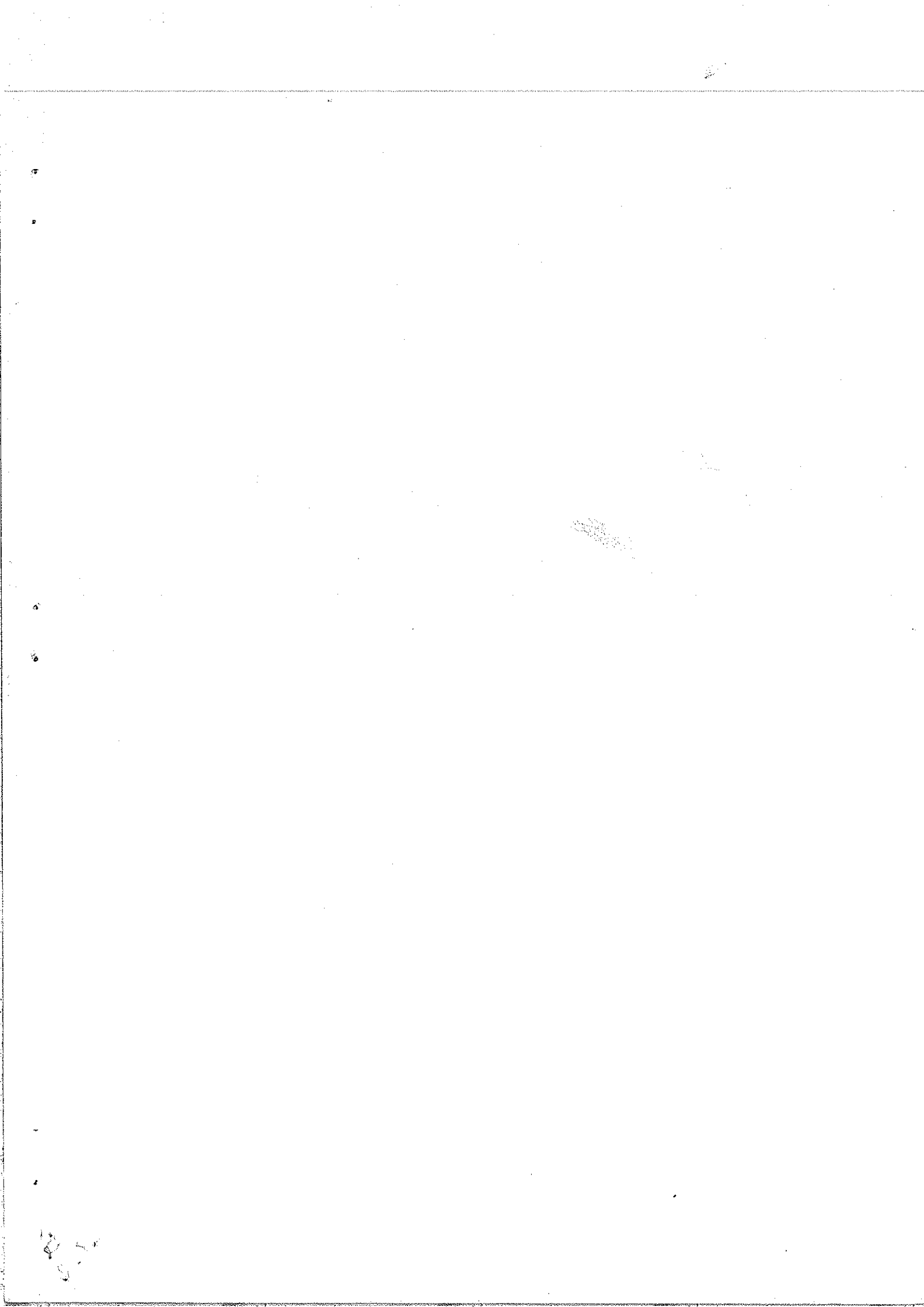
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३५२३

३१०१/०२३८१०/२०१३

सही/असही

३५२३

दिनांक: २७/१२/२०१३

आहे. कृतीत स्वयंपोषणापत्र लिहून दिले आहे.  
खटला भरला जाईल व त्यानुसार मी शिक्षण पाठ योजून याची पूर्ण जाणीव  
आत्म्यास, मर्यादा व सहिता अन्वये आणि/किंवा स्वयंपोषण कायदांनुसार मांडण्यावर  
व्यक्तीगत माहिती व समजोतीनुसार खरी आहे. सरकारी खाती आढळून  
मी याद्वारे घोषित करावी/करत की, वरील सर्व माहिती मांडण्या

३५२३	३५२३
३५२३	३५२३
३५२३	३५२३

जमीन असून मांडण्या जमीनच्या वृत्तिसिमा खालील प्रमाणे आहेत.  
मालाचे माले ३५२३... येथे माले ३५२३... हे आहे.  
माले ३५२३... माले ३५२३...  
माले ३५२३... माले ३५२३...  
माले ३५२३... माले ३५२३...

(आसून निर्णय क्रमांक: प्रथमा १६१४/३४५/प्र.क.१०/१८ अ)

वृत्तिसिमा (नकाशा) बाबत स्वयंपोषणापत्र

२

1942

1. The first part of the report is devoted to a description of the general situation in the country at the beginning of the year. It is noted that the economy is still in a state of depression, and that the government is struggling to maintain its financial stability.

2. The second part of the report deals with the progress of the war. It is noted that the military situation is still uncertain, and that the government is doing its utmost to support the war effort.

3. The third part of the report discusses the social and economic conditions of the country. It is noted that the population is suffering from poverty and unemployment, and that the government is taking steps to improve the situation.

4. The fourth part of the report contains a summary of the main points of the report. It is noted that the country is still in a state of crisis, and that the government is doing its utmost to overcome the difficulties.

5. The fifth part of the report contains a list of recommendations for the government. It is noted that the government should take steps to improve the economy, and to support the war effort.











5/2/2020

20/2/2020

20/2/2020

20/2/2020

~~Handwritten notes and scribbles~~

~~Handwritten notes and scribbles~~

Handwritten notes and scribbles

Handwritten notes and scribbles

Handwritten notes and scribbles

367	1.16	1.16	367
363	4.46	4.46	363
360	0.15	0.15	360
358	0.10	0.10	358

362	1.63	1.63	362
367	1.16	1.16	367
363	4.46	4.46	363
360	0.15	0.15	360
358	0.10	0.10	358

4

1019

