

FIRST FLOOR PLAN

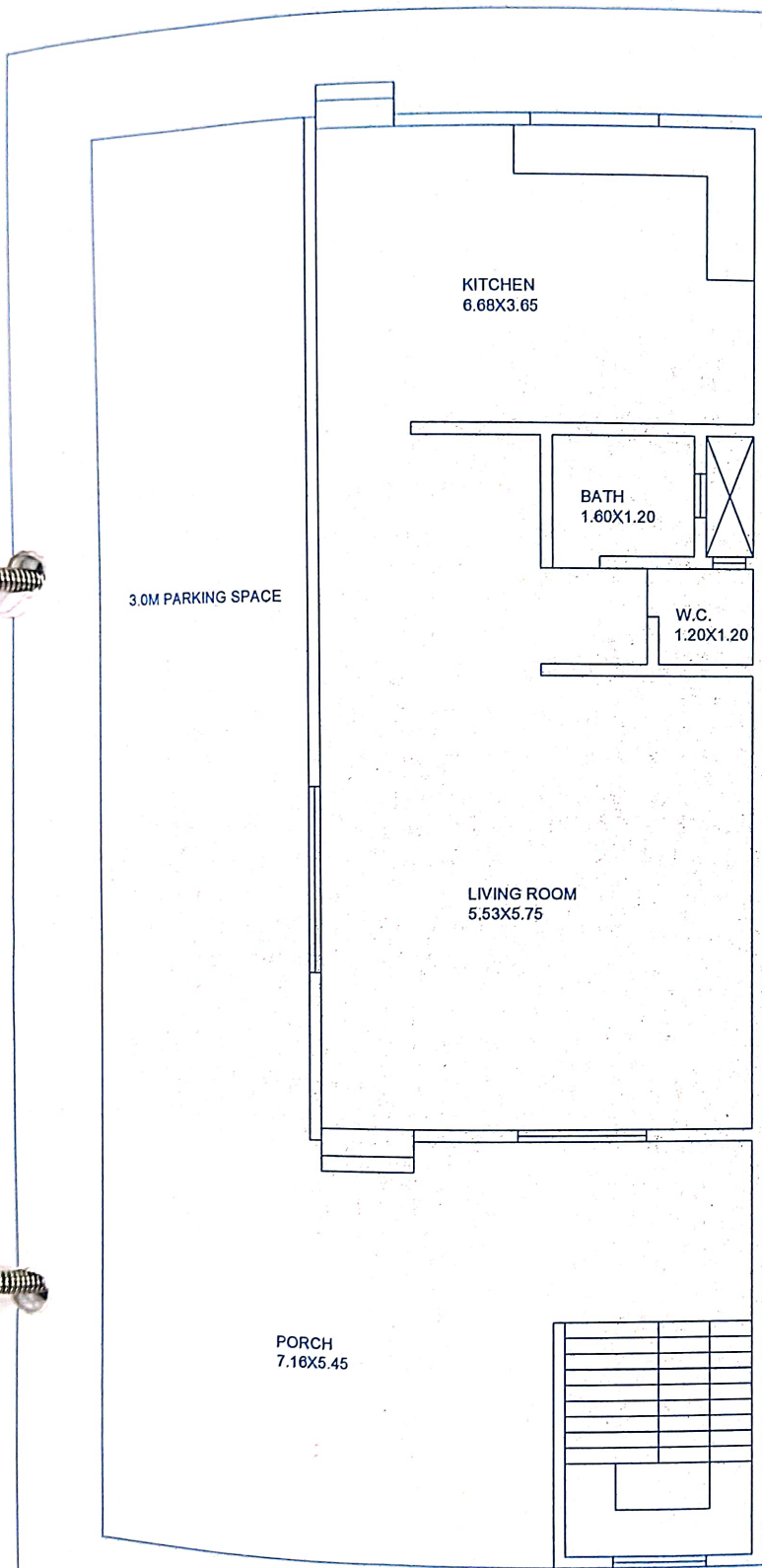


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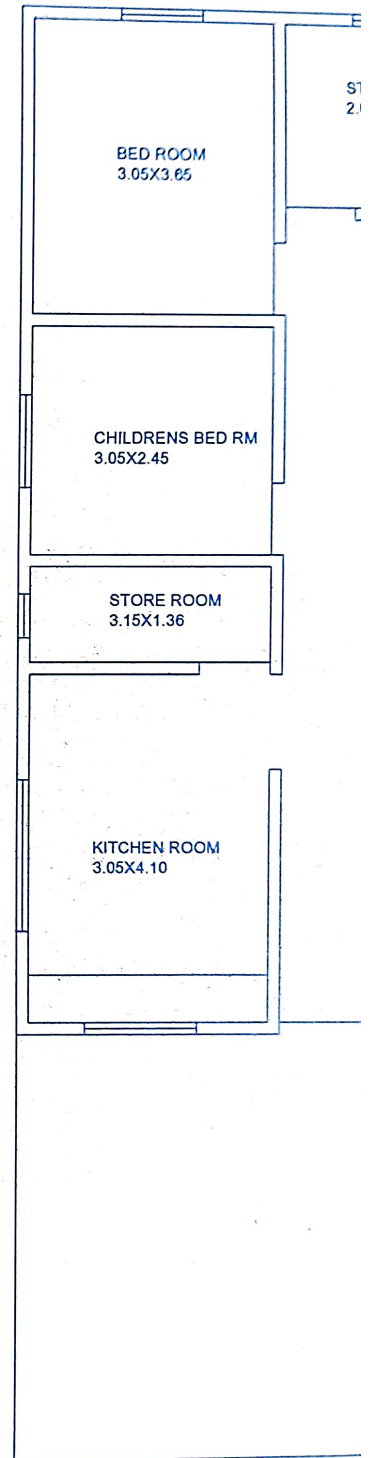
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GROUND FLOOR PLAN



FIRST FLOOR



**INTERIM TITLE OPINION REPORT TO BE SUBMITTED BY THE
ADVOCATE.**

Ref/109/2024 Counsel's Name & Address
ADV. YOGINI WAGH-VIDHATE
Off.:c/o 116, Building No. 02, District
Court Compound, Nashik-1

The Sr. Branch Manager,
Bank of Baroda, Dhakambe Branch ,
Tal Dindori, Dist Nashik.

Sub: Title opinion Report certifying no encumbrance of the property, bearing Grampanchayat No 139,140 having total area adm 1106 sq.ft. i.e. 102.78sq.mtr & having City survey No 205 area adm 106.12 sq.mtr situated at Village Dhakambe, Tal Dindori, Dist Nashik belonging to Sudhir Nivrutti Kedar.

As per Telephonic conversation, Letter and on the basis of certified copies of 7/12 extracts and mutation entries and other relevant certified copies of documents obtained by me pertaining to the said immovable property and the other information submitted by you, I have conducted a detail search and investigation and submit my report as under:

1. Description and area of the property proposed to be mortgaged. Specific numbers and address of property along with boundaries and measurements.

All that piece and parcel of property, bearing Grampanchayat No 139,140 having total area adm 1106 sq.ft. i.e. 102.78sq.mtr & having City survey No 205 & As per CTS record area adm 106.12 sq.mtr situated at Village Dhakambe, Tal Dindori, Dist Nashik belonging to Sudhir Nivrutti Kedar and bounded as per,

Towards the East : Bhagwan Awahad property

Towards the West :open space

Towards the North:. CTS No 206

Towards the South : CTS .No 204.

2 Nature of property (whether agricultural, non-agricultural commercial, residential, industrial. If non-agricultural, the reference and date of conversion order from competent authority should also be mentioned).

Residential Property.

3 Name of the mortgagor/ owner and status in the account i.e. borrower or guarantor and whether individual, sole proprietor, partner, director, Karta or Trustee. In case the mortgagor is Partner/ Director/ Trustee. In case the mortgagor is Partner/ Trustee/Director who is mortgaging the property on behalf of partnership/ company/ trust, whether he/she has the authority. Copy of the resolution/ memorandum and articles of the association/ trust

deed etc. whether examined and verified.

Sudhir Nivrutti Awhad

4 Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that mortgager has sufficient capacity to contract. Precautionary steps to be taken.

Mortgager has sufficient capacity to contract.

5. Whether the property is free hold or leasehold .if lease hold then period of lease and if free hold whether urban land ceiling act applies and permissions to be obtained.'

Free Hold.

6. Source of the property i.e. Self-acquired or Ancestral. If Ancestral then mode of succession and whether original will/probate is available.

Self-acquired Property obtained as per registered sale deed, Registered at SRO- DDR-2258/2019 dated 8/8/2019.

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.

Individual owner

8. Whether the Mortgager is in exclusive possession of the property or it is lease /rented out to third party

Exclusive possession.

9. Whether the property is mutated in municipal /revenue records and mortgagers name is reflecting and if not, the reason there of

Yes.

10 whether any restriction for 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 antecedent Title Deeds and other relevant documents are available .Please give detail list.

a.) certified Copies of relevant Gram panchayat extract from the year 1994-2024(30 years).

b.) Property card of city survey copies from 2013-2024.

D.) Original sale Deed registered at SRO- DDR-2258/2019 dated 8/8/2019..

12. Whether the advocates has personally visited the Sub-Registrar/revenue/Municipal office and examined the records.

Yes I have personally visited the Revenue Office and Sub-Registrar of Dindori about the genuineness of the Tile Deeds examined by me and that the same is original and not duplicate or fake.

13. Whether the search is being made for the period of -30-years. If no. reasons thereof.

Search is made from 2024-May till date.

14 Details of documents examined /scrutinized (this should be in chronological order with

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the serial numbers, type/ nature of document, date of execution ,parties date of registration details including the details of revenue/society records etc.)

- a.) certified Copies of relevant Gram panchayat extract from the year 1994-2024(30 years).
- b.) Property card of city survey from 2013-2024.
- c.) Original sale Deed Registered at SRO- DDR-2258/2019 dated 8/8/2019..

15. Tracing of the chain of the title in favor of mortgager /owner starting from the earliest document available. The nature of document/ deed conveying the title should be mentioned with descriptions of the parties along with the type of right it creates.

I have taken the search for 2024 till date and my observations regarding the property is as follows.-

OBSERVATIONS AND FINDINGS-

Title report for 30 years is submitted in said Bank with all necessary documents. This Interim report is to be read in continuation of said report.

I find no adverse entries.

Hence this report

16. Whether there is any doubt /suspicion about the genuineness of the original documents. If yes, then specify.

I have compared original documents with certified copies. It does not raise any doubt of suspicion.

17. The final certificate of the Advocate confirming that title of the property to be mortgaged is examined by him and the same is /are cleared and marketable.

a.) After scrutiny of the relevant records I verify that the title of the property presently Owned by Sudhir Nivrutti Kedar, more particularly described here in the above is clean and clear and marketable and Legal which is free from all sorts of encumbrances.

b) I have answered all the queries in the report, which is enclosed.

c) Chain of the title relating to the property is complete as given in the Annexure hereto.

d) I have verified tallied and compared following documents from the records of the other appropriate authorities.

The search report of which is annexed hereto, conducted by me for the period of 2024 till date does not disclosed any encumbrances.

I find no defect in the title of the person offering Mortgage .

Charge Of the said Bank is to be created in the other rights column of the property extract as per Simple Mortgage Deed.

CERTIFICATE

From the perusal of the history of the said property, & search conducted by me, for the period from 2024 till date. And after verifying concern records available for my inspection, regarding to All that piece and parcel of property, bearing Grampanchayat No 139,140 having total area adm 1106 sq.ft. i.e. 102.78sq.mtr & having City survey No 205 & As per CTS record area adm 106.12 sq.mtr situated at Village Dhakambe, Tal Dindori, Dist Nashik belonging to Sudhir Nivrutti Kedar belonging to Sudhir Nivrutti Kedar, belonging to Sudhir Nivrutti Kedar., I hereby certify that Sudhir Nivrutti Kedar, has clear and marketable and valid title over the above said property and the said property

is free from any encumbrances.

18. List of the documents to be deposited for creation Mortgage by Mortgager including any addition to the document available.

- a) Certified Copies of relevant Gram panchayat extract from the year 1994-2024(30 years).
- b.) Property card of city survey from 2013-2024.
- d.) Xerox copy of sale Deed registered sr.no **DDR-2258/2019** dated 8/8/2019.
- d.) Building permit of Gram panchayat.

19. Whether any additional formalities to be completed by the proposed Mortgager. If yes, state specifically in case of flat/property in co-operative society, whether allotment letter, possession letter, share certificate, affidavit, power of attorney required.

No.

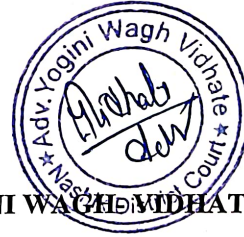
20. whether provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Intrest (SARFAESI) Act 2002 are applicable?.

Yes.

HENCE THIS CERTIFICATE.

NASHIK.

DATE: 23/9/2024



YOGINI WAGH VIDHATE

Advocate

23/9/2024



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Document

Page of Paym

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To

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CHALLAN
MTR Form Number-6



MH008643562202425E		BARCODE		Date	23/09/2024-15:33:52	Form ID
Inspector General Of Registration				Payer Details		
Search Fee		TAX ID / TAN (If Any)				
Other Items		PAN No.(If Applicable)				
DDR_DINDORI SUB REGISTRAR		Full Name		ADV YOGINI VISHNU WAGH VIDHATE		
NASHIK		Flat/Block No.		NASHIK DISTRICT COURT PREMSES		
2024-2025 One Time		Premises/Building		NEAR CBS		
Account Head Details		Amount In Rs.	Road/Street	NASHIK		
SEARCH FEE		100.00	Area/Locality	NASHIK		
			Town/City/District			
			PIN	4 2 2 0 0 2		
			Remarks (If Any)	SEARCH FOR CTS NO. 205 AT DHAKAMBE TAL DINDORI DIST. NASHIK		
			Amount In	One Hundred Rupees Only		
			Words			
Total		100.00				
Payment Details		FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA		Bank CIN	Ref. No.	00040572024092396963	CK00DVNQP5	
Cheque-DD Details		Bank Date	RBI Date	23/09/2024-15:24:34	Not Verified with RBI	
Cheque/DD No.		Bank-Branch		STATE 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
 चालन केवल "वॉल्यूम ऑफ पैमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9604692665



Yogini V. Wagh

ADVOCATE

INSTRUMENT TITLE OPINION REPORT TO BE SUBMITTED BY THE ADVOCATE.

Ref/108/2024

Counsel's Name & Address

ADV. YOGINI WAGH-VIDHATE

Off.:c/o 116, Building No. 02, District
Court Compound, Nashik-1

The Sr. Branch Manager,
Bank of Baroda, Dhakambe Branch ,
Tal Dindori, Dist Nashik.

Dear Sir,

Sub: Inetrim Title opinion Report certifying no encumbrance of the property, bearing Gram panchayat No 141/2/A,B having total area adm 3300.00 sq.ft.s i.e 309.69sq.mtr out of which area adm 1760.00 sq.ft i.e 163.56 sq.mtrs, & having City survey No 204 & as per CTS area adm 136.18 sq.mtr situated at Village Dhakambe, Tal Dindori, Dist Nashik belonging to Sudhir Nivrutti Kedar.

As per Telephonic conversation, Letter and on the basis of certified copies of 7/12 extracts and mutation entries and other relevant certified copies of documents obtained by me pertaining to the said immovable property and the other information submitted by you, I have conducted a detail search and investigation and submit my report as under:

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Towards the East : Narayan Vishwanath Awhad property
Towards the West :Road
Towards the North:. Property of Pralhad Awhad
Towards the South : Narayan Vishwanath Awhad property.

2 Nature of property (whether agricultural, non-agricultural commercial, residential, industrial. If non-agricultural, the reference and date of conversion order from competent authority should also be mentioned).

Residential Property.

3 Name of the mortgagor/ owner and status in the account i.e. borrower or guarantor and whether individual, sole proprietor, partner, director, Karta or Trustee. In case the mortgagor is Partner/ Director/ Trustee. In case the mortgagor is Partner/ Trustee/Director who is mortgaging the property on behalf of partnership/ company/ trust, whether he/she has the authority. Copy of the resolution/ memorandum and articles of the association/ trust



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deed etc. whether examined and verified.

Sudhir Nivrutti Awhad

4 Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that mortgager has sufficient capacity to contract. Precautionary steps to be taken.

Mortgager has sufficient capacity to contract.

5. Whether the property is free hold or leasehold .if lease hold then period of lease and if free hold whether urban land ceiling act applies and permissions to be obtained.'

Free Hold.

6. Source of the property i.e. Self-acquired or Ancestral. If Ancestral then mode of succession and whether original will/probate is available.

Property obtained as per registered sale deed. Registered at SRO- DDR-4013/2021 dated 20/12/2021.

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.

Individual owner

8. Whether the Mortgager is in exclusive possession of the property or it is lease /rented out to third party

Exclusive possession.

9. Whether the property is mutated in municipal /revenue records and mortgagers name is reflecting and if not, the reason there of

Yes.

10 whether any restriction for 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 antecedent Title Deeds and other relevant documents are available .Please give detail list.

- a.) certified Copies of relevant Gram panchayat extract from the year 1994-2024(30 years).
- b.) Property card of city survey copies from 2013-2024.
- d.) Original sale Deed registered sr.no DDR-4013/2021 dated 20/12/2021.

12. Whether the advocates has personally visited the Sub-Registrar/revenue/Municipal office and examined the records.

Yes I have personally visited the Revenue Office and Sub-Registrar of Dindori about the genuineness of the Tile Deeds examined by me and that the same is original and not duplicate or fake.

13. Whether the search is being made for the period of -30-years. If no. reasons thereof.

Search is made only for thirty years.

14 Details of documents examined /scrutinized (this should be in chronological order with

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the serial numbers, type/ nature of document, date of execution ,parties date of registration details including the details of revenue/society records etc.)

- a.) certified Copies of relevant Gram panchayat extract from the year 1994-2024(30 years).
- b.) Property card of city survey from 2013-2024.
- d.) Original sale Deed registered sr.no DDR-4013/2021 dated 20/12/2021.
- e.) Original Correction deed registered at sr.no DDR-1030/2024 dated 12/3/2024.

15. Tracing of the chain of the title in favor of mortgager /owner starting from the earliest document available. The nature of document/ deed conveying the title should be mentioned with descriptions of the parties along with the type of right it creates.

I have taken the search for 2024-till date and my observations regarding the property is as follows.-

OBSERVATIONS AND FINDINGS-

Title report for 30 years is submitted in said Bank with all necessary documents. This Interim report is to be read in continuation of said report.

I find no adverse entries.

Hence this report.

16. Whether there is any doubt /suspicion about the genuineness of the original documents. If yes, then specify.

I have compared original documents with certified copies. It does not raise any doubt of suspicion.

17. The final certificate of the Advocate confirming that title of the property to be mortgaged is examined by him and the same is /are cleared and marketable.

a.) After scrutiny of the relevant records I verify that the title of the property presently Owned by Sudhir Nivrutti Kedar, more particularly described here in the above is clean and clear and marketable and Legal which is free from all sorts of encumbrances.

b) I have answered all the queries in the report, which is enclosed.

c) Chain of the title relating to the property is complete as given in the Annexure hereto.

d) I have verified tallied and compared following documents from the records of the other appropriate authorities.

The search report of which is annexed hereto, conducted by me for the period of 2024-till date does not disclosed any encumbrances.

I find no defect in the title of the person offering Mortgage .

Charge Of the said Bank is to be created in the other rights column of the property extract as per Simple Mortgage Deed.

CERTIFICATE

From the perusal of the history of the said property, & search conducted by me, for the period from 2024 till date, And after verifying concern records available for my inspection, regarding to All that piece and parcel of property bearing Gram panchayat No 141/2/A,B having total area adm 3300.00 sq.ft.s i.e 309.69sq.mtr out of which area adm 1760.00 sq.ft i.e 163.56 sq.mtrs, & having City survey No 204 & as per CTS area adm 136.18 sq.mtr situated at Village Dhakambe, Tal Dindori, Dist Nashik belonging to Sudhir Nivrutti Kedar, belonging to Sudhir Nivrutti Kedar., I hereby certify that

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Sudhir Nivrutti Kedar, has clear and marketable and valid title over the above said property and the said property is free from any encumbrances.

18. List of the documents to be deposited for creation Mortgage by Mortgager including any addition to the document available.

- a) Certified Copies of relevant Gram panchayat extract from the year 2024-till date
- b.) Property card of city survey from 2013-2024.
- d.) Xerox copy of sale Deed registered sr.no DDR-4013/2021 dated 20/12/2021.
- e.) Xerox copy of Correction deed registered at sr.no DDR-1030/2024 dated 12/3/2024
- d.) Building permit of Gram panchayat.

19. Whether any additional formalities to be completed by the proposed Mortgager. If yes, state specifically in case of flat/property in co-operative society, whether allotment letter, possession letter, share certificate, affidavit, power of attorney required.

No.

20. whether provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Intrest (SARFAESI) Act 2002 are applicable?.

Yes.

HENCE THIS CERTIFICATE.

NASHIK.

DATE: 23/9/2024



YOGINI WAGH-VIDHATE

Advocate

23/9/2024

CHALLAN
MTR Form Number-6



14226543997202425E		BARCODE	Date 23/09/2024-15:37:04		Form ID
Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Other Items			PAN No.(If Applicable)		
DDR_DINDORI SUB REGISTRAR			Full Name		ADV YOGINI VISHNU WAGH VIDHATE
NASHIK			Flat/Block No.		NASHIK DISTRICT COURT PREMSES
2024-2025 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		NEAR CBS
SEARCH FEE		100.00	Area/Locality		NASHIK
			Town/City/District		
			PIN		4 2 2 0 0 2
			Remarks (If Any)		
			SEARCH FOR CTS NO. 204 AT DHAKAMBE TAL DINDORI DIST.		
			NASHIK		
Total		100.00	Amount In	One Hundred Rupees Only	
			Words		
Payment Details			FOR USE IN RECEIVING BANK		
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572024092397348 CK00DVNRF2
Cheque-DD Details			Bank Date	RBI Date	23/09/2024-15:24:37 Not Verified with RBI
Cheque/DD No.			STATE BANK OF INDIA		
Name of Bank			Not Verified with Scroll		
Name of Branch			Scroll No. , Date		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "दृश्य ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9604692665