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S 2015

Annexure-B

TITLE INVESTIGATION REPORT IN RESPECT OF IMMOVEABLE PROPERTY

1.	a. Name of the branch / Business Unit / office seeking opinion.	:	State Bank of India, Branch SME, Doctor's Lane, Vazirabad, Nanded.
	b. Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	:	--
	c. Name of the borrower	:	M/s Ganesh Agro Industries, C-3 MIDC Area, Khanapur, Taluka Degloor, District Nanded through Partners 1) Mr. Nikhil Ganesh Achintalwar 2) Mr. Pravin Venkatrao Achintalwar 3) Mr. Ganesh Vithalrao Kotgire and 4) Mr. Bhimesh Vithalrao Kotgire.
2.	a. Name of the unit / concern / company / person offering the property/ (ies) as security.	:	1) Mr. Pravin Venkatrao Achintalwar 2) Mr. Ganesh Venkatrao Achintalwar and 3) Mr. Raju Venkatrao Achintalwar.
	b. Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	:	Joint Owner/ Borrower/ Guarantor/ Mortgagor.
	c. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)		Joint Owner/ Borrower/ Guarantor/ Mortgagor.
3.	Complete or full description of the immoveable property/ (ies) offered as	:	All the piece and parcel of Agricultural land admeasuring 01 H

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OFFICE
F-18, Kirti Apartment, Bhagyanagar Road, Ashoknagar, Nanded-431 605
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	security including the following details.		16 R, bearing Gut No. 367, 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. 365, West – Land Gut No. 366, South- Land Gut No. 368 and North – Land Gut No. 369.
	a) Plot No.		--
	b) City Survey No.		--
	c) Gut No.		Gut No. 367
	c) Survey No.		--
	b) Door / House No. (in case of house property)		--
	c) extent/ area including plinth / built up area in case of house property.		--
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries		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.

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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 of documents	Name of Parties	Remarks
01	--	7/12 Extract of Land Gut No. 367, 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. 367, Mouje Karadkhed, Taluka Degloor, District Nanded.	Photo Copy.
04	27.12.2021	Tonch map of Land Gut No. 367, Mouje Karadkhed, 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)	:	Certified copies of all Revenue Record is available.
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.

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	verification through any online portal or computer system?		
	b) If such online/ computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.		Yes, E-Search is annexed herewith.
	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 ?		Not possible.
7.	a) Property offered as security falls within the jurisdiction of which Sub- registrar office ?		Office of Sub- Registrar, Degloor.
	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 ?		Not possible.
	c) Whether search has been made at all the offices named at above ?		Yes, search have made at office of Sub- Registrar, Degloor.
	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 ?		No.

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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 01 H 16 R, bearing Gut No. 367, 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. 365,
West	–	Land Gut No. 366,
South	-	Land Gut No. 368 and
North	–	Land Gut No. 369.

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 over the property (whether full ownership rights, leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Government Grantee / Allotee etc.)	:	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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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.
12	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.
13	Nature of minor's interest, if any and if so, 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.	:	That, there is no any minor's interest in the property under TIR, therefore this column will not be applicable.
14	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

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			be applicable.
	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 donnee;		Not applicable.
	c) Whether the done 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 done 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 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.

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	b) Whether mutation has been affected and whether the mortgagor is in possession and enjoyment of his share.		Yes.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.		Yes, subject to charge/ encumbrance of Bank of Maharashtra, Branch Degloor.
	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.		Not applicable.
	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?		Not applicable.
16	Whether the title documents include any testamentary documents / wills ?		That, the title documents include does not includes any testamentary documents / wills, therefore this column will not be applicable.
	a) In case of wills, whether the wills is registered will or unregistered will?		Not applicable.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent Court?		Not applicable.
	c) Whether the property is mutated on the basis of will?		Not applicable.
	d) Whether the original will is available?		Not applicable.
	e) Whether the original death certificate of the testator is available?		Not applicable.

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

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	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, Costal zone regulations, environmental clearance etc)		No.
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings?		No.
	b) Whether any search/enquiry made with		Not found.

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	the land Acquisition Officer and the outcome of such relevant search/ enquiry?		
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?		No.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?		Not applicable.
	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.		No.
24	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?		That, the property under TIR does not belongs to Partnership firm, therefore this column will not be 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?		Not applicable.
25	a) Whether the property belongs to a limited company, check the borrowing powers, board resolution, authorization to create mortgage/ execution of documents,		That, the property does not belongs to Limited Company, so this column will not be applicable.

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	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)?		No. Not applicable.
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.		That, the property under TIR does not belongs to Society, therefore this column will not be applicable.
27	a) Whether the POA is involved in the claim of title?		That, no POA is involved in the claim of title, so this column will not be applicable.
	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.		Not applicable.
	c) In case the title documents is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the		Not applicable.

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	builders viz. Companies/ Firms/ Individual or Proprietory Concerns in favour of their partners/Employees/ Authorised Representatives to sign Flat Allotment Letters, NOC's, Agreement of sale, Sale Deeds, etc. in favour of buyers of flats/ units (builder's POA) or (ii) other type of POA (common POA)		
	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?		Not applicable.
	e) In case of common POA (i.e. POA other than builder's POA, please clarity the following clauses in respect of POA.)		Not applicable.
	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?		Not applicable. Not applicable. Not applicable. Not applicable.
	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-regustrar also?)		Not applicable.
	g) Please comment on the genuineness of		Not applicable.

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	POA?		
28	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.		No.
29	If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following:		That, the property is not flat/ apartment or residential / commercial complex, therefore this column will not be applicable.
	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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	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.		Not applicable.
30	Encumbrances, attachments, and / or claims whether of Government, Central or State or other local authorities or third party claims, liens etc. and details thereof.		That, there is registered charge/ encumbrance of Bank of Maharashtra, Branch Degloor over the property under TIR.
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		1993-2022 i.e. 30 years vide Application No. 0-2022, Receipt No. 148,

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	any.		Dated 13.01.2022. E- Search is enclosed herewith.
32	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?		Not applicable.
33	a) Urban land ceiling clearance, whether required and if so, details thereon, b) Whether no objection certificate under the Income Tax Act is required/ obtained?		Not applicable. 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 Tonch map.

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	b) Document in relation to water connection; c) Document in relation to Sales tax Registration, if any applicable; d) Other utility bills, if any;		
38	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)		Not provided.
40	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.		Already there is a charge/ encumbrance of Bank of Maharashtra, Branch Degloor found over the property under TIR.
41	Whether the bank will be able to enforce SARFESI Act, if required against the property offered as security?		No.

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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.		Certified copies of 7/12 Extract and Holding are available.
43	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.		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.		No.
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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Advocate

			Achintalwar.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.		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.

SANDEEP R. AGRAWAL ADVOCATE

Place : Nanded

Date : 14.01.2022

Adv. Sandeep R. Agrawal.

Sandeep R. Agrawal
Advocate

Annexure-C-1

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, Wakf 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.

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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.

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 of documents	Name of Parties	Remarks
01	--	7/12 Extract of Land Gut No. 367, 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. 367, Mouje Karadkhed, Taluka Degloor, District Nanded.	Certified Copy.

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Advocate

04	27.12.2021	Tonch map of Land Gut No. 367, Mouje Karadkhed, Taluka Degloor, District Nanded.	Original.

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 01 H 16 R, bearing Gut No. 367, 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. 365,
West	–	Land Gut No. 366,
South	-	Land Gut No. 368 and
North	–	Land Gut No. 369.
Place	:	Nanded.
Date	:	14.01.2022.

SANDEEP R. AGRAWAL ★ ADVOCATE ★

Adv. Sandeep R. Agrawal,
Nanded.

191/0 इतर पावती Original/Duplicate

Thursday,13 January 2022 10:47 AM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 148 दिनांक: 13/01/2022

गावाचे नाव: करडखेड

दस्तऐवजाचा अनुक्रमांक: दगल-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड संदिप अग्रवाल नांदेड

वर्णन मौजे-करडखेड गट क्र.367 शोध सन 1993 ते 2022 (30 वर्षे)चे शोध.

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Deglur

दुय्यम निबंधक श्रेणी-१
देगलर

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011583048202122E दिनांक: 13/01/2022

बँकेचे नाव व पत्ता:

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2002 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:47:52 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2003 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:49:24 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2004 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:50:47 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2005 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:52:00 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2006 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:53:41 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2007 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:55:20 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2008 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 14:57:25 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2009 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 15:02:33 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2010 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 15:05:05 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2011 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 15:07:38 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2012 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 15:13:05 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2013 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:53:13 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2014 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:53:48 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2015 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:54:15 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2016 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:54:45 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2017 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:55:14 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2018 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:55:45 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2019 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:56:17 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

जिल्हा/Tahsil

देगलूर

गाव निवडा/Select Village

करडखेड

मिळकत क्रमांक/Property No.

367

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

579164

579164

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

YES

रद्द / Cancel

CERSAI Search

DocNo	DName	RDate	SROName	Seller Name
952	गहाणखत	26/06/2020	दु.नि. देगलूर	{राजीवव्यंकटरावअचिंतलवार,"मे.गणेश अॅग्रो इंडस्ट्रीज खानापूर ता.देगलूर जि.नांदेड तर्फे प्रविणव्यंकटरावअचिंतलवार",निखीलगणेशअचिंतलवार,गणेशव्यंकटरावअचिंतलवार,भिमेशविठ्ठलरावकोटगीरे,शिवकन्याराजीवअचिंतलवार,सु

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2021 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:57:16 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

YES

रद्द / Cancel

CERSAI Search

नांदेड जिल्ह्यातील करडखेड या गावातील मिळकत भूमापन क्रमांक=367 या मिळकतीचे 2022 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 29/01/2022 19:57:44 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- करडखेड (५४५६७२) तालुका :- देगलूर जिल्हा :- नांदेड

भूमापन क्रमांक व उपविभाग ३६७-

मुद्दारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र
क्षेत्राचे एकक हे.आर.चौ.मी	८१४	गणेश व्यंकटराव अचिंतलवार				(१)
		प्रविण व्यंकटराव अचिंतलवार				(१)
अ) लागवड योग्य क्षेत्र		राजू व्यंकटराव अचिंतलवार				(१)
जिरायत १.१६.००		------सामाईक क्षेत्र------	१.१६००	३.५०		
बागायत -						
एकुण ला.यो. क्षेत्र १.१६.००						
ब) पोटखराब क्षेत्र (लागवड अयोग्य)						
वर्ग (अ) -						
वर्ग (ब) -						
एकुण पो.ख.क्षेत्र ०.००.००						
एकुण क्षेत्र (अ+ब) १.१६.००						
आकारणी ३.५०						
जुडी किंवा आकारणी विशेष						

कुळ, खंड व इतर अधिकार

कुळाचे नाव व खंड

इतर अधिकार

बोजा - राष्ट्रीयकृत बँक गहाण

१.गणेश व्यंकट अचीतलवार २.प्रविण व्यंकट अचीतलवार ३.राजू व्यंकट अचीतलवार यांनी बँक ऑफ महाराट्र शाखा देगलूर कडे ची जमीन १४५,००,००० ग्राहण खत केले (१०१९)

बोजा - राष्ट्रीयकृत बँक गहाण

१.गणेश व्यंकट अचीतलवार २.प्रविण व्यंकट अचीतलवार ३.राजू व्यंकट अचीतलवार यांनी बँक ऑफ महाराट्र शाखा देगलूर कडे ची जमीन ४,५०,००,००० ग्राहण खत केले ४.४६०० निवडा (१०४२)

बोजा - राष्ट्रीयकृत बँक गहाण

दिनांक ०९/०२/२०१७ रोजी बँक ऑफ महाराष्ट्रा चा गणेश व्यंकटराव अचिंतलवार ,प्रविण व्यंकटराव अचिंतलवार ,राजू व्यंकटराव अचिंतलवार , यांच्या नावे र.रु.६३५००००/- कर्ज. (११११५)

बोजा - राष्ट्रीयकृत बँक गहाण

व्यंकटराव अचिंतलवार ,प्रविण व्यंकटराव अचिंतलवार ,राजू व्यंकटराव अचिंतलवार यांनी आपली जमीन बँक आफ महाराष्ट्र, देगलूर कडे २७३५१००० रु गहाण ठेवली आहे (१३३१)

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक : १३३१ व दिनांक : २९/०७/२०२०

जुने फेरफार क्र : (१) (१०१९) (१०९८)

सीमा आणि भुमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- करडखेड (५४५६७२) तालुका :- देगलूर जिल्हा :- नांदेड

भुमापन क्रमांक व उपविभाग ३६७

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१९-२०	खरीप					सोयाबीन		१.१६००				पडळ	०.०१००		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

चतु:सिमा (नकाशा) बाबत स्वयंघोषणापत्र

(शासन निर्णय क्रमांक:प्रसुधा १६१४/३४५/प्र.क्र.७१/१८ अ)

2

मी गणेश व्यंकटराव अन्नपलवार

आधार नंबर 735305521772 मौजे देगलूर

ता. देगलूर जि. नांदेड येथिल रहीवासी असुन माझ्या नावाने मौजे कडरोळी येथे गट नंबर 367 क्षेत्र 1H16R हे.आर जमीन असुन माझ्या जमीनिच्या चतु:सिमा खालील प्रमाणे आहेत.

	गट.नं 369 ची जमीन. उत्तर	
गट.नं 366 ची जमीन. पश्चिम	गट नंबर 367.	गट नं 365 ची जमीन. पुर्व
	गट.नं 368 ची जमीन. दक्षिण	

मी याव्दारे घोषित करतो/करते की,वरील सर्व माहीती माझ्या व्यक्तीगत माहिती व समजूतीनुसार खरी आहे.सदर माहीती खोटी आढळून आल्यास,भारतीय दंड संहिता अन्वये आणि /किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.करीता स्वयंघोषणापत्र लिहुन दिले आहे.

दिनांक: 27/12/2021.

सही/अंगठा

गणेश व्यंकटराव अन्नपलवार.
देगलूर.

शा.नू.ना.सी-५४७-१०-७१-२०,००,००० - A4
G. R., R. D., No. 10022/24 of 18-10-40.]

3

V. 24 m

गाव नमुना सात

(अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव ..... करडखेड ..... तालुका ..... देगलूर .....

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पद्धती
३६०	—	१
शेताचे स्थानिक नाव		

लागवडीयोग्य क्षेत्र	हेक्टर	आर
..... जि.	१ =	१६
.....	—	—
.....	—	—
एकूण ...	१ =	१६
पोटखराब (लागवडीयोग्य नसलेले) —		
वर्ग (अ) ...	—	—
वर्ग (ब) ...	—	—
एकूण ...	१ =	१६
आकारणी ...	रुपये	पैसे
	३ =	५०
जुडी किंवा विशेष आकारणी		
	३ =	५०

भोगवटादाराचे नाव

गणेश वेंकटराव
प्रवीण वेंकाराव
राजू वेंकाराव
संजय वेंकाराव

खाते क्रमांक

कुळाचे नाव खंड

1899 पैसे

गे.नं. 602 ने बोजा नोंद करणे.

इतर अधिकार फे.नं. 50।
गणेश प्रविण राजु संजय पि. वेंकटराव यांची बँक ऑफ महाराष्ट्र शाखा - देगलूर यांचे कर्ज घेऊन तारण म्हणून जमीन गहाण दिली -

गे.नं. 603 दि. 2.2.07
गणेश प्रविण राजु संजय पि. वेंकटराव यांची दिना बँक ऑफ महाराष्ट्र कडे एक कोटी पन्नास लाख रु. गहाण

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील: मिश्र पिकाखालील क्षेत्र: मिश्रपिकाचे क्रमांक	जल सिंचित	अजल सिंचित	वटक पिके व प्रत्येकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	जल सिंचनाचे साधन	जमीन करणाऱ्याचे नाव	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
1994/95						—	1-16							जाणी आकारीप्रमाणे	

135

2007/08 उडीद 1.16 जाली 2008 कापूस 1.00

गाव गमुला [illegible] 1.16

2009 2010 [illegible]

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
1995/96	20				उडीद	-	1.10				5	1.06	-	गणेश व्यंकटराव प्रविण —"— राजू —"— संजय —"—	
1996/97	25				कापूस	-	1.10				5 -	1.06		गणेश व्यंकटराव प्रविण —"— राजू —"— संजय —"—	
1997/98	20				कापूस	-	1.16							गणेश व्यंकटराव प्रविण —"— राजू —"— संजय —"—	
1998/99	20				कापूस	-	1.16							जाली मालकी प्रमाणे	
1999/2000	20				कापूस	-	1.16							जाली मालकी प्रमाणे	
2000/2001	20				कापूस	-	1.15							जाली मालकी प्रमाणे	
2001/2002	20				कापूस	-	1.15							जाली मालकी प्रमाणे	
2002/2003	5				उडीद	.	1.15							जाली मालकी प्रमाणे	
2003/2004	20				कोरडवाहू		1.00							जाली	
2004/2005	20				कापूस		1.00							जाली	
2005/2006	25				सोयाबीन		1.00							जाली	
2006/2007	25				सोयाबीन १ - 20									जाली	

गाव नमुना सात (अधिकार अभिलेख पत्रक) 67

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गांव करडखेड तालुका देगलूर

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाते क्रमांक
367		1	गणेश बंकटराव प्रवीण बंकटराव राजू बंकटराव संजय बंकटराव फेरफार 1014 नुसार	कुळाचे नांव खंड रु. पैसे
शेताचे स्थानिक नांव				

लागवडीयोग्य क्षेत्र	हेक्टर	आर
जि-	1	16
एकुण ...	1	16
पोटखराब (लागवडीयोग्य नसलेले)		
वर्ग (अ)	-	-
वर्ग (ब)		
एकुण ...	1	16
	रुपये	पैसे
आकारणी	3	50
जुडी किंवा विशेष आकारणी ..		
	3	50

इतर अधिकार M.N. 603 बँक ऑफ महाराष्ट्र शाखा देगलूर येथे गहाण रु. 1,45,000/- उचल

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सीमा आणि भूमापन चिन्हे

तलाठी मंडळ अधिकारी मरखेल

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील: मिश्र पिकाखालील क्षेत्र: मिश्रणाचा संकेत क्रमांक	जलसिंचित	अजलसिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र: पिकाचे नाव	जल-सिंचित	अजल-सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	जलसिंचित	अजलसिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरुप	क्षेत्र	जलसिंचनाचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.		
2010-11	२५				गाळप ऊस		1-40 0-16							
2011-12	२६	-	-	-	—	-	-	[redacted]		0-60	प	0-1	-	-
								[redacted]		0-55	25/12/2011			
2012-13	२७				ऊस उडीद		[redacted]							
2013-14	२८				सोयाबीन		[redacted]				28/12/2014			
2014-2015	२९				सोयाबीन उडीद		0-60 0-40							
							0-10							

(५)

[illegible]

अलबत्ये सूचना

[illegible] तालुका : देगलूर जिल्हा : नांदेड

[illegible]

[illegible] नोंदवहीत खाली विनिर्दिष्ट केल्या प्रमाणे जमिनीतील अधिकाराच्या संपादनासंबंधी नोंद करण्यात आली आहे.

अनुक्रमांक नोंदवहीतील नोंदीचा अनुक्रमांक किंवा तारीख (१)	संपादन केलेल्या अधिकाराचे स्वरूप (२)	ज्यातील अधिकार संपादन करण्या आले आहेत तो भूमापन क्रमांक किंवा उपविभाग क्रमांक (३)
१०१९	संमतीपत्रक :- बाजुस दर्शवलेल्या गटातील सामाईक मालक १.संजय व्यंकटराव अचिंतलवार २.गणेश व्यंकटराव अचिंतलवार ३.प्रविन व्यंकटराव अचिंतलवार ४.राजू व्यंकटराव अचिंतलवार वरील सर्व हे सामाई मालक असुन ते सर्व खालील तपशीला प्रमाणे वाटनी करून घेतले गट क्र. क्षेत्र १.गणेश व्यंकटराव अचिंतलवार ३५८ ०.१० आर प्रविन व्यंकटराव अचिंतलवार ३६० ०.१५ आर राजू व्यंकटराव अचिंतलवार ३६३ ४.४६ आर सामाई क्षेत्र ३६७ १.१६ आर व वयेक्तीक असलेले संजय व्यंकटराव अचिंतलवार यांची गट क्र.३६२ क्षेत्र १.६३ आर ची संपूर्ण जमीण भावाच्या नांवे गणेश, प्रविन ,राजू पि.व्यंकटराव अचिंतलवार यांना करून दिली वरील संमतीपत्रकाधारे व लेखी अर्ज आले वरून नोंद घेण्यात आली करीता सदरील नोंद मंजुरीस्तव सादर	३५८ ३६० ३६२ ३६३ ३६७

आणि ज्या अर्थी, तुमचा उक्त फेरफारात हितसंबंध आहे असे अधिकार अभिलेखावरून /फेरफाराच्या नोंदवहीवरून मला वाटते ;
आणि ज्याअर्थी, उक्त फेरफारात तुमचा हितसंबंध आहे असे मानण्यास मला संयुक्तिक कारण आहे;
त्या अर्थी आता मी, संजय विनायकराव भांगे

ज्या ठिकाणी उपरोक्त जमीन आहे त्या गांवचा तलाठी ,याद्वारे उक्त फेरफाराच्या नोंदीसंबंधी तुम्हास सूचना देत आहे व ही सूचना मिळाल्यापासून पंधरा दिवसांच्या आत उक्त नोंदीसंबंधी तुमची हरकत, कोणतीही असल्यास , ती तोंडी किंवा लेखी माझ्याकडे पाठविण्यास तुम्हाला फर्मावित आहे.
उक्त पंधरा दिवसांच्या मुदतीत कोणतीही हरकत मला न मिळाल्यास ,उक्त नोंदीस तुमची संमती आहे असे गृहीत धरले जाईल, याची कृपया नोंद घ्यावी.

ठिकाण : करडखेड

संजय विनायकराव भांगे

दिनांक : ०५/०७/२०१४

तलाठी

प्रति : गणेश व्यंकटराव अचिंतलवार

प्रविण व्यंकटराव

राजू व्यंकटराव

संजय व्यंकटराव

एस.व्हि.भांगे
तलाठी साजा, करडखेड