



012

## Madhav B. Pawde

B.S.L., LL.B., LL.M.

### LEGAL ADVISOR

State Bank of India

Union Bank of India

Karnataka Bank

Godavari Urban Co-operative Bank, Nanded.

Abhyudaya Co-operative Bank, Nanded.

Date :

Title investigation Report in respect of plot no. 47 admeasuring in length 16.00 meter & in width 10.00 meter total admeasuring 176.00 sq. meter, bearing Nagar Parishad House no. 8071 out of land Gut no. 333 out of land survey no. 185/1/1/A Situated at Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded.

Prepared by

Adv. Madhav B. Pawde,  
Nanded.



**Madhav B. Pawde**

B.S.L.,LL.B.,LL.M.

**LEGAL ADVISOR**

State Bank of India

Union Bank of India

Karnataka Bank

Godavari Urban Co-operative Bank, Nanded.

Abhyudaya Co-operative Bank, Nanded.

Date :

Date : 18/12/2021

To,

**Asst. General Manager**

**State Bank of India**

**Doctors Line, Nanded..**

**Dear Sir,**

I am sending along with this letter Title Investigation report in respect of plot no. 47 admeasuring in length 16.00 meter & in width 10.00 meter total admeasuring 176.00 sq. meter, bearing Nagar Parishad House no. 8071 out of land Gut no. 333 out of land survey no. 185/1/1/A Situated at Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded.

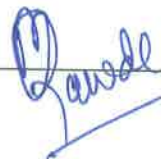
Thanking you,


**Your's faithfully,**

**Adv. Madhav B. Pawde,  
Nanded.**

## Annexure - B

1.	a) Name of the Branch/Business Unit/Office seeking opinion.	: Asst. General Manager State Bank of India Doctors Line, 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 Venkateshwara Dall Industries through its Proprietor Shri. Rajiv S/o Venkatrao Anchintalwar R/o Plot no. B-1, MIDC, Khanapur, Tq. Degloor, Dist - Nanded & H.No. 4644, Line Galli, Degloor.
2.	a) Name of the unit/concern/company/person offering the property/ (ies) as security.	: Shri. <u>Rajesh S/o Venkatrao Anchintalwar</u> R/o H. No. 4644, Line Galli, Degloor.
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Shri. Rajesh S/o Venkatrao Anchintalwar R/o H. No. 4644, Line Galli, Degloor.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower / Mortgagor



<p>3. Complete or full description of the immovable property/(ies) offered as security including the following details.</p> <p>a) Survey No.</p> <p>b) Door/House no.</p> <p>c) Extent/ area including plinth/ built up area in case of house property.</p> <p>d) Locations like name of the place, village, city, registration, sub-district etc.</p> <p>e) Boundaries.</p>	<p>Property bearing plot no. 47 admeasuring in length 16.00 meter &amp; in width 10.00 meter total admeasuring 176.00 sq. meter, bearing Nagar Parishad House no. 8071 out of land Gut no. 333 out of land survey no. 185/1/1/A Situated at Bapu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded bounded as follows</p> <p>East: Land of Shri. Vithal Bogulwar.</p> <p>West: Road.</p> <p>South: Plot No. 48.</p> <p>North: Plot no. 46.</p>
<p>4. a) Particulars of the documents scrutinized-serially and chronologically.</p> <p style="text-align: right;"></p>	<ol style="list-style-type: none"> <li>1. Record copy of Registration Certificate dated 27/08/1984.</li> <li>2. Record copy of non agriculture use permission dated 13/12/1985.</li> <li>3. Record copy of lay out plan.</li> <li>4. Record copy of sale deed bearing no. 09/1983 dated 12/01/1983.</li> <li>5. Record copy of sale deed bearing no. 38/1985 dated 17/01/1985.</li> <li>6. Record copy of sale deed bearing no. 151/1984 dated 08/05/1984.</li> <li>7. Record copy of allotment certificate dated 09/01/1988.</li> </ol>

	<ol style="list-style-type: none"><li>8. Record copy of allotment certificate dated 24/12/1980.</li><li>9. Original copy of allotment certificate dated 22/03/2001.</li><li>10. Original copy of Shares certificate.</li><li>11. Record copy of plot wise membership list dated 31/03/2018.</li><li>12. Record copy of revision register note in the name of Rajesh Achintalwar dated 13/12/2016.</li><li>13. Record copy of property registration certificate dated 13/12/2016.</li><li>14. Record copy of property tax receipt dated 11/11/2016.</li><li>15. Record copy of revision register note in the name of Rajesh Achintalwar dated 20/10/2018.</li><li>16. Record copy of property registration certificate dated 20/10/2018.</li><li>17. Record copy of property tax receipt dated 20/10/2018.</li><li>18. Record copy of registered mortgage deed bearing day book no. 167/2017 dated 03/02/2017.</li><li>19. Original copy of release deed bearing no. 428/2019 dated 05/03/2019.</li><li>20. Original copy of registered mortgage deed bearing day book no.</li></ol>
--	---



		<p>429/2019 dated 05/03/2019 &amp; further mortgage deed bearing no.1615/2020 dated 17/09/2020.</p> <p>21. Record copy of letter dated 17/06/2018 &amp; 30/11/2021 No objection certificate issued by the society.</p> <p>22. Record copy of society existence certificated dated 24/12/2018.</p> <p>23. Original copy of revision register note in the name of Rajesh Achintalwar dated 15/11/2021.</p> <p>24. Original copy of property registration certificate dated 15/11/2021.</p> <p>25. Original copy of property tax receipt dated 15/11/2021.</p> <p>26. Record copy of current 7/12 extract of land gut no. 333.</p>
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	As state in Para no. 4 (a) and (b) of Annexure-B.
5.	Whether certified copy of all title documents are obtained the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor?	As stated in Para no. 4 (a) and (b) of Annexure-B.
	b) i) Whether all pages in the	Original copy of allotment letter &

	certified copies of the title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?.	shares certificate are available and it's verified with Record filed by the applicants.
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with original to ascertain whether the total page numbers in the copy tally page by page with original produced.	Original copy of allotment letter & shares certificate are available and it's verified is compared with record copy & the copy's are tally with original produced.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, record of registrar office is available for online verification from year 2002 to till today but record of revenue authorities is not available for online verification so both the record i.e. registrar office & Revenue authorities are relevant to the property mentioned in search report.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, record of Registrar office is available for on line verification form the year 2002 to till today.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online	N.A.

*Pawde*

	portal and if so whether such verification was made?	
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	The 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?	As the property under TIR falls within territorial jurisdiction of SRO- Degloor, therefore registration of documents at other SRO is not possible.
	c) Whether search has been made at all the offices named at (b) above?	Yes, Search has been made at the 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?	Yes, As the property under TIR falls within territorial jurisdiction of SRO- Degloor, therefore registration of the documents at other SRO is not possible.
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 is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used.)	

It is evident from the record produced before me that,



That, originally land survey no. 185/1/1A (land gut no. 333) admeasuring 01H.64R land Situated at Degloor was owned & possessed by the Jalaram S/o Gangaram Bogulwar.

Thereafter, Jalaram S/o Gangaram Bogulwar was obtained N. A. permission of land survey no. 61/A admeasuring 01H.64R land Situated at Degloor in file 85/LND.D.III.CR.80 dated 13/12/1985 the office of the Sub Divisional Officer, Degloor.

Thereafter, Jalaram S/o Gangaram Bogulwar was executed registered sale deed bearing day book no. 38/1985 dated 17/01/1985 of 00H.82R land out of land gut no. 333 & survey no.185/1/1/A situated at Degloor in favour of Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded Through its president Shri. Bapurao Sidram Tate & others 54 members bearing registration no. NND-DLR-HSG (T.O.) for valid consideration of amount of Rs.17,000/- in the office of Joint sub-Register, Degloor.

Thereafter, Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded, bearing registration no. NND-DLR-HSG (T.O.) was allotted the allotment letter the plot No. 47 to its original member, Nagaorao S/o Tukaram Bhadke at the time of execution of sale deed on purchaser no. 14 from real owner of land.

Thereafter, Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded, bearing registration no. NND-DLR-HSG (T.O.) was allotted the allotment letter the plot No. 47 to its member, Shri. Shankar S/o Narsingrao Bhande Joshi dated 10/02/1986 by passing resolution No. 2 dated 01/01/1986 by cancelling the allotment/ membership of Nagaorao S/o Tukaram Bhadke.

*Pawde* Thereafter, Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded, bearing registration no. NND-DLR-HSG (T.O.) by passing resolution allotted the plot No. 47 by way of allotment

letter dated 24/12/1980 to its new member, Sidram Govindrao Achemwar by cancelling the membership of previous member Shri. Shankar S/o Narsingrao Bhande Joshi.

Thereafter, Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded, bearing registration no. NND-DLR-HSG (T.O.) by passing resolution allotted the plot No. 47 by way of allotment letter dated 22/03/2001 to its new member, Rajesh S/o Venkatrao Anchintalwar by cancelling the membership of previous member Sidram Govindrao Achemwar.

Thereafter, Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded, bearing registration no. NND-DLR-HSG (T.O.) by passing resolution, allotted the plot No. 47 by way of allotment letter dated 24/12/1980 to its new member, Sidram Govindrao Achemwar by cancelling the membership of previous member Shri. Shankar S/o Narsingrao Bhande Joshi.

Thereafter, Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded, bearing registration no. NND-DLR-HSG (T.O.) has issued shares certificate bearing no. 497 of shares of 05 & bearing membership no. 46.

Thereafter, Rajesh S/o Venkatrao Anchintalwar has filed application for mutation of his name in the Nagar Parishad record. Accordingly Chief officer of the Nagar Parishad by passing order dated 20/09/2013 mutated the name of Rajesh Anchintalwar in Nagar Parishad record on N.P.H. no. 8071 & issued revision register note dated 25/01/2016, 20/10/2018 & dated 15/11/2021 & property registration certificate dated 13/12/2016 & 6770/2018 dated 20/01/2018, 6360/2021 dated 15/11/2021.

*Pawde* Thereafter, Rajesh Anchintalwar has paid Nagar Parishad property tax. Accordingly Nagar Parishad by accepting necessary tax issued tax receipt by way of tax receipt bearing book no. 467 & page no. 26 dated 11/11/2016

& book no. 633 & page no. 84 dated 20/10/2018, book no. 864 & page no.49 dated 15/11/2021.

Thereafter, Shri. Rajesh S/o Venkatrao Anchintalwar has mortgage the above property by way of registered mortgage bearing day book no. 167/2017 dated 03/2/2017 to The Bank of Maharashtra branch Degloor in the office of Sub-Registrar, Degloor for the Loan amount of Rs. 2,50,00,000/-.

Thereafter, Ganesh Anchintalwar has paid the entire loan amount to the Bank of Maharashtra branch Degloor. Accordingly bank has redemption its charges over property the executed registered release deed bearing no.428/2019 dated 05/03/2019.

Thereafter, Ganesh Anchintalwar has mortgage the above property by way of registered mortgage bearing no. 429/2019 dated 05/03/2019 of Rs. 6,90,00,000/- to SBI, Nanded & further registered Mortgage deed bearing no1615/2020 dated 18/09/2020.


There after, after several time request, the applicant has produced the no encumbrance certificate over the plot from society on account of already registered encumbrance over plot of the society Rs. 2,50,00,000/- from Bank of Mha & issued non encumbrance certificate dated 17/06/2018 over the plot .

There after, Ass. Registrar, Degloor has issued society in existence certificate in the name of applicant & directed to obtain NOC from society.

From the date allotment letter, Shri. Rajesh S/o Venkatrao Anchintalwar is being member & owner and possessor of property bearing plot no. 47 admeasuring in length 16.00 meter & in width 10.00 meter total admeasuring 176.00 sq. meter, bearing Nagar Parishad House no. 8071 out of land Gut no. 333 out of land survey no. 185/1/1/A Situated at Bapu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded.

9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full ownership rights/ full membership rights.
10.	If leasehold, whether	Not 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, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable.
	f) Whether the leasehold rights permits for the creation of any superstructure?	Not applicable.
	g) Right to get renewal of the leasehold rights and nature thereof.	Not applicable.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether, grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not applicable.

	The mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Yes, Mortgagor is competent to create charge over property. No any permission from Govt. or any other authority is required.
12.	If occupancy right, whether a) Such right is heritable and transferable, b) Mortgage can be created.	By way of allotment letter, Shares and its transferable one. Yes, Mortgage can be created.
13.	Nature of <b>Minor's interest</b> , 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.	There is no any minor interest is involved in the title report.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether, a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee;	The property under TIR is transferred by way of allotment letter and shares certificate issued by the Society.

	<p>d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;</p> <p>e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;</p> <p>f) Whether the Donee is in possession of the gifted property;</p> <p>g) Whether any life 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;</p> <p>h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.</p>
<p>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.</p> <p>b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>c) Whether the partition made is valid in law and the mortgagor</p>	<p>The property under TIR is transferred by way of allotment letter and shares certificate issued by the Society.</p> 

*Pawde*

	<p>has acquired a mortgagable title thereon.</p> <p>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.</p> <p>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?</p>	
16.	<p>a) Whether the title documents include any testamentary documents /wills?</p> <p>b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>c) Whether the property is mutated on the basis of will?</p> <p>d) Whether the original will is available?</p> <p>e) Whether the original death certificate of the testator is available?</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>The property under TIR is transferred by way of allotment letter and shares certificate issued by the Society.</p>

*Pawde*

17.	<p>a) Whether the property is subject to any wakf rights?</p> <p>b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?</p> <p>c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?</p>	<p>The property under TIR is not subject to any wakf right.</p> <p>That, the property under TIR is not belongs to church/temple or any religious/other institution having any restriction in creation of charges.</p>
18.	<p>a) Where 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>b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?</p>	<p>The property under TIR is transferred by way of allotment letter and shares certificate issued by the Society.</p>
19.	<p>a) Whether the property belongs to any trust or is subject to the rights of any trust?</p> <p>b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?</p> <p>c) If so additional precautions/permissions to be</p>	<p>The property under TIR not belongs to any trust or is subject to the rights of any trust.</p>



	<p>obtained for creation of valid mortgage?</p> <p>d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.</p>	
20.	<p>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.</p> <p>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?</p> <p>c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.</p>	<p>Property is non-agriculture one</p> <p>Property is non-agriculture one.</p> <p>Yes, applicant had also produced copy of N.A. permission bearing file No. 85/LND.D.III.CR.80 office of the SDO, Degloor dated 13/12/1985.</p>
21.	<p>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,</p>	<p>That, the property under TIR is not Affected by any local laws or other regulations.</p>

	SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	
22.	<p>a) Whether the property is subject to any pending or proposed land acquisition proceedings?</p> <p>b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.</p>	That, the property under TIR is not subject to any pending or proposed land acquisition proceedings.
23.	<p>a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?</p> <p>b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?</p> <p>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/markings.</p>	<p>Property under TIR is not involved subject matter of any litigation.</p> <p>Not Applicable.</p> <p>NO.</p>
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	The property under TIR is not belonging to partnership firm.

	<p>b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?</p> <p>c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.</p>	Not applicable.
25.	<p>Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.</p>	Property under TIR is not belonging to any limited company.
	<p>b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability partnership (LLP) firm?</p>	Not applicable.
	<p>ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (Seller) and the vendee company (Purchaser)?</p>	Not applicable.

	iii) Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	Not applicable.
	vi) If the search reveals encumbrances/ charges, whether such charges/encumbrances have been satisfied?	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.	Yes, no objection certificate from society for mortgaging property with bank shall be required.
27.	<p>a) Whether any POA is involved in the chain of title?</p> <p>b) Whether the POA involved is one coupled with interest, i.e. a 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>c) In case the title document is executed by the POA holder, please clarify whether the POA</p>	<p>There is no any POA is involved in the chain of title. ✓</p> <p>Not Applicable.</p>

involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements 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.

e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.

i) Whether the original POA is verified and the title investigation is done on the basis of original POA?

ii) Whether the POA is a registered one?

iii) Whether the POA is a special or general one?

iv) Whether the POA contains a specific authority for execution of title document in question?

Not applicable.

Not Applicable.

<p>h) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question?</p> <p>i) Please comment on the genuineness of POA?</p> <p>j) The unequivocal opinion on the enforceability and validity of the POA?</p>	
<p>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.</p>	<p>Not applicable.</p>
<p>29. If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</p> <p>a) Promoter's/Land owner's title to the land/ building;</p> <p>b) Development Agreement/Power of Attorney;</p> <p>c) Extent of authority of the Developer/builder;</p> <p>d) Independent title</p>	<p>Property is open plot.</p> <p>Member of the society have absolute clear title over property.</p> <p>Not applicable.</p> <p>Member has Full authority.</p>

*Pawde*

<p>verification of the Land and/or building in question;</p> <p>e) Agreement for sale (duly registered)</p> <p>f) Payment of proper stamp duty;</p> <p>g) Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>h) Approval of building plan, permission of appropriate/local authority, etc.;</p> <p>i) Conveyance in favour of Society/ Condominium concerned;</p> <p>j) Occupancy Certificate/allotment letter/letter of possession;</p> <p>k) Membership details in the Society etc;</p> <p>l) Share Certificates;</p> <p>m) No Objection Letter from the Society;</p> <p>n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc;</p>	<p>Yes, done</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>N.A.</p> <p>By way of allotment.</p> <p>As per shares certificate issued shares by the society 05 shares in the name applicant.</p> <p>Not filed, required to obtain NOC from Society.</p> <p>Yes done.</p>
--	--

	<p>o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>Loan charge shall be recorded in the office of Nagar Parishad record.</p> <p>Property is vacant plot out of sanctioned lay out plan.</p> <p>Not applicable.</p>
30.	<p>Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.</p>	<p>I found that, the property under search is already mortgage with State Bank of India branch Degloor by way of registered mortgage except this I have do not found any registered encumbrance over the property mentioned in search report.</p>
31.	<p>The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.</p>	<p>2009-2021 i.e. 13 years, vide receipt No. <u>1112239722</u> dt. /12/2021 issued by Sub-Registrar office, Degloor.</p> <p>I found that, the property under search is already mortgage with state Bank of india branch Degloor by way of registered mortgage except this I have do not found any registered encumbrance over the property mentioned in search report.</p>
32.	<p>Details regarding property tax or</p>	<p>Paid, receipt enclosed herewith.</p>



	land 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. b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable.  Not applicable.
34.	Details of RTC extracts/mutation extracts/Katha extracts	Applicant has mutated his name in Nagar Parishad record.
35.	Whether the name of mortgagor is reflected as owner in the <b>revenue</b> /Municipal/Village records?	Yes. The name of mortgagor is reflected as member/owner in the Nagar Parishad record.
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be)	Yes.  Yes.  Yes.
37.	Whether the property can be identified from the following documents, and	Property under TIR can be identified by four boundaries mentioned in the lay out plan enclosed here with.

	<p>discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>a) Document in relation to electricity connection;</p> <p>b) Document in relation to water connection;</p> <p>c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>d) Other utility bills, if any.</p>	<p>Not filed.</p> <p>Not available.</p> <p>Not available.</p>
38.	<p>In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.</p>	<p>No difference or discrepancy found.</p>
39.	<p>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 document and that in the title deeds.</p>	<p>Valuation report is not filed on record for verification.</p>
40.	<p>Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of</p>	<p>There is no any bar/restriction for creation of mortgage.</p>

	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?	Yes. Bank will be able to enforce SARFESI act, if required against the property offered as security.
	Property is SAEFAESI compliant.	Yes.
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 precaution to be taken by the Bank in this regard.	Registered mortgage shall be obtained.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	<p>If the bank is going to sanction loan by mortgaging the property under TIR, then Registered mortgage shall have to be obtained and charge of the loan shall have to be recorded in Nagar Parishad record.</p> <p>Further it is opinion that, for security of the Bank all original document i.e. Original allotment letter, Shares certificate, and Original copy of property Tax Receipt, lay out plan, N.A. permission, NOC certificate form Society &amp; all linked sale deeds shall be collected form borrower.</p>

Pawde

		Personal inspection of the spot by the bank official is required to be done.
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, the charge of loan shall have to be recorded in the Nagar Parishad record. Further it is opinion that, the applicant has not executed conveyance deed in his fevour from Society till 2001, therefore it is required registered document in fevour of mortgagor.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<b>Shri. Rajesh S/o Venkatrao Anchintalwar</b> R/o H. No. 4644, Line Galli, Degloor.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016?.	<b>Not applicable.</b>
	Whether the project is registered with Real Estate Regulatory Authority? If so, the details of such Registration are to be furnished,	<b>Not applicable.</b>
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is	<b>Not applicable.</b>

executed?.	
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?	<b>Not applicable.</b>

Date:18.12.2021.

Place: Nanded.

  
**Adv. Madhav B. Pawde**  
**Nanded.**  


**Annexure – C.**

**CERTIFICATE OF TITLE**

1. I have examined the Title Deeds intended to be deposited relating to the schedule property (ies) and offered as security by way of Registered Mortgage and that, the documents of title referred to in the Opinion are valid evidence of Right, title & Interest. If the Registered Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue/ TILR office/NWMC records. I also confirm having verified and checked the records of the relevant Sub-Registrar Office, Degloor. I have do not found (any transaction of pawn, lean, agreement to sale, lease deed, Leave & license agreement and any other objectionable transaction anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/ responsible, if any loss caused to the Bank due to negligence on my part of by my agent in making search.

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

5. I found that, the property under search is already mortgage with State Bank of India branch Degloor except this there are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2009 to 2021 pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances except the

registered encumbrance State Bank of India branch Degloor.

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 (Delete, whichever is inapplicable). Not applicable

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of \_\_\_\_\_ (Specify the share of the Minor with Name). (Strike out if not applicable). Not applicable

8. The mortgage if created will be available to the bank for the liability of the intending borrower, **M/s Venkateshwara Dall Industries through its Proprietor Shri. Rajiv S/o Venkatrao** R/o Plot no. B-1, MIDC, Khanapur, Tq. Degloor, Dist -Nanded & H.No. 4644, Line Gally, Degloor.

9. I certify that, **Shri. Rajesh S/o Venkatrao Anchintalwar** R/o H. No. 4644, Line Galli, Degloor absolute, clear and Marketable title over the Schedule property/Plots. I further certify that, the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that, the deposit of following title deeds/ documents would create a valid and enforceable mortgage. Registered mortgage shall have to be obtained & deposit following title deeds/ documents would create a valid and enforceable mortgage.

- A. Original copy of allotment certificate dated 22/03/2001. - Da
- B. Original copy of Shares certificate.
- C. Certified copy of plot wise membership list dated 31/03/2018. X
- D. Certified copy of revision register note in the name of Rajesh Achintalwar dated 20/10/2018 & 15/11/2021. y
- E. Original copy of property registration certificate dated 20/10/2018 & 15/11/2021.
- F. Original copy of property tax receipt dated 20/10/2018 & 15/11/2021.

G. Certified copy of society existence certificate dated 24/12/2018.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that, the property is SARFAESI compliant.

### **SCHEDULE OF THE PROPERTY**

Property bearing plot no. 47 admeasuring in length 16.00 meter & in width 10.00 meter total admeasuring 176.00 sq. meter, bearing Nagar Parishad House no. 8071 out of land Gut no. 333 out of land survey no. 185/1/1/A Situated at Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded bounded as follows

East: Land of Shri. Vithal Bogulwar.

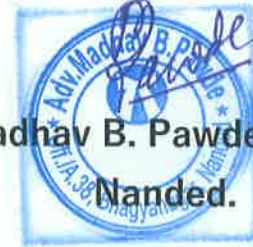
West: Road.

South: Plot No. 48.

North: Plot no. 46.

Date :18/12/2021.

**Adv. Madhav B. Pawde.**





**Annexure – C 1:**

**CERTIFICATE OF TITLE ON BASIS OF CERTIFIED COPIES OF THE  
TITLE DEEDS**

1. I have examined the certified copies of Original Title Deeds intend to be deposited relating to the schedule property/(ies) 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 the said Registered **Mortgage** to be created on production of original title deeds will satisfy the requirements of creation of Registered **Mortgage** and I further certify that : ( \*please specify the kind of mortgage)

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/TILR/NWMC records. I also confirm having verified and checked the records of the relevant Government offices/ Sub-Registrar offices. 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 caused to the Bank due to negligence on my part of by my agent in making search.

4. Following scrutiny of Land Records/Revenue Records/TILR office/NWMC office 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. I found that, the property under search is already mortgage with

State Bank of India branch Degloor except this there are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2009 to 2021 pertaining to the Immovable Property/hall covered by above said certified copies, Title Deeds. The property appears to be free from all Encumbrances except the registered encumbrance of State Bank of India branch Degloor.

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. (Delete, whichever is inapplicable). Not applicable

7. His/ their interest in the property (ies) is to the extent of Nil (Specify the share of the Minor with Name). (Strike out if not applicable). **Not applicable.**

8. The mortgage if created will be available to the bank for the liability of the intending borrower, **M/s Venkateshwara Dall Industries through its Proprietor Shri. Rajiv S/o Venkatrao** R/o Plot no. B-1, MIDC, Khanapur, Tq. Degloor, Dist -Nanded & H.No. 4644, Line Galli, Degloor.

9. I certify that, **Shri. Rajesh S/o Venkatrao Anchintalwar** R/o H. No. 4644, Line Galli, Degloor has absolute, clear and Marketable title over the Schedule property. I further certify that, the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that, the deposit of following title deeds/ documents would create a valid and enforceable mortgage. Registered mortgage shall have to be obtained & deposit following title deeds/ documents would create a valid and enforceable mortgage.

- Pawde*
- A. Original copy of allotment certificate dated 22/03/2001.
  - B. Original copy of Shares certificate.
  - C. Certified copy of plot wise membership list dated 31/03/2018.

D. Certified copy of revision register note in the name of Rajesh Achintalwar dated 20/10/2018 & 15/11/2021.

E. Original copy of property registration certificate dated 20/10/2018 & 15/11/2021.

F. Original copy of property tax receipt dated 20/10/2018 & 15/11/2021.

G. Certified copy of society existence certificate dated 24/12/2018.

There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/ Rules in force.

### **SCHEDULE OF THE PROPERTY**

Property bearing plot no. 47 admeasuring in length 16.00 meter & in width 10.00 meter total admeasuring 176.00 sq. meter, bearing Nagar Parishad House no. 8071 out of land Gut no. 333 out of land survey no. 185/1/1/A Situated at Babu Nagar Sahakari Gruh Nirman Sanstha Maryadit, Degloor, Tq. Degloor, Dist- Nanded bounded as follows

East: Land of Shri. Vithal Bogulwar.

West: Road.

South: Plot No. 48.

North: Plot no. 46.

Date: 18/12/2021.

  
  
**Adv. Madhav B. Pawde.**  
**Nanded.**



# कार्यालय देगलूर नगरपरिषद, देगलूर जि.नांदेड

फोन नं. (02463) 257624 फॅक्सन नं. (02463) 255777 E- Mail codegloor@gmail.com

विभाग:-

जा.क्र./न.पा/ 6360 /2021

दिनांक 15/11/2021

## मालमत्ता नोंद प्रमाणपत्र

श्री/ श्री. निखिल गोहराव अश्विंतकर  
 यांचा विनंती अर्ज दि. 15/11/2021 रोजी मालमत्ता नोंद प्रमाणपत्र मागणी बाबतचा अर्ज प्राप्त झाला आहे.

करीता, मालमत्ता नोंदवही साल 2000-2001 नुसार मालमत्ता क्रमांक 8071 ही

श्री/ श्रीमती राजेश पि. व्यंकटराव अश्विंतकर यांचे नावे

अभिलेखात नोंद आहे.

करीता, प्रमाणपत्र देण्यात आले आहे.

(सदर प्रमाणपत्र हे केवळ कर आकारणी मालमत्ता नोंद प्रमाणपत्र असून, मालकी हक्क प्रमाणपत्र नाही)



[Signature]  
 मुख्याधिकारी  
 देगलूर नगरपरिषद देगलूर

प्रत -  
 कर विभाग, फेर फार हस्तांतरण यांना योग्य त्या पुढील कार्यवाहीस्तव.

नमूना ४३ नियम (७४ पहा)

नक्कल नवीन कर आकारणी देगलूर नगर परिषद (२००५-२००६) या वर्षासाठी कर आकारणी पात्र असलेल्या इमारती आणि जमिनी यांची आकारणी सूची

अनुक्रमांक	रस्त्याचे किंवा विभागाचे किंवा मंडळाचे नांव	मालमत्ता क्रमांक		मालमतेचे वर्णन	मालकाचे नांव	भोगवटदाराचे नांव	भाड्याने दिलेल्या भागाचे वार्षिक भाडे	भाड्याने न दिलेल्या भागाचे अंदाजित वार्षिक भाडे	एकूण (८+९) इमारतीचे किंवा जमिनीचे वार्षिक भाडे	दुरुस्ती इत्यादीसाठी १०% कपात	इमारतीचे किंवा जमिनीचे कर योग्य मूल्य	आकारण्यात आलेल्या करांची रक्कम					एकूण (१३ ते १७)				
		जुने क्रमांक	नवीन क्रमांक									नगर पालिकेचा	शासनाचा	विशेष शिक्षण	वृक्ष कर १%	शिक्षण कर		रोजगार हमी कर			
१	८०७८																				
२	५५५५५																				
३																					
४																					
५																					
६																					
७																					
८																					
९																					
१०																					
११																					
१२																					
१३																					
१४																					
१५																					
१६																					
१७																					
१८																					



देगलूर नगर परिषद

शासनाचे

योग्य मूल्य

एकादित मालमत्ता कर

विशेष शिक्षण कर

वृक्ष कर १

शिक्षण कर

रोजगार हमी

२५

२६

- १) अर्जादाराचे नांव
  - २) अर्जाचा दिनांक
  - ३) नक्कल तयार करणारा
  - ४) नक्कल तपासणारा
  - ५) नक्कल शुल्क
  - ६) एकूण
  - ७) नक्कल दिल्याचा दिनांक
  - ८) मूळ कर रजिस्टर
- देगलूर नगर परिषद, देगलूर

नमुना ४९ (नियम ७८(१)८३(४)८५,८६(४)आपि ९६(४)



# देगलूर नगर परिषद, देगलूर.

पुस्तक क्र. 864

2992/8071

कराची पावती

पावती क्र. 49  
क.नं.

मालमत्ता क्र. \_\_\_\_\_ रस्ता \_\_\_\_\_ मंडळ/विभागाचे मालक/भोगवटदार

श्री राजेश ०२५०२२५३ डी.डी.मालक यांच्या कडून

२० -२० या वर्षाच्या पुढील कराबद्दल रक्कम रु. ( 16861- )

अक्षरी एक हजार सहाशे पन्नास रुपये मिळाले.

बिल क्र. ( ) मागणी नोंदवहीतील अनुक्रमांक ( )

अ.क्र.	कराचे नांव	मिळालेली रक्कम								
		रु.	थकबाकी	चै.	रु.	चालू	चै.	रु.	एकूण	चै.
१.	मालमत्ता कर		712			356			1068	
२.	वृक्षारोपण कर		32			16			48	
३.	शिक्षण कर		144			72			216	
४.	रोजगार हमी कर									
५.	नळपट्टी कर									
६.	ड्रेनेज कर									
७.	अ.स्व.दि.कर		28			44			132	
८.	दंड		222						222	
९.	इतर कर									
	एकूण									
	कजासुट									
	नोटीस फी									
	वारंट									
	थकबाकी करिता शास्ती									
	इतर वसूली खर्च									
	एकूण								1686	

दिनांक : 15/11/20 21

सूचना : १) नळाला तोट्या बसवा-पाण्याचा अपव्यय टाळा.  
२) आपला कर नियमित भरा-शास्ती व मनस्ताप टाळा.

कर वसूलीकार

मुख्याधिकारी

टीप: कर वसूलीकाराची सही नसलेली पावती खरी समजली जाणार 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 :- देगलूर

तालुका :- देगलूर

जिल्हा :- नांदेड

भुमापन क्रमांक व उपविभाग ३३३  
भुधारणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३३६	अशोक व्यंकटेशराव रेनगुंडवार	०.०१.५०	०.०९		(१३०६८)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	४९१	मिना रमेश तोटावार	०.०१.७०	०.१०		(८७६१)	इतर अधिकार
जिरायत ६.५५.००							बोजा - खाजगी बँक
बागायत -	५१०	माधव मलन्ना संगमकर	०.००.५४	०.०३		(१०४३३)	दिनांक २७/०६/२०१९ रोजी AXIS BANK चा
एकुण							पुढलिक खंडेराव खानापूरकर यांच्या नावे
ला.यो. क्षेत्र ६.५५.००	११०४	अ जब्बार हाजी नासर महमद	०.०१.६२	०.०९		(८९३९)	र.रु.३०५००००/- कर्ज. (११५०४)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	११०५	अशोक व्यंकटराव देशमुख	०.००.१०			(८९३९)	प्रलंबित फेरफार : नाही.
वर्ग (अ) ०.०१.००	११५७	ईरन्ना व्यंकटराव पडलवार	०.०१.५०			(८९३९)	शेवटचा फेरफार क्रमांक : १३९७८ व दिनांक : ०८/१०/२०२१
वर्ग (ब) -							
एकुण	११५८	इरवंतराव लिंगप्पा पाटील	०.२९.३१	१.७९		(१३६३२)	
पो.ख.क्षेत्र ०.०१.००							
	१२०६	किरण नागनाथ पाटील	०.०१.६५			(८९३९)	
एकुण क्षेत्र ६.५६.००							
(अ+ब)	१२०७	कृष्णा गोविंद कुलकर्णी	०.०१.५०			(८९३९)	
आकारणी ३९.९४	१२०८	कुसूमताई माधवराव पाटील	०.०१.७०			(८९३९)	
जुडी किंवा विशेष	१२६४	[ गंगारणी राजाराम हिमगिरे ]				(१३३२४)	
आकारणी	१२६५	गणेश हिरहराव	०.०१.५०			(८९३९)	
	१२६६	गोपाळराव किशनराव मेहेरकर	०.०१.५०			(८९३९)	
	१३४५	चंद्रकला गणेशराव चंदावर	०.०१.५०	०.०९		(८९३९)	
	१३७८	जोत्सल विठठलराव	०.०१.५०	०.०९		(८९३९)	
	१४३१	[ दत्तगुप्पा गृहनिर्माण संस्था ]	३.६०.६४	१.८०	०.०१००	(११३३४)	
		[ मु.प्र.हरीचंद्र दत्तात्रय राणे ]				(११३३४)	
		सामाईक क्षेत्र	०	०			
	१४३२	दत्तात्रय गोविंदराव	०.७१.०७	४.३३		(८९३९)	



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१ ०८:३६:१३ AM रोजी) व गा.न.नं. १२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिकव्याची आवश्यकता नाही.

सवर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र. १३९५७, १४०१३, १४०२७, १४१०८, १४१०९, १४१२३ ची सद्यस्थिती <http://mahabhumi.gov.in/aapichawdi> या संकेत स्थळावर पहावी.

पृष्ठ क्र.

१/१३



१७५४	म सफियोदिन म फसियोदिन	०.०१.५०	०.०९	(८९३९)
१७५५	म अरफिक म रजाक	०.०१.५०	०.०९	(८९३९)
१८६८	सुधीर रामागौड गर्वडगांवकर	०.०१.५०	०.०९	(८९३९)
१८८८	शहाजी पंढरीनाथ कदम	०.०१.५०	०.०९	(८९३९)
१९३५	स्वाती बालाजी कोल्हे	०.०१.५०	०.०९	(८९३९)
१९३६	लक्ष्मण हरन्ना	०.१५.००	०.११	(८९३९)
१९४४	[ जयश्री अविनाश कोल्हे ]			(११७८६)
२००४	विठ्ठल लचमन्ना पुलागोर	०.०१.५०	०.०९	(८९३९)
२००५	वैजनाथ हणमंतराव माधे			(८९३९)
	नागनाथ हणमंतराव			(८९३९)
	निलकंठ हणमंतराव			(८९३९)
	सामाईक क्षेत्र	०.०१५०	०.०९	
२०९४	शंकर मोगलाजी चिनमलवार	०.०१.५०	०.०९	(८९३९)
२०९६	शारदा आशोकराव घाडे	०.०१.५०	०.०९	(८९३९)
२२०६	संतोष सुर्यकांत भालेराव	०.०२.००	०.१२	(८९३९)
२२०७	सुदा सर्यकांतराव भालेराव	०.०२.००	०.१२	(८९३९)
२२०८	सुरेंद्र गोवर्धनराव कुलकर्णी	०.१२.०४	०.७३	(१३४७४)
२२०९	सुचिता बालाराम जैन	०.१५.००	०.११	(८९३९)
२२१०	सुधाकर नागनाथ पंढीलवार	०.१३.७४	०.८४	(१०२०९)
२२११	सुभाष व्यंकटराव सांगवीकर	०.०१.५०	०.०९	(८९३९)
२२१२	संतोष रामराव पाटील	०.०१.५०	०.०९	(८९३९)
२२१३	कुसूमबाई रामराव पाटील	०.०१.७०	०.१०	(८९३९)
२२१४	सुर्यकांत भाऊराव शाहू	०.०१.६०	०.०९	(८९३९)



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१ ०८:३६:१३ AM रोजी) व गा.न.नं. १२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र. १३९५७, १४०९३, १४०२७, १४१०८, १४१०९, १४१२३ ची सदरस्थिती <http://mahabhurni.gov.in/aaplchawda> या संकेत स्थळावर पहावी.





३६०८	[ संजीवन किशनराव लिंगनवार ]			( १२२७५ )
३६१६	मनोहर दत्तात्रयराव सुवर्णकार	०.०१.०८	०.०६	( ८९३९ )
३६३२	शिवलिंग भिमराव पाटील	०.०१.६०	०.०९	( ८९३९ )
३६३४	पद्मिनबाई भिमराव पाटील	०.०१.६०	०.०९	( ८९३९ )
३६३८	हानमंतराव नरसिंगराव जाधव	०.०१.६६	०.१०	( ८९३९ )
३६७७	रामचंद्र व्यंकटराव पाटील	०.०१.८४	०.११	( ८९३९ )
३६८१	सरुबाई भ्र.मलिकार्जुन मठवाले	०.०१.७०	०.१०	( ८९३९ )
३६८५	विनोद दत्तात्रय देशमुख	०.०१.५०	०.०९	( ८९३९ )
३६८९	रामराव नरहरी रविराव	०.००.५३	०.०३	( ८९३९ )
३६९३	बालाजी गुंडेराव उमाटे	०.०१.८०	०.१०	( ८९३९ )
३६९४	प्रेमला संजय रेनगुंठवार	०.०१.२३	०.०८	( १३१८६ )
३६९५	सुनिता दामोदरराव देशमुख	०.०१.६१	०.०९	( ८९३९ )
४०१०	लक्ष्मण पि. हुलाजि दंतुलवार	०.०१.७८	०.१०	( ८९३९ )
४०४९	डॉ.निता राजाभाऊ भावठानकर	०.०१.५०	०.०९	( ८९३९ )
४०७७	नागनाथ ईरन्ना खपाटे	०.०१.६७	०.१०	( ८९३९ )
४०९१	बालाजी किशनराव पाटील	०.०२.३९	०.१४	( ८९३९ )
४११६	निवृत्ती तुकाराम भागवत	०.०३.००	०.१८	( ८९३९ )
४११९	सुधिर पंढरीनाथ डोंगळीकर	०.०१.०८	०.०६	( ८९३९ )
४१३८	बालाजी सायन्ना शेटेवार	०.००.६३	०.०३	( ८९३९ )
५१६९	बसवंतराव शंकरराव पाटील	०.०४.६३	०.२८	( ८९३९ )
५१७०	लिंगना गंगाराम मामुलवार	०.००.८४	०.०५	( ९२७९ )
५१८९	पुंडलिक माणिकराव जाधव	०.०१.११	०.०६	( ८९३९ )

या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१:०८:३६:१३ AM रोजी) व गा.न.नं. १२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिवक्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ माध्ये प्रलंबित असलेल्या फेरफार क्र. १३९५७, १४०१३, १४०२७, १४१०८, १४१०९, १४१२३ ची सद्यस्थिती <http://mahabhumi.gov.in/aapichawdi> या संकेत स्थळावर पहावी.

पृष्ठ क्र.

५/१३

Digitaly

७६९७	दत्तात्रय चंद्रप्या कोकले	०.०१.५०	०.०९	(८९३९)
७९९०	केदारनाथ दत्तात्रय उमाटे अदिनाथ दत्तात्रय उमाटे सामाईक क्षेत्र	०.००६३	०.०३	(८९३९) (८९३९)
८७१७	बालाजी श्रीनीवासराव टेकाळे	०.०१.११	०.०७	(८८११)
८७४६	अनिता गोपाळराव बोडके	०.०१.२३	०.०८	(८८६२)
८७९१	[ सतलस हरना बोगुलवार ]	०.०१.८०	०.११	(११३००)
८७९६	उषाताई शिवाजीराव राठोड	०.००.६७	०.०४	(८९३९)
८८६०	बालाजी शिवाजीराव पडलवार	०.००.८५	०.०५	(९२२७)
८८७४	हानमंत नागप्या मोकपवार	०.०१.१५	०.०७	(९२५१)
८९६४	आनंद नागनाथराव रेनगुटवार	०.०१.५०	०.०९	(११०३४)
९०५१	गणेश काशीनाथ औरादे	०.००.६०	०.०४	(९८१४)
९०५५	गोपाळ माहादेव कदम	०.०१.७०	०.१०	(९८६१)
९२०४	महादेव दिगांबर पटणे	०.०१.५०	०.०९	(९७७७)
९२७०	बालाजी हरना बोगुलवार	०.०१.००	०.०६	(८९२९)
९२७१	प्रकाश हाणमंतराव बोगुलवार	०.०१.००	०.०६	(८९३०)
९२८१	[ रमेश बाबना अटपलवार ]			(१०७३२)
९२८५	मनिशा अनिल गुडलावार	०.०१.४८	०.०९	(९२७८)
९२८६	अनिल बाबना गुडलावार	०.०१.११	०.०७	(९२७९)
९२८७	हणमंत विरभद्र पाटील	०.०१.५०	०.०९	(९९२८)
९३२६	रत्नप्रभा श्यामसुंदर कौटगीरे	०.०३.४१	०.२१	(९५३०)
९४४५	शोभा मधुकर नारलावार	०.०७.२०	०.४४	(९९५९)
९४४६	श्यामसुंदर पिराजी मंकावार	०.०१.५०	०.०९	(९९६६)

या ७/१२ अमिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१:०८:३६:१३ AM रोजी) व गा.न.नं. १२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिवक्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र. १३९५७, १४०१३, १४०२७, १४१०८, १४१०९, १४१२३ ची सद्यस्थिती <http://mahabhurni.gov.in/aaplichawdi> या संकेत स्थळावर पहावी.

१०३१६	सुर्यकांत लक्ष्मण बाचावार सोनाली सुर्यकांत बाचावार -----सामाईक क्षेत्र-----	०.०१७०	०.१०	(१०६४४) (१०६४४)
१०३४३	लता ध्यंकट तेलकटवार	०.०१.२५	०.०८	(१०६३८)
१०३५२	अनिल सुरेशराव ठोसरे	०.०१.६१	०.१०	(१०५४६)
१०३७५	[ मारोती सायना गंदपवार अनुसया मारोती गंदपवार सोमय मारोती गंदपवार दिशा मारोती गंदपवार -----सामाईक क्षेत्र----- ]	०.०१.५०	०.०९	(१३३७१) (१३३७१) (१३३७१) (१३३७१)
१०३८४	दत्तात्रय मारोतीराव पुलचुवाड	०.०१.७८	०.११	(१०६०३)
१०६८०	अनिल नागनाथराव पपुलवार	०.०१.०४	०.०६	(१०७३२)
१०७७८	अनुसया सुभाष देगलूरकर	०.०१.५०	०.०९	(११०३४)
१०७८३	संजीवनी हरीबा सुर्यवंशी	०.०१.७८	०.११	(११०३९)
१०८९३	अवसायक दत्तकृपा सहकारी गृहनिर्माण संस्था म.देगलूर	१.५५.४६	९.४८	(१२८३०)
१०९९६	संदिप मारोतीराव पत्तेवार	०.०१.५०	०.०९	(११२८४)
११०२७	पुंडलिक खंडेराव खानापूरकर	०.०१.७०	०.१०	(११३०१)
११०६८	उल्हास इरना कोनगुलवार	०.००.९०	०.०५	(११४७५)
११२०७	[ गंगाधर शंकरराव कलामकर ]			(११८११)
११३१८	दत्तात्रय गोविंदराव पिंडकुरवार	०.०१.२३	०.०८	(११७९५)
११३२६	सुजाता शामसुंदर मंकावार संतोष नारायण उनग्रतवार -----सामाईक क्षेत्र-----	०.००९०	०.०५	(११४७५) (११४७५)
११४७८	[ ज्ञानेश्वर द्वापरकानाथ तटमेवार ]			(१२०२७)
११६९९	ध्यंकट पांडुरंग पडलवार	०.०१.५०	०.०९	(११७८६)
११७०२	सुधाकर बसवंतराव बिरादार	०.०१.५०	०.०९	(११७९५)

या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१:०८:३६:१३ AM रोजी) व गा.न.नं. १२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिकव्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सूचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र. १३९५७, १४०१३, १४०२७, १४१०८, १४१०९, १४१२३ ची सद्यस्थिती <http://mahabhumi.gov.in/aapichawdi> या संकेत स्थळावर पहावी.

गाव :- देगलूर

तालुका :- देगलूर

जिल्हा :- नांदेड

भूमापन क्रमांक व उपविभाग ३३३

	बापुराव सिद्राराम ताटे			( १३०७० )
१२८६५	हणमंत नागप्पा पटणे	०.००.५८	०.०४	( १३०३७ )
१२८८८	बालाजी बळीराम येरगट्टे	०.०१.२३	०.०८	( १३०६८ )
१२८८९	रणजीत रावसाहेब पाटील	०.०१.२३	०.०८	( १३०६९ )
१२९१६	अनिता भिमराव इज्जपवार	०.०१.६७	०.१०	( १३१४५ )
१२९३६	किशोर बालराज तोटावार	०.०१.७९	०.११	( १३०७० )
१२९५४	गंगाधर दत्त तात्रय सुरनर	०.०१.५०	०.०९	( १३१८४ )
१२९८५	दिनेश तेजेराव कावटवाड			( १३१२२ )
	सुरेश तेजेराव कावटवाड			( १३१२२ )
	— सामाईक क्षेत्र —	०.०१५२	०.०९	
१३११३	संतोष आनंद कौटकर			( १३१८६ )
	महेश दत्तात्रय उमाटे			( १३१८६ )
	— सामाईक क्षेत्र —	०.०१२३	०.०८	
१३११६	बालाजी गंगाधरराव पडलवार	०.०१.५०	०.०९	( १३३२४ )
१३२४६	राम गोविंदराव सुवर्णकार			( १३४०० )
	दिलीप गोविंदराव सुवर्णकार			( १३४०० )
	शकुंतलाबाई गोविंदराव सुवर्णकार			( १३४०० )
	— सामाईक क्षेत्र —	०.०१७०	०.१०	
१३३४९	[ बालु गौराजी बु ]			( १३४९६ )
	[ बालु गौराजी खु ]			( १३४९६ )
	— सामाईक क्षेत्र —	०	०	
१३३६०	इ यामसुंदर माणिकराव भवानगीरकर	०.०१.२६	०.०८	( १३४९५ )
१३३६१	बालराज किस् टय्या तोटावार	०.०१.७०	०.१०	( १३४९६ )
१३३८६	चंद्रकांत शामसुंदरराव मंकावार	०.०१.१७	०.०७	( १३५३७ )
१३४९१	[ प्रेमलाबाई पंढरीनाथराव आरदवाड ]	०.०१.६०	०.१०	( १३९७८ )
१३७८२	विभा विनेश कोटतावार	०.०१.६०	०.१०	( १३९७८ )

या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१:०८:३६:१३ AM रोजी) व गा.न.नं.१२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिवक्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र.१३९५७,१४०१३,१४०२७,१४१०८,१४१०९,१४१२३ ची सद्यस्थिती <http://mahabhumi.gov.in/aapichawdi> या संकेत स्थळावर पहावी.

पृष्ठ क्र.

११/१३

Digitally signed by

गाव नमुना बारा ( पिकांची नोंदवही)

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

गाव :- देगलूर

तालुका :- देगलूर

जिल्हा :- नांदेड

भुमापन क्रमांक व उपविभाग ३३३

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्षे	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.सी.मी	हे.आर.सी.मी		हे.आर.सी.मी	हे.आर.सी.मी		हे.आर.सी.मी		
२०१८-१९	खरीप											पडीत	६.५६००		
२०१९-२०	खरीप											पडीत	६.५६००		

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



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ०८/१०/२०२१-०८:३६:१३ AM रोजी) व गा.न.नं. १२ (दि. ०७/०७/२०२०:११:५१:५० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र. १३९५७, १४०१३, १४०२७, १४१०८, १४१०९, १४१२३ ची सदास्थिती <http://mahabhumi.gov.in/aaplchawdi> या संकेत स्थळावर पहावी.

पृष्ठ क्र.

१३/१३



MH010323935202122E	Government of Maharashtra	Regn. 39 M
<b>Department of Registration and Stamps</b>		
18 Dec 2021	Receipt	Receipt no.: 1112239722
	Name of the Applicant :	ADV MADHAV B PAWDE
	Details of property of which document has to be searched :	Dist :Nanded Village :Degalur S.No/CTS No/G.No. : 333.: Plot No.:47
	Period of search :	From :2010 To :2021
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH010323935202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php</a> '.		



इतर पावती

Original/Duplicate

Monday, 05 November 2018 4:07 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4501 दिनांक: 05/11/2018

गावाचे नाव: देगलूर

दस्तऐवजाचा अनुक्रमांक: दगल-0-2018

दस्तऐवजाचा प्रकार :

सावर करणाऱ्याचे नाव: अॅड माधव बालाजीराव पावडे रा. भाग्यनगर नांदेड

वर्णन मौजे बापूनगर सहकारी गृहनिर्माण संस्था मर्यादित देगलूर येथील प्लॉट क्र. 47 नगर पालिका मालमत्ता क्र. 8071 चे सन 1989 ते 2018 पर्यंतचे शोध

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub-Registrar Office - 9  
देगलूर

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-