S. GANDHI ASSOCIATES
A D V O C A T E S

GANDHI SUBHASH
GANDHI SWATI
Advocates

LEGAL SCRUTINY REPORT -

Date: 16/03/2019

NAME OF THE BORROWER : -

MR.SANJAY ANNASAHEB PATIL,

MRS. VIJAYSHREE SANJAY PATIL AND

MR. RAJKUVAR SANJAY PATIL

I. **Description of the property**

All that piece and parcel of land admeasuring about 05 Hector 70 Aar out Gat No. 745 admeasuring about 11 Hector 40 Aar, situated at revenue village Borgaon, which is within the local limits of Zilha Parishad Sangali, Taluka Panchayat Samiti Kavathe Mahakal, Grampanchayat Borgaon and within the jurisdiction of Registration District, Sub Registrar Sangali, District. Sangli (Hereinafter referred to as "**Said property**").

II. **List of photocopies of documents submitted before me/us for scrutiny and**

a. Sale Deed executed by Mr. Mahadev Ishwara Salunkhe in favour of Mr.Sanjay Annasaheb Patil, Mrs. Vijayshree Sanjay Patil and Mast. Rajkuvar Sanjay Patil dated 18/06/2010, which has been registered in the office of Sub Registrar Kavthe Mahakal at Sr. No. 976/2010.
b. Order issued by the Collector of Sangali bearing No. PUNARVASAN/SR-2/KRU.KO/30/10 dated 14/05/2010.
c. N. A. order dated 18/4/2016
d. Extract of village form No. 7,7a and 12(Commonly known as 7/12 Extract) dated 5/1/2019

III. **Legal opinion: (specify the documents are original or Xerox)**
Flow of title of property - (history of title)

TITLE INCIDENTS:

On perusal of Extract of village form No. 7,7a and 12(Commonly known as 7/12 Extract) All that piece and parcel of land admeasuring about 05 Hector 70 Aar out Gat Gat No. 745 admeasuring about 11 Hector 40 Aar, situated at revenue village Borgaon, which is within the local limits of Zilha Parishad Sangali, Taluka Panchayat Samiti, Grampanchayat Borgaon Taluka Sangali District Sangali and within the jurisdiction of Registration District, Sub Registrar Sangali, District Sangali (Hereinafter referred to as "**Said Property**") was owned by Mr. Mahadev Ishwar Salunkhe.

It is seen that, Mr. Mahadev Ishwar Salunke sold and transfer the said property to and in favour of Mr. Sanjay Annasaheb Patil, Mrs. Vijayshree Sanjay Patil and Mast. Rajkuvar Sanjay Patil vide Sale

Deed dated 18/06/2010, which has been registered in the office of Sub Registrar Kavathe Mahakal at Sr. No. 976/2010.

By virtue of above Mr. Sanjay Annasaheb Patil, Mrs. Vijayshree Sanjay Patil and Mr. Rajkuvar Sanjay Patil become absolute owner of the said property. It is pertinent to note that we have been informed that Mast Rajkuvar Sanjay Patil has become Major. (Hereinafter referred to as "**Said Owner**").

N.A. ORDER:

On perusal of document submitted to us it appears that, the said owner has applied to Hon'ble Sub Divisional Officer Miraj, to use the said property for Non Agriculture purposes. Accordingly, the Hon'ble Sub Divisional Officer Miraj, by exercising powers vested in him under section 44 of Maharashtra Land Revenue Code 1966, granted the permission to use the said property for Non Agriculture Education Purposes vide its order bearing No. Jamin/Bi.She /SR/3/2016 dated 18/4/2016

Evidence of title of property

Documents mentioned in clause of Certificate.

I. Other provisions

1. Whether provisions of Urban Land Ceiling Act are applicable?
   NO.
2. Whether property to be given as security is subject to any minor's claim/share?
   NO
3. Whether the property is affected by any revenue and tenancy regulations?
   NO
4. Whether the user land has been converted into Non-Agricultural for Residential use by the order of competent authority?
   Yes.
5. Whether up to date tax/Land Revenue has been paid on the property.
   Not submitted
6. Whether all original documents for last 13 years have been scrutinized?
   NO. It is informed to me that, same is verified by Officer of AUXILO.
7. Whether required documents are available for creating mortgage?
   YES.
8. Whether all previous owners had the right/competency to transfer the property?
   YES
9. Whether the proposed mortgage by deposit of title deeds is possible?
   YES.
10. Whether the property has been transferred /to be transferred by a POA holder of the original land owner in favor of the loan Applicant?
    NO
11. Whether POA holder of original land owner has/had authority under POA.
    NOT APPLICABLE
12. Whether the said POA as recorded in point 11 above is registered?

NOT APPLICABLE

13. What is the tenure of the land if it leased? Specify number of years remaining _____ (Lease period)

NOT APPLICABLE

14. Whether the land is Adivasi (Tribal) Land?

NOT APPLICABLE

15. Whether the land/property is joint family property?

NO

16. Is the land/property/Office is subject to any reservations/acquisitions/requisitions?

NO

17. Whether Search Report is obtained and submitted?

SEARCH: We have carried out online search from website of IGR Maharashtra for last thirteen years through search clerk Mr. Vinayak Madiwale [vide online GRN Challan receipt bearing No. MH012663450201819E dated 02/03/2019]. Subject to record shown at the time of carrying out the search we have not come across any adverse entry other than mentioned herein. The original receipt of payment of necessary fees paid to State of Maharashtra is attached herewith without keeping copy of the same with us. Please note that, office of IGR is in process to shift its entire data on the cloud system. The said process is yet not complete as required therefore, while carrying out search, system does not show all the entries/ entire data. We have also come across situation that on various occasion system does not show entry of documents which is registered.

You may note that, if you require data on the basis of which we have given our search report is stored in our system for seven days only and thereafter it automatically get purged. Therefore, if you need data downloaded from website of IGR you have to submit requisition within four days from the receipt of the report.

During search we have come across following entry/ies:-

Agreement relating to deposit of title deeds between Indian School Finance Co. Pvt Ltd and Mr. Rajkuva Sanjay Patil and others dated 5/12/2017, which has been registered in the office of Sub Registrar kavthemahankal at Sr. No. 33/2017

18. Whether EC is obtained? Not applicable
    i. EC Details
    ii. No. of Years EC Obtained 0.00
    iii. Any Encumbrance To Specify
    iv. EC Applied by

19. Whether Builder is a Private/Limited Company? Not applicable

    i. ROC Search Report Submitted/Carried Out
    ii. Any Charge/Mortgage is created on the Project/Property/Office /Apartment
    iii. If Mortgage/Charged, Name of the Bank/FI
    iv. Whether NOC/Release Letter Obtained or Not

CERTIFICATE

In view of the foregoing , I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I/We further certify that Mr. Sanjay Annasaheb Patil, Mrs. Vijayshree Sanjay Patil and Mr. Rajkuvar Sanjay Patil has derived a valid, clear, marketable and unencumbered title in the property/ies stated above.

The mortgage if created will be available to the Company for the liability of the intending Borrower Mr. Sanjay Annasaheb Patil, Mrs. Vijayshree Sanjay Patil and Mr. Rajkuvar Sanjay Patil .

The following original documents are required to be deposited for creation of equitable mortgage:

1. Sale Deed executed by Mr. Mahadev Ishwara Salunkhe in favour of Mr.Sanjay Annasaheb Patil, Mrs. Vijayshree Sanjay Patil and Mr. Rajkuvar Sanjay Patil dated 18/06/2010, which has been registered in the office of Sub Registrar Kavthe Mahakal at Sr. No. 976/2010, along with registration receipt and Index II.
2. Recent Extract of village form No. 7,7a and 12.
3. No Dues Certificate of Indian School Finance Co. Pvt ltd

PENDING DOCUMENTS. :

a. Extract of village form No. 7,7a and 12(Commonly known as 7/12 Extract) for last thirty years along with mutation entries. .

- **The above documents are required before disbursement of the loan for creating valid mortgage.**
- **Remarks, if any:-**

YOURS TRULY,

GANDHI SUBHASH
ADVOCATE
S.GANDHI ASSOCIATES
ADVOCATES
PUNE

MH012663450201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Mar 2019	Receipt	Receipt no.: 1111496669
	Name of the Applicant :	Vinayak Dattatray Madiwale
	Details of property of which document has to be searched :	Dist :Sangli Village :Borgaon S.No/CTS No/G.No. : 745
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH012663450201819E		
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 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		