



LEGAL TITLE OPINION REPORT

REFERENCE NO:

Report Status: Positive

LAN NO: HOU/AMR/0722/1012001

Search Receipt No: MH006474464202223E

Date of Search Receipt: 17-08-2022 12:00 AM

Search for the period from: 13 years

Sub-Registrar office at Sub-Registrar: Amravati

Type of Case: RESALE

To,

PNB Housing Finance Ltd.

PNB HOUSING FINANCE LTD, 2ND Floor Ranka Mall, Jaistambh Chowk, Amravati, Maharashtra -444601

Sir,

As desired by you the records of Sub-Registrar, Amravati, have been verified by me for the period of last 13 Years for investigation of title in respect of above property. I have also verified documents mentioned in the schedule. On the basis of above documents my REPORT / CERTIFICATE is given as under:-

SUBJECT: TITLE CLEARANCE CERTIFICATE

a) Name/s of all the Title holders/Present Owner/s of the Property/Properties: Shri. Hanumant Bhaskar Gade

b) Name/s of the person/s offering mortgage: Shri. Shubham Ashok Prayal

c) Status of the Owner/s and Mortgagor/s (Individual, HUF, Partnership firm, Company, Society, Trust etc.): Individual

d) Description of Property: ALL THAT piece & parcel of land bearing **Plot No. 58** total admeasuring 2400 sq. ft. out of which east west division southern side portion area admeasuring 1500 sq. ft. (139.40 sq.mtr), from **Field Survey no. 56/1** situated at **Mouje-Peth Amravati**, Pragane-Badnera Tq. & Dist. Amravati, within the limits of Amravati Municipal Corporation, Amravati, bounded as under:

Towards East: Service Line

Towards West: Road

Towards North: Remaining Portion of This Plot



Towards South: Plot no. 59

e) Name of the proposed Title holders/Buyers: Shri. Shubham Ashok Prayal

Particulars of all documents made available for verification with their Registration No., Date, (State here whether Original or Photo Copy):

- 1) N. A. order (Copy)
- 2) Sale deed dated 26.06.1984 registered at Sr. no. 2555 (Copy)
- 3) Gaon Namuna 7/12 (Copy)
- 4) Draft of Sale deed (Copy)

Devolution of Title / Title Flow/Opinion/Observation

Title history for last 13 years in respect of Plot No. 58 Part owned by Shri. Hanumant Bhaskar Gade

On perusal of the documents provided for conducting the search report, I find that Field Survey no. 56/1 situated at Mouje-Peth Amravati converted into residential purpose in by Hon'ble S.D.O. Amravati passed the order in Rev. C. no. NAP-34/Peth Amravati-44/1981-1982 order dated 08.03.1982

Initially, it is found that the Plot no. 58 total area admeasuring 2400 sq. ft. (222.967 sq.mtr.) out of Field Survey no. 56/1 situated at Mouje-Peth Amravati was owned by Gitabai Pannalaji Kasat

Thereafter, it is found that the above said owner i.e. Gitabai Pannalaji Kasat sold the above mentioned Plot no. 58 to 1) Rameshprasad Ishwarprasad Tiwari 2) Shri. Hanumant Bhaskarrao Gade through the registered sale deed dated 26.06.1984 registered at Sr. no. 2555 with the sub-Registered office Amravati and as per the said sale deed the above said owner no. 2 i.e. **Shri. Hanumant Bhaskarrao Gade** owned the east west division southern side portion area admeasuring 1500 sq. ft. (139.40 sq. mtr.) out of Plot no. 58

Now, **Shri. Shubham Ashok Prayal** wants to purchase subject property i.e. Plot No. 58 Part, from its present owner i.e. **Shri. Hanumant Bhaskarrao Gade**

Documents required while creating E.M. [List/Details of title deeds/documents to be deposited for creating mortgage by deposit of title deeds]:

(I) Documents to be collected by PNB Housing Finance Ltd Prior to Sanction of loan:

- 1) N. A. order (Copy)
- 2) Sale deed dated 26.06.1984 registered at Sr. no. 2555 (Copy)
- 3) Gaon Namuna 7/12 (Copy)
- 4) Draft of Sale deed (Copy)
- 5) Affidavit of aforesaid owner that the said property is not mortgaged, sold or subject matter of dispute is pending in any court (Must to have)
- 6) Indemnity bond (Must to have)

(II) Additional documents (if any obtained):

1. Original/copy latest House/Property Tax Receipt/BILL/Electricity Bill/Water Bill in respect of property

(III) Documents to be collected by PNB Housing Finance Ltd.'s Lawyer at the time of handing over the pay order to seller/borrower.

1) Sale deed dated 26.06.1984 registered at Sr. no. 2555 (Original)

2) Latest Gaon Namuna 7/12 (Original)

3) Propose sale deed to be executed in favor of Shri. Shubham Ashok Prayal by Shri. Hanumant Bhaskarrao Gade (Original)

* Pay order/demand draft/Cheque favoring made by PNBHFL in favor of:

Shri. Hanumant Bhaskarrao Gade

Annexure-C- Post Disbursal

* Document nice to have: NIL

(IV) Documents to be collected by PNB Housing Finance Ltd.'s Lawyer post disbursement from SRO office.

Annexure "E"

(V) Documents to be collected by PNB Housing Finance Ltd Post Disbursement(If any)

Annexure "F"

a) Year up to which the property tax/society charge has been paid (Description of property tax/society charge receipt): Yes

b) Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's office?: Yes

c) Whether the property/properties has/have been mutated in the name/s of the Title holders/Present Owner/s of the Property/Properties?: Yes

d) Where there is any bar under any local law for creation of the mortgage on the property? Whether there are any liabilities or encumbrances over the said property? No

e) Whether all approval clearance/sanctions required for creation of the mortgage have been obtained, what are such sanctions, approvals and clearances yet to be obtained? N A

f) Whether equitable mortgage can be created on this property/properties? Yes

g) Where the property/properties under consideration involves Land, whether the Land is Agricultural/ Non-Agricultural land, in case of N.A. land/plot-whether it is allowed for use of Residential/Commercial/Industrial Purpose: Residential

h) Whether the property/properties is/are coming under the preview of Urban Land & Ceiling Act? No

i) Whether the whole/part of the property/properties being offered for mortgage is/are rented or leased out to any third party? - It cannot be confirmed on the basis of documents produced before us bank to verify the same through its technical team:

J) Whether the Property is subject to the claim of any minor person? No

Parical



K) Whether the Property is subject to land acquisition proceedings?: No

L) Description of the inspection receipt issued by the Sub-registrar (number and date, copy of inspection receipt and year wise search report be attached along with the report): MH006474464202223E

Annexure "A"

Particulars of all documents made available for verification with their Registration No., Date, (State here whether Original or Photo Copy):

Annexure "B"

Devolution of Title / Title Flow/Opinion/Observation

Yes

Annexure "C"

Documents to be collected by PNB Housing Finance Ltd Prior to Sanction of loan:

1. Original Agreement to Sell executed between Shri. Shubham Ashok Prayal and Shri. Hanumant Bhaskar Gade in respect of the said property.

Annexure "D"

Documents to be collected by PNB Housing Finance Ltd.'s Lawyer at the time of handing over the pay order to seller/borrower.

Annexure "E"

Documents to be collected by PNB Housing Finance Ltd.'s Lawyer post disbursement from SRO office.

Original Sale Deed executed by Shri. Hanumant Bhaskar Gade in favour of Shri. Shubham Ashok Prayal duly registered at the concerned office of Sub Registrar in respect of the Said property.

Annexure "F"

Documents to be collected by PNB Housing Finance Ltd Post Disbursement(If any)

C E R T I F I C A T E

THIS IS TO CERTIFY that Shri. Hanumant Bhaskar Gade is/are the owner(s) of Plot No 58 Part,Southern Portion,S No 56/1,Ravikiran Colony,Mouje Peth Amravati,Pragane Badnera,Amravati,Amravati,MAHARASHTRA,444607,India hereinafter referred to as the "said property". The said property is CLEAR, MARKETABLE AND FREE FROM ALL REGISTERED ENCUMBRANCES. Applicant(s) Shri. Shubham Ashok Prayal shall become the owner of the said property after execution and registration of Sale Deed/Transfer Deed in his/her/their favour. After the said transfer Shri. Shubham Ashok Prayal shall have the absolute. clear and marketable title to the said property and he/her/they can create a valid mortgage in favour of



PNBHFL. The said Property can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto ("SARFAESI") by PNBHFL.

Pay Order /Demand Draft/Cheque favouring made by PNBHFL in favour of: Shri. Hanumant Bhaskar Gade

SEARCH REPORT

Detailed Address of the Property: - ALL THAT piece & parcel of land bearing Plot No. 58 total admeasuring 2400 sq. ft. out of which east west division southern side portion area admeasuring 1500 sq. ft. (139.40 sq.mtr), from Field Survey no. 56/1 situated at Mouje-Peth Amravati, Pragane-Badnera Tq. & Dist. Amravati, within the limits of Amravati Municipal Corporation, Amravati, bounded as under:

Towards East: Service Line

Towards West: Road

Towards North: Remaining Portion of This Plot

Towards South: Plot no. 59

Mortgagor/s:- Shri. Shubham Ashok Prayal

Owner/s: Shri. Hanumant Bhaskarrao Gade

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 13 years from 2010 to 2022 on 17/08/2022 in the Office of Sub-Registrar Amravati City which is as follows: -

Year	Entries Found in search
2010	<u>Not-Found</u>
2011	Not-Found
2012	Not-Found
2013	Not-Found
2014	Not-Found
2015	Not-Found
2016	Not-Found
2017	Not-Found
2018	Not-Found
2019	Not-Found



2020	Not-Found
2021	Not-Found
2022	Not-Found

Attached the Govt. Fees paid vide receipt no. **GRN MH006474464202223E**

Date: 17.08.2022

Amravati

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Adv. Ravindra R. Watane

Seal & Signature

Yours faithfully,
for

Notes/Disclaimer:

The report is based on documents furnished to us and information received during our investigation as well as clarification received during the process of perusal of documents. Any pendency of litigation against the subject property is beyond the scope of this report.