



V. P. KULKARNI (YEROLKAR)

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ADVOCATE

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Cell No. 9422058572

ate: - 22-06-2016

To,
The Chief Manager,
State Bank of Hyderabad,
Main Branch, Chandra Nagar,
LATUR.

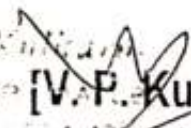
Sub.: - Update Non-Encumbrance Certificate.

Ref.: - Title report dated 08-02-2012

Non-Encumbrance certificate and search report in respect of the property Sy no. 19/B Plot no. 18 M. H.No. R-9/215 situated at Kanheri LIC Colony within M.C. Limit Latur belonging to Smt.Surekha Sidramappa Malang Tq. and Dist.Latur

I have taken the search in sub-registrar office, Latur on 21-06-2016 for the period of 2014 to 2016 in respect of property Sy no. 19/B Plot no. 18 M. H.No. R-9/215 situated at Kanheri LIC Colony within M.C. Limit Latur belonging to Smt.Surekha Sidramappa Malang and I found that, there is no any encumbrance over the said plot/ House and the said plot/ house is free from all encumbrances , Except the mortgage and charge over the said plot of S. B. H. main Br. Latur dated 24-12-2014 vide no. 7209 of Rs. 96.99 crore. The receipt of search fees dated 21-06-2016 vide 4032 is enclosed herewith.

Hence this Update Non-Encumbrance / Search Report.


[V. P. Kulkarni]
Advocate, Latur.

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Tuesday, 21 June 2016 1:23 PM

इतर
पावती

000188

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4032 दिनांक: 21/06/2016

गावाचे नाव: कन्हेरी

दस्तऐवजाचा अनुक्रमांक: लतर 1-0-2016

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. व्ही. पी. कुलकर्णी

वर्णन सर्वे नं. 19/ब प्लॉट नं. 18 मनपा घर क्र. आर-9/215 (सन 2014 ते 2016 शोध 3 वर्षे)
शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Latur 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

180/0

इतर
पावती

Original/Duplicate

Friday, 23 December 2016 2:19
PM

000189 नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8955 दिनांक: 23/12/2016

गावाचे नाव: कन्हेरी

दस्तऐवजाचा अनुक्रमांक: लतर 1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.एस.एन.कुलकर्णी

वर्णन मौजे कन्हेरी स.न. 19/ब प्लॉ.क्र. 18 मनपा नंबर आर-9/215 (सन 2016 शोध 1 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Latur 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

Adv. Shashikant Narayanrao Kulkarni

Adv. Vaibhav Shashikantrao Kulkarni

B.A., LL.M

B.Com., LL.M



000190

• Raju Shivaji Nagar,

Pakharsangvi Shivar,

Opp. Pramod Petrol Pump,

Barshi Road, Latur

• "Raghav Nivas" Shyam Nagar, Latur

Cell. 9960628455, 7588332729, 9604044313



Legal Advisor



UCO BANK
Br- LATUR



SYNDICATE BANK
Br- LATUR



MAHARASHTRA
GRAMIN BANK
Br's- LATUR

Pannel Advocate



UNITED INDIA INSUR-
ANCE CO. LTD.
Zonal Office Nagpur
Br- LATUR



LIFE INSURANCE
CORPORATION OF INDIA
LATUR

Professor,
DAYANAND COLLEGE
OF LAW, LATUR

TALUKA KHAREDI
VIKRI SANGH, LATUR

Date : 23/12/2016

UP TO DATE NON – ENCUMBRANCE REPORT

To,

The Chief Manager,
State Bank of Hyderabad,
Main Branch Chandra Nagar, Latur.

Sub :- Up to date non encumbrance report of Surekha Sidramappa Malang regarding M.H.& LMC No.R-9 / 215/corresponding to plot No. 18 adm. 2250 sq.ft. from Sy. No. 19/B of Kanheri situated at LIC Colony, Kanheri area, Latur.

Ref :- Your letter dated 19/12/2016.

Sir,

1. With reference to the subject noted above and as per the instruction and direction from your branch, I have gone through the records of Sub-Registrar office No.1Latur on 23/12/2016 and had taken the search regarding M.H.& LMC No. R-9/215/corresponding to plot No. 18 adm. 2250 sq.ft. from Sy. No. 19/B of Kanheri situated at LIC Colony, Kanheri area, Latur for the broken period from the 20/06/2016 to 23/12/2016 as per receipt No. 8955/2016 and also seen the Second Index from the said Sub-Registrar office, Latur.

2. Thereafter, I have gone through the 2nd Index from said Sub-Registrar office in respect of above property. So also I have gone through the record of recent extract 8/A of LMC Office shows that the above borrower is the full, exclusive and absolute owner and possessor over the said property thereof and she is enjoying and taking use, occupation and usufructs from and out of said property without having any disturbance from others and as she had clear of the entire dues concerned offices, therefore, it is to be said that the above property is free from all other encumbrances except the said property now mortgaged to our branch. However her title in respect of

above property is valid, clear and marketable one up till now as per the above documents. As the said property is already mortgaged before your branch for the year 2012 and here the principle applies that, "once the mortgage always the mortgage."

3. Adv. V.P.Kulkarni had already issued search cum title report in the prescribed format on 12/01/2012 mentioning the entire facts and history and linked documents thereof, as well as his non encumbrance reports dt.20/07/2015 & 22/06/2016 in favour of your branch. I have gone through the entire above documents from your branch reveals that the said property is already mortgaged before your branch and therefore, except the above encumbrances there are no any other encumbrance over the said property and as per the 2nd Index from sub-Registrar also reveals that the concerned borrower had not made leased, gift, alienated nor made any type of transfer regarding above property. So also the said property does not have any interest of minor nor there is protected tenant as per revenue record, nor the said property comes under Government reservation and therefore the provisions of ULC Act is not applicable. And I found that there are no prior mortgages or charges whatsoever for the above broken period, but I have seen the encumbrance of cur branch over the above property and therefore ROC had created over the above property by our branch and said document is already supplied to your branch.

4. So in view of the above stated facts and circumstances the title of above borrower regarding above property is valid, clear and marketable one and is to be linked up by more than two documents as mentioned in title report. However the borrower Mahesh Malang had not clear of the entire dues for the broken period and therefore the documents of extract 8/A & tax paid receipt from LMC be obtained from concern borrower.

5. That, as per the documents it reveals that, Securitization Act is applicable to the above property and our bank is having every right to dispose of the above property, in case of any default of above borrower by following rules under Securitization Act.

Hence this up to date non-encumbrance report.



Yours

(Adv. S.N. Kulkarni)
Legal Advisor

Adv. S.N. Kulkarni

Raje Shivaji Nagar, Latur