

Gat No. 1230 (60)

(9)

LEGAL ADVISOR :

- State Bank of Hyderabad
- ICICI Bank Latur
- L.I.C. of India
- Poornawadi Nagrik Sahakari Bank
- Bank of Maharashtra
- Central Bank of India
- D.H.F.L. Latur

000902



V.R. Kulkarni (Yerolkar)

M.A., LL.B.

ADVOCATE

Add. - Vasant Nagar /
Trimurti Nagar, Save Wadi, Latur.
LATUR - 413 531.
Ph. 02382-253060, Cell. 9422658572
E-mail id - vpkulkarni4@gmail.com

Ref. No.

Date : 23/10/2008.

SABO / SAM - 11
15R-50/18

SME-13

TITLE INVESTIGATION REPORT (TIR)

Name of the Branch	State Bank of Hyderabad, Main Branch, Latur.
Name of the Borrower / Mortgagor: (Father's / Husband's name to be mentioned)	Shri. Shivkumar s/o Madhavrao Patil
Name and address of the person who handed over the papers to the advocate for issuing the TIR	Chief Manager, State Bank of Hyderabad, Main Branch, Latur through letter dt. 01-10-2008

1. Description of the documents verified / scrutinized:

Sl. No.	Date of the document	Name of document	Original / certified / Photocopy / true copy
01	03-03-2008	Sale deed vide daybook no. 1432	Original
02	28-03-2006	Sale deed vide daybook no. 1408	Photocopy
03	03-03-2008	Sale deed vide daybook no. 1433	Original
04	04-03-2006	Sale deed vide daybook no. 1039	Photocopy
05	24-03-2008	N.A. order No. 2008/JMB/LATUR/CR-760	Photocopy
06	20-03-2008	Sanctioned Layout Plan from T. P. Latur	Photocopy
07	28-09-2008	7/12 extract of land Gat No. 123	Certified copy
08	08-04-2008	Mutation entry no. 3408 & 3409	Certified copy
09	06-04-2006	Mutation entry no. 2761	Certified copy
10	18-12-2006	Mutation entry no. 2952	Certified copy
11	28-09-2008	Namuna No. 8 A of land Gat No. 123	Certified copy
12	04-01-2007	Permission to sale the land issued by Assistant Registrar (Co-op.)	Photocopy

are original form

- From the Advocate - 11

land Gat No. 123 situated at village Marangui (BR), Tq. & Dist. Latur.

That, thereafter land owner has mutated his name to the 7/12 extract of land

2. That, the said documents placed before me are genuine; I have verified, tallied and compared these documents from the records of the Office of the Sub. Registrar of Assurances and also from the records of other appropriate authorities.

3. Full / correct description of the property:

Survey / Door Patta / Khata No.		Gat No. 123	
Plot No. / Flat No.		Land adm. area 0 H. 60 R.	
Measurement / Extent of property		Total adm. area 0 H. 60 R.	
Location / Land-marks / name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need)		Situated at village Harangul (BK), Tq. & Dist. Latur. Open Plot (Total 19 Plots As per sanctioned layout plan).	
City / Dist.		Latur	
Boundaries		As per mentioned in sale deed.	
East by	West by	South by	North by
Mahesh Malang & Ors.	Prabhu Sangramappa Haladkar.	Land of Proposed Society	Mahesh Dhanashree & Remaining Land.

Full description of such property such as total area of plot, construction, nature of construction, description of built up area such as rooms, halls, living room, factory shed, building, office block etc. The location and land mark should be given invariably as mere revenue description is not sufficient to easily locate the property.

4. Description of the chain of title from the mother deed to the latest title deed (chain to be traced for a period of 30 years for the commercial advances and 13 years for the housing loans).

That, the land Gat No. 123 of village Harangul (BK), Tq. Latur was previously owned and possessed by Shri. Dnyanoba s/o Hariba Surkute as per 7/12 extract which is an ancestral property of Surkute family. That, the land owner has executed the registered sale deed of land adm. area 0 H. 30 R. in favour of proposed Chakradhar Co-op. Housing Society Ltd., Harangul(BK) as on 04-03-2006 vide daybook no. 1039. That, thereafter as on 03-03-2008 proposed Chakradhar Co-op. Housing Society has executed the registered sale deed of land adm. area 0 H. 30 R. in favour of Shri. Shivkumar s/o Madhavrao Patil as per permission issued by Assistant Registrar Co-op. Latur vide daybook no. 1433. That, on 04-03-2006 land owner Shri. Dnyanoba s/o Hariba Surkute have executed the registered sale deed of land Gat No. 123 adm. area 2 H. 62 R. in favour of Shri. Dhondiram s/o Ganpatrao Mane vide daybook no. 1040 as mentioned in copy of mutation entry no. 2761 sanctioned on 04-03-2006. Thereafter, as on 28-03-2006 Shri. Dhondiram s/o Ganpatrao Mane has executed the registered sale deed of land adm. 0 H. 30 R. east side portion in favour of proposed Radhegovind Co-op. Housing Society vide daybook no. 1408. Thereafter, as on 03-03-2008 proposed Radhegovind Co-op. Housing Society has execute the registered sale deed of land adm. 0 H. 30 R. in favour of Shri. Shivkumar s/o Madhavrao Patil vide daybook no. 1432 and hence as per above mentioned sale deeds Shri. Shivkumar s/o Madhavrao Patil has got ownership and possession of total land adm. 0 H. 60 R. in the land Gat No. 123 situated at village Harangul (BK), Tq. & Dist. Latur.

That, thereafter land owner has mutated his name to the 7/12 extract of land Gat No. 123 as per mutation entry no. 3408 & 3409 sanctioned on 08-04-2008.

That, land owner has got the permission to use the said land for N.A. use and

5. The links in the title history of last 13 / 30 years of chain of title have been properly established. All the transactions have been duly verified from the relevant records of the Registrar, Municipal Corporation, City Survey, Town & Planning and Revenue Department. (Reproduce & refer relevant record as may be required for explaining the links in the chain in the title history).

That, Shri. Shivkumar s/o Madhavrao Patil has mutated his name to the 7/12 extract of land Gat No. 123. The 7/12 extract for the year 1979-80 to 2007-08 and as per mutation entry no. 3408 & 3409 sanctioned on 08-04-2008 issued by concern authority.

That, land owner has got the permission to use the said land for N.A. use and Sub. Division Office, Latur has issued N.A. permission as on 24-03-2008 vide N.A. No. 2008/JMB/LATUR/CR-760. That, the Town Planner, Latur has sanctioned layout plan.

6. If any of the transaction(s) are oral transaction(s) (specify the transaction such as oral partition, family settlement, etc.) and state whether such transactions are legally valid and enforceable. If any document in the form of duly sworn affidavit before the Judicial Magistrate / Notary Public, containing no objection and affirming the existence of such oral transaction amongst / between the parties is to be obtained from each of the party to such transaction and if they have already been obtained whether such transaction(s) is / are duly supported by relevant records of Municipality / City Survey / Revenue etc.
Not Applicable.

7.	Describe the nature of tenure (Absolute ownership / leasehold rights / occupancy / possessory rights / government owned / acquired or any other Tenure to be mentioned in detail.	Absolute Ownership.
8	If the property is a leasehold property-	No.
(a)	Whether lease deed has been registered as required under the law.	
(b)	Residual period of lease	No.
(c)	Whether there are any prejudicial clauses or restrictive covenants in the lease deed which is likely to affect the leasehold interests offered as security.	No.
(d)	Whether the consent / permission from the lessor is obtained / available for creating the mortgage.	No.
(e)	Whether the property is granted under the Government Grant or any other grant. Please specify. If any permission is required. If it is so whether such permission has been obtained.	No.
(f)	Whether any adverse conditions in the grant - to be mentioned in detail.	No.
9	If the borrower / guarantor / mortgagor	No.
(A)	has only an occupancy right please comment on the safeguards to be taken by the bank.	

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11	Whether the occupancy right is heritable and assignable.	No.
12	If the Mortgagor has only possessory right please comment on the nature of such right, the validity thereof and also the precautions to be taken by the bank.	No.
(A)		
(B)	Please state the name of the person who has a primary / absolute title.	No.
(C)	Whether permission of such person is required, AND If it is so, whether obtained?	No.
(D)	Please state in what manner it would affect the Bank as mortgagee of such possessory title.	No.

13	If the borrower / guarantor / mortgagor has only a possessory right please comment on the nature of such right the validity there of and also the precautions to be taken by the bank.	No.
14	Please state the name of the person who has primary and / or absolute title in such case and whether consent or permission of such person is necessary.	No.
15	Please state in what manner it would affect the interests of the bank as mortgagee.	No.
16	Mention if a minor's interest is involved.	No.
17	If so, whether court permission (except in case of HUF property) has been obtained for offering the property as security or is yet to be obtained.	No.
18	Please specify the undivided share of the Minor (whether there is a claim or not).	No.
19	Whether the person is holding the property in the capacity of a mortgagee.	No.
20	State whether the possession of the property offered as security is in unhindered / undisturbed possession of such mortgagee and the period for which he is in such possession.	No.
21	Are there any restrictive conditions in the mortgage deed?	No.
23	The period covered under the Encumbrance Certificate and the encumbrances if any, reflected therein.	For the period from 1979 To 2008 (30 Years) There is no any encumbrance.
24	Name of the person who has applied for the encumbrance certificate.	Shri. Shivkumar s/o Madhavrao Patil
25	Whether searches had been conducted physically at the office of the	
	(i) Sub. Registrars Office Municipal / Collector / Taluka or Such other Revenue Office.	Sub. Registrar Office (I) & (II), Latur. & Other Relevant Records.
	(ii) Registrar of Companies	N. A.
	(iii) Civil / High Court - in the LISPENS REGISTER	N. A.
	(iv) Local Development Authority such as Lucknow / Delhi / Bangalore Development Authority etc.	N. A.
	(v) Village Accountant - in the Dispute Register in respect of Agricultural property.	N. A.

	(vi) When mutated in the name of the person creating the mortgage.	N. A.
	(vii) Whether property has been notified for acquisition by the Govt. / Dev. Authority / or any other Govt. Authority.	N. A.
	(viii) If so, Whether search has been conducted with the Village Accountant / Chavidi Register / Register of Acquisitions.	N. A.
	(ix) Whether the holding / acquisition is in accordance with the provisions of the Land Reforms Act.	N. A.
	(x) Please state the nature of any intervening charges or encumbrances observed / found against the property.	N. A.
	(xi) Whether the searches had been conducted for 13 or 30 years. Please produce the search receipts and other documents in respect thereof.	Search receipt dated 23-10-2008 vide receipt no. 1893 & 3150.
	(xii) Whether the property is subject matter of any litigation and if so, the details thereof.	No.
26	Whether Urban Land Ceiling Clearance is required to be obtained for creating the mortgage. If the clearance has been obtained the details thereof be furnished.	No.
27	Whether No Objection Certificate under the Income Tax Act, 1961 is to be obtained. If yes. The reference number be mentioned.	No.
28	Whether the property is affected by any Local Laws (viz. Agricultural Laws, Weaker Sections, Minorities, Land laws)	No.
(a)	Whether any permission is required to be obtained from any authorities.	No.
(b)	If so, whether any such permission has been obtained and the details thereof be mentioned.	No.
29	Whether permission for conversion of the land/s from Agricultural to Residential or Commercial is to be obtained. Please mention the reference of the proceedings.	No.
30	Whether local revenue extracts, mutation extracts are available? If so, whether verification at Taluka Office	Yes. See Clause No. 5.

31	In the case of Partition / Settlement deeds, whether the original deed is available for deposit. If it is oral partition then give the details as to how such oral partition can be relied upon the details of the precaution, if any to be followed.	N. A.
(a)	Whether the deeds are registered.	N. A.
(b)	Name of the person who is holding the original partition deed.	N. A.
(c)	How many sets of partition deeds have been prepared.	N. A.
(d)	Whether mutation has been made pursuant to the partition and whether all parties to the partition are in the possession and enjoyment of their respective shares.	N. A.
(e)	Whether all the members of the family are parties to the partition (including the female members-both married and unmarried)	N. A.
(f)	Whether the partition effected is under litigation and if so the details thereof.	N. A.
(g)	Whether the partition effected is in respect of the self acquired or ancestral property.	N. A.
32	If the mortgage is to be created by an Agent under a power of Attorney, please state.	N. A.
(a)	Whether the Deed of Power of Attorney is valid and subsisting and continues to be in force.	N. A.
(b)	Name of the place where executed.	N. A.
(c)	If executed in a foreign country, whether the same is stamped after it has been brought to country.	N. A.
(d)	Whether endorsement of Indian Consulate / Notary of that country given.	N. A.
(e)	Whether the P/A is properly registered and whether it gives the specific authority for the acts performed / professed to be performed by such attorney.	N. A.
33	Whether the Deed of Power of Attorney authorises the agent to deposit the title deeds for the specific purpose of creation of Eq. Mortgage.	N. A.
34	What other precautions to be taken.	N. A.
(a)	In the case of partnership firm, whether the property belongs to the firm.	N. A.

(c)	Whether registered	N. A.
(d)	Whether any restrictions are stipulated in the partnership deed in dealing with the property by any partner.	
(e)	Whether the property belongs to any individual partner in his own name.	N. A.
35	Whether up to date land revenue / Municipal taxes and other cess paid.	Yes.
(a)	Whether the tax receipts / cist receipts have been physically verified and found to be in order.	Yes.
(b)	Whether taxes / dues payable to Govt. Authorities or Statutory Authorities viz. PF, Sales Tax etc. are to be leviable or are a charge on the property.	N. A.
36	In case of devolution of property by way of a Will, the safeguards taken to ensure against impeachment of title offered as security be mentioned.	N. A.
(a)	Please state whether the will requires to be probated?	N. A.
(b)	Whether any Letters of Administration has been obtained in case the person died interstate.	N. A.
37	Where the property belongs to a limited company please state whether the property has been acquired subject to an existing charges.	N. A.
(a)	Whether the company has filed necessary charges under sec. 135 of the Companies Act, 1956 and passed necessary Resolution in that regard.	N. A.
(b)	Whether any restrictions operate against the company in creating mortgage.	N. A.
(c)	Whether the company has leasehold interest in the property or is an absolute owner.	N. A.
38	<p>The property in question is held / owned / allotted (as the case may be) by the company. The company has produced relevant record (please refer and describe the specific record such as 'Register of Charges' maintained under Section 143 of the Companies Act, 1956 minute book maintained under Section 193 of the Act, Register of Managing Directors, Manager Secretary & Directors under Section 303 of the Act, Register of documents sealed etc.) The said records are in conformity with the relevant provisions of the Companies Act, 1956 and the other relevant laws / practices. There is nothing prejudicial to the interest of the Bank.</p>	

39	I have also visited the Office of the Registrar of the Companies, within whose office, the said Company has been registered and has taken the searches of the 'charges' created by the Company and other interested persons, as prescribed under Part-V ("Registration of Charges") of the Companies Act, 1956. The said inspection reveals the following charges.	
	No.	
40	The "Agreement for the sale" "Agreement for the building construction" is in conformity with the local laws (particularly relating to laws for purchase of flats etc.) and there is nothing prejudicial to the interest of purchaser (borrower) and the Bank. All necessary parties have been joined in it.	No.
41	Whether equitable mortgage is possible on the strength of the title deeds mentioned above.	Yes. equitable mortgage is to be created
(a)	If so, the list of documents to be deposited for the purpose.	As mentioned in Clause No. 1.
(b)	The person/s who are required to deposit the title deeds with the bank be mentioned.	Shri. Shivkumar s/o Madhavrao Patil.
42	What is the status of Genealogical Tree	As mentioned in clause no. 4.
43	Whether the same has been issued by the Tahasildar or any other Competent Authority.	Yes.
44	In the case of flat / apartment whether the agreement of sale deed of apartment and Declaration is registered with the Competent Authority.	N. A.
45	Any other requirements to be followed or complied with.	No.
46	Advocate's final comments / views in detail to be mentioned. That, the title of property in question is legal and marketable, free from any anomalies and the Bank can accept such property in mortgage as good enforceable security.	That, the title of Shri. Shivkumar s/o Madhavrao Patil over the land total adm. 0 H. 60 R. of Gat No. 123 situated at village Harangul(BK), Tq. Latur is clear and marketable one and free from all encumbrances and any anomalies and the bank can accept the said property as equitable mortgage which is good enforceable security.
47	Any special precautions / suggestions / views of the Advocate in the matter of creation of mortgage.	Charge of the loan amount is to be kept on land total adm. 0 H. 60 R. of Gat No. 123 situated at village Harangul(BK), Tq. & Dist. Latur.

PLACE: LATUR.

DATE : 23-10-2008

V. P. KULKARNI (YEPOLKAR)

M. A., LL.B.

ADVOCATE

Vasant Nagar, Trimurti Nagar,
Savewadi, Latur 413 512

000911

Tel. No. (92382) 253060

Cell No. 9422658572

Date: - 16-01-2012

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


Sub. : - Update Non-Encumbrance Certificate.

Ref. : - In Continuous of Non E.C Report, Dated 24-05-2010

Non-Encumbrance certificate and search report in respect of the property Land Gat no. 123 adm. 0H. 60 R. Total plot 19 situated at Harangul (BK) Tq. Latur belong to Shri. Shivkumar s/o Madhavrao Patil. R/o Latur.

I have taken the search in Sub-Registrar Office(I), Latur on dated 16-01-2012 for the period of 24-05-2010 To 2012 in respect of property Land Gat no. 123 adm. 0H. 60 R. Total plot 19 situated at Harangul (BK) Tq. Latur and I found that, there is no any encumbrance over the said land / Plot and the said Plot is free from all encumbrances. The receipt of search fees dt. 16-01-2012 vide receipt no. 199 is enclosed herewith.

Hence this Update Non-Encumbrance Certificate / Search Report.


[V. P. Kulkarni]
Advocate, Latur.

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इतर
पावती

Original/Duplicate

Tuesday, 20 May 2014 11:57
AM

000922

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4185 दिनांक: 20/05/2014

मावाचे नाव: हर्गुळ (हु.)

दस्तऐवजाचा अनुक्रमांक: लतर 1-0-2014

दस्तऐवजाचा प्रकार:

सादर करण्याच्या नावा: अॅड.एस.एन.कुलकर्णी

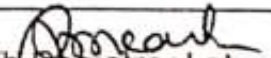
वर्गान नट नं. 123 (2013 ते 2014 शोध 2 वर्षे)

शोध व निरीक्षणे

रु. 50.00

एकूण:

रु. 50.00


Sub-Registrar Latur 1

1): देवकाचा प्रकार: By Cash रकम: रु 50/-

डॉ. शशिकान्त नारायणराव कुलकर्णी

बी.ए., एल.एल.एम.



Dr. Shashikant Narayanrao Kulkarni

B.A., LL.M

"Raghav Nivas"

Shyam Nagar, Latur - 413531

Ph.: Resi. 228455, Mob.: 9960628455, 7588332729

"Tulja Bhavan", Near Rajashree Hotel

Udgir Ph.: 257586

"राघव निवास"

शामनगर, लातूर-४१३५३१.

घर २२८४५५, ऑ. ९९६०६२८४५५, ७५८८३३२७२९

"तुळजा भवन", राजश्री हॉटेल जवळ, उदगीर फोन : २५७५८६



जावक क्र. :

दिनांक :

Date -21/05/2014

UP TO DATE NON ENCUMBRANCE REPORT

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

Subject : Up to date non-encumbrance report on the property of Shri. Shivkumar S/o Madhavrao Patil, regarding Gat No. 123 adm. 0.60 R (open plot total 19 plots as per sanctioned layout plan.) situated at Harangul (Bk) Tq. Dist. Latur.

Ref: Your letter dated 18-05-2014

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. 1 Latur, on 20/05/2014 and had taken the search cum up to date non encumbrance report for the broken period starting from 05/12/2013 to 20/05/2014 for 2 years regarding to Gat No. 123 adm. 0.60 R (open plot total 19 plots as per sanctioned layout plan.) situated at Harangul (Bk) Tq. Dist. Latur, vide receipt no. 4185/14. However, the above property is owned and possessed at present by him. At the time of issuing the present up to date non-encumbrance report, previously our panel Advocate V. P. Kulkarni had issued title clearance cum search report in prescribed format on 23/10/2008 for the period 1979-2008 and mentioned detailed history of passing title of borrower. So also our panel Advocate Shri. V.P. Kulkarni had issued upto date non-encumbrance report. On 16/01/2012 and mentioned that the property is free from all encumbrances from Sub-Registrar office No. 1 latur. So also I had issued up to date non encumbrance on 05/12/13. And as such now I have gone through the said reports and second Index of Sub-Registrar office and Revenue record at present also the above property is owned by borrower and said property is already mortgaged before your branch in the said year.

प्रोफेसर,
नंद कॉलेज ऑफ लॉ,
लातूर

सहायक



स्टेट बँक ऑफ हैद्राबाद
लातूर

तालुका सहकारी स्वरेदी
विक्री संघ लातूर



युनायटेड इंडिया इन्श्युरन्स
कं. लि.
नागपुर विभागीय कार्यालय
शारदा लातूर



सार्फ इन्श्युरन्स
कॉर्पोरेशन ऑफ इंडिया
लातूर



2. That, when I have seen the record of revenue record and seen previous title clearance cum search report and up to date non encumbrance report, it reveals that the search taken by our panel Advocate V. P. Kulkarni is quite proper and legal one and it also reveals that at present also there is no any encumbrance over the above property and there are no any prior mortgages whatsoever for the period starting from the above broken period except the mortgage before our branch.

3. That, I have seen the record of revenue, IInd Index from Sub-Registrar office record and concerned offices, the borrower had clear of the taxes of concerned offices and at present the mortgaged property is in the name of borrower and there is no any encumbrance over the said property except the property is already mortgaged before our branch and here the principle applies that "once mortgage always mortgage".

4. Be it also noted that there are no any interest of minor previously and present also and the provisions of Urban Ceiling Act 1976, is not applicable to the present property in question and also there are no any protected tenant in respect of above property nor the said property comes under Govt. reservation. The said property already mortgaged before your branch, therefore, he had not mortgaged or alienate or made transfer to any other person and since from the date and year of purchase up till now he is enjoying and taking use, occupation and usufructs from and out of said property without having any disturbance from others and out of said property without having any disturbance from others and as such above property is in the name of the borrower at present after verification of the records of concerned offices.

Hence this up to date non-encumbrance report for the broken period regarding above property.



Yours

{Adv. S.N. Kulkarni}
Legal Advisor
State Bank of Hyderabad,
Latur-

Adv. S.N. Kulkarni
(LL.M)
Raji Shivaji Nagar, Latur

000025

V. P. KULKARNI (YEROLKAR)

M. A., LL.B.

ADVOCATE

Vasant Nagar, Trimurti Nagar,
Savewadi, Latur 413 512

Tel. No. (02382) 253060

Cell No. 9422658572

Date: - 16-01-2012

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


Sub. : - Update Non-Encumbrance Certificate.

Ref. : - In Continuous of Non E.C Report, Dated 24-05-2010

Non-Encumbrance certificate and search report in respect of the property Land Gat no. 123 adm. 0H. 60 R. Total plot 19 situated at Harangul (BK) Tq. Latur belonging to Shri. Shivkumar s/o Madhavrao Patil. R/o Latur.

I have taken the search in Sub-Registrar Office(I), Latur on dated 16-01-2012 for the period of 24-05-2010 To 2012 in respect of property Land Gat no. 123 adm. 0H. 60 R. Total plot 19 situated at Harangul (BK) Tq. Latur and I found that, there is no any encumbrance over the said land / Plot and the said Plot is free from all encumbrances. The receipt of search fees dt. 16-01-2012 vide receipt no. 199 is enclosed herewith.

Hence this Update Non-Encumbrance Certificate / Search Report.


[V. P. Kulkarni]
Advocate, Latur.

(9)

000927 V. P. KULKARNI (VEROLKAR)
M. A., LL.B.

Vasant Nagar, Trimurti Nagar,
Savewadi, Latur 413 512

ADVOCATE
Tel. No. (02382) 253060
Cell No. 9422658572

Date: - 20-07-2015

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

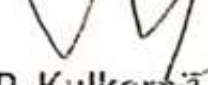
Sub. : - Update Non-Encumbrance Certificate.

Ref. : - In Continuous of Non E.C Report, Dated 25-02- 2010

Non-Encumbrance certificate and search report in respect of the property Land Gat no. 123 adm. 0H. 60 R. Total plot 19 situated at Harangul (BK) Tq. Latur belonging to Shri. Shivkumar s/o Madhavrao Patil. R/o Latur.

I have taken the search in Sub-Registrar Office(I), Latur on dated 25-02-2010 for the period of 2010 To 2015 in respect of property Land Gat no. 123 adm. 0H. 60 R. situated at Harangul (BK) Tq. Latur and I found that, there is no any encumbrance over the said land / Plot and the said Plot is free from all encumbrances. This Property has already mortgage to S. B. H. Main Br. Latur and except this there is no other Charge over the said plot The receipt of search fees dt. 16-07-2015 vide receipt no. 5561 and up date 7/12 extract of land Sy no. 123 is enclosed herewith.

Hence this Update Non-Encumbrance Certificate / Search Report.


Adv. V. P. Kulkarni
Advocate, Latur
M.A.L.L.B.
Vasant Nagar, LATUR.

000928

तलाठी मित्र

तलाठी कार्यालय - हरंगुळ (बु.)

ता. - लातूर जि. - लातूर

दिनांक - १३/०७/२०१५

गाव नमुना ८ - अ

धारण जमिनीची नोंदवही असाहीवार खतावणी - जमाबंदी पत्रक

मौजे - हरंगुळ (बु.)

तालुका - लातूर

खाते क्रमांक -

२५९४

खातेदाराचे नाव - शिवकुमार माधवराव पाटील /



गाव नमुना सहा मधील नोंद	भुमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र हे. आर	वसुलीसाठी				एकुण
			आकारणी किंवा जुडी	दुमाला जमिनी वरील नुकसान	रथानीक उपकर		
					जि.प.	ग्रा.प.	
१	२	३	४	५	६ - अ	६ - ब	७
		हे. आर	रु. पै.	रु. पै.	रु. पै.	रु. पै.	रु. पै.
२९५६	१२३	०.६०	०.८५		६.८०	१.७०	९.३५
		०.६०००	०.८५		६.८०	१.७०	९.३५

तलाठी
सज्जा हरंगुळ (बु.)
ता. लातूर

महाराष्ट्र जमिन महसुल अधिधार अमिलेख नोंदपट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७

तालुका - लातूर

५ - हरंगुळ (बु.)

भुषापन क्रमांक व उपविभाग क्रमांक

923

कारणापुरता उत्तरा

000929

848

भुवनेश्वरनाथ मन्दिर

भोगवटदार वर्ग ९

स्थानीय भाषा

भोगवटदाराथे नाव

है आर
आनेयार

एलिट न ची भी

कुळीच नाव

ताम्रवडीयोग्य क्षेत्र

२९५६ शिवकुमार माधवराव पाटील

0.10

नैतनर अणिकार

जिरायत

429

સદર જમીન ચઢીગ સ્થાતેચે

बाणायत

कर्ज रु ४२३.१४ मध्ये तारण

एकुण

4.26

घाण आहे

पोटखराय

(—गवडीयोग्य नसलेले)

वर्ग (अ)

वर्ग (ब)

एकुण

आकारणी

9.84

सदर जमीन बडींग खातेचे

कर्ज रु ५२०.५३ मध्ये तारण

घाण आहे

श्री शिवकुमार माधवराव

पाटील यांची जमीन तारण

टेऊन महेश सिद्रामप्पा

मलंग यांनी स्टेट बँक ऑफ

हैद्राबाद शा लातूर कडुन

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमिन महसुल अधिकार अभिलेख नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्रणाचा संकेत क्रमांक	जल सिंचीत	अजल सिंचीत	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नाव	जल सिंचीत	अजल सिंचीत				
					पिकाचे नाव	जल सिंचीत	अजल सिंचीत							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
२०११ २०१२	खरीप							सोयाबीन		२.००	पडीत	३.२७		
										</				

V. P. KULKARNI (YEROLKAR)

M. A., LL.B.

000917

अहवाल दिनांक : ०५/१२/२०१३

गाव नमुना सात
अधिकार अभिलेख पत्रक

तालुका : लातूर

जिल्हा : लातूर

भधारणा
पदधती
भोगवटादार वर्ग -१

भोगवटादाराचे नाव

क्षेत्र	आकार	आणे	पे	पो.ख.	फा.फा.	खाते क्रमांक
महेश नागशेडीअण्णा धनश्री	०.६८.००	.१६				३७८,३७९,३९०,४०४,४०७,१३३४,१६०,
सतीश रामकृष्ण तळे					(३०५३)	
बालाजी राजेंद्र चिंचनसुरे					(४५७७)	
सुरेखा शिवाजी रोडे					(४५७७)	
दत्तात्रय धोंडोराम सपकाळ	०.०४.२४	.०६			(४८३२)	२४०८,२८०६,३४०८,३५५३,३८६०,३८६१,३८६२,
अनुराधा नागनाथ महाजन	०.०१.६७	.०२			(४८२९)	३९९९,४००४,४०६२,४१२५,४१८७,१३०५,४३७४,
अमरदिप सुधाकर कोकाटे	०.०२.९४	.०४			(७१६२)	४५६१,४७०९,४८००,५१७३
धोंडोराम गणपराव माने	२.०२.००	२.९८			(१८३९)	कुळाचे नाव
नियोजित राधेमुरारी	०.०२.००	.०२			(२७३१)	
स.गृ.नि.स.म. हरगुळ बु मुप्र					(२९५४)	
अनिल प्रकाश देवरे					(२९५४)	
सामायिक क्षेत्र ०.३३.००						इतर अधिकार
प्रभु संग्रामअण्णा हळदकर						इतर
प्रिती बी नरेश बाबु	१.६०.००	२.२७			(३०५२)	सदर जमीन बँडिंग खातेचे कर्ज रु ४२३-१४ मध्ये तारण आहे सदर जमीन बँडिंग खातेचे कर्ज रु ५२०-१३ मध्ये तारण आहे
शिवकुमार माधवराव पाटील	०.६०.००	.८५			(३०५२)	
विजय बाबुराव मधवे	०.०८.१५	.११			(३४०९)	
अतुल अनि राराव पाटील	०.०२.२३	.०३			(४५७६)	
सौदागर उत्तमराव तांदळे	०.०१.१२	.०१			(४२५३)	
युवराज सिद्रामण्णा कलशेट्टी	०.०१.१२	.०१			(४२५४)	
अशोक संग्रामण्णा तांबेळकर					(४२५५)	
ओमप्रकाश शिवदास भोसले					(५५६८)	
सामायिक क्षेत्र ०.०१.६५					(५५६८)	
ओमप्रकाश शिवदास भोसले	०.०३.३०	.०४			(५५७४)	
अशोक संग्रामण्णा तांबेळकर					(५७४४)	
ओमप्रकाश शिवदास भोसले					(५७४४)	
सामायिक क्षेत्र ०.०३.२५					(५७४४)	
मनिषा मलिकार्जुन पेछे	०.०२.७९	.०३				
प्रेमदास परशुराम पवा	०.०१.२९	.०१			(५६८६)	
परमेश्वर लक्ष्मण भोकरे	०.०२.६६	.०३			(५७९६)	
शिडवाई गुरुनाथ दोबळे	०.०२.४०	.०३			(५०१५)	
शिल्पा दत्तात्रये गाडेकर	०.०३.००	.०४			(६१०७)	
सुनिल नारायणराव शिंदे						

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