




GRN    MH008242737202425E		BARCODE 		Date    13/09/2024-16:25:42		Form ID	
Department    Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment    Other Items				PAN No.(If Applicable)			
Office Name    MRJ1_HQR SUB REGISTRA SANGLI MIRAJ1				Full Name		Adv. Akshay Darekar	
Location    SANGLI							
Year    2024-2025    One Time				Flat/Block No.		Gat No. 2083, Village Malgaon	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201    SEARCH FEE			750.00	Road/Street		Taluka Miraj, Dist. Sangli	
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Seven Hundred Fifty Rupees Only	
Total			750.00	Words			
Payment Details    BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292024091306234	176261474
Cheque/DD No.				Bank Date	RBI Date	13/09/2024-16:25:42	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता वयाच्या दस्तांसाठी लागू नाही.



**ANNEXURE -B**

**REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE  
PROPERTY**

To

State Bank of India,  
SI Branch, Station Road, Pune

Dear Sir,

This refer to your instructions to submit the title and opinion report about the clear and marketable title to the property mortgaged / to be mortgaged for securing the credit facilities granted/proposed to be granted to M/s. Real Grain Roller Flour Mills Pvt. Ltd.

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, SI Branch, Station Road, Pune
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per the instructions given by the State Bank of India, SI Branch, Station Road, Pune
	c	Name of the Borrower.	M/s. Real Grain Roller Flour Mills Pvt Ltd. Through its Director Mrs. Jainab Hemraj Desale, Mr. Jaheer Nurmuhamad Inamdar
2	a	Type of Loan	





	b	Type of property	
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mr. Noor Muhammad Abdulkarim Inamdar
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Mr. Noor Muhammad Abdulkarim Inamdar acting as an Individual
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Mr. Noor Muhammad Abdulkarim Inamdar acting as Mortgagor
4	a	Value of Loan (Rs. in crores)	
5		Complete or full description of the immovable property (ies) offered as security including the following details.	<p>All that piece and parcel of the non-agricultural land admeasuring 00 H 60.50 R out of larger land at Gat No. 2083 totally admeasuring 01 Hecate 21 Ares, situated at village Malgaon, Taluka Miraj, Dist. Sangli, which as bounded as :</p> <p>On or Towards East - By land of Mr. Hasan Mohammad Inamdar</p> <p>On or Towards South - By land of Subhash Nagar Society</p> <p>On or Towards West - By Road</p> <p>On or Towards North - By agricultural land of Mr. Chaougule</p>



	a	Survey/Gat No.	Gat No. 2083	
	b	Door/House no. (in case of house property)		
	c	Extent/ area including plinth/ built up area in case of house property	Total area admeasuring 00 H 60.50 R	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Situated at Village Malgaon, Taluka Miraj, Dist. Sangli	
6	a	Particulars of the documents scrutinized-serially and chronologically.		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.		
Sr. No	Date	Name / Nature of document	Original/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1.		7/12 Extracts along with the relevant Mutation Entries	Photocopy	
2.	09.03.2016	NA order bearing reference No. NA/SR/-99/15 dated 09.03.2016	Photocopy	
3.	13.04.2016	Partition Deed dated 09.03.2016 executed by and between Mr. Hasan	Photocopy	





		Muhammad Abdulkarim Inamdar, Mr. Noor Muhammad Abdulkarim Inamdar, which Partition Deed was duly registered in the office of Sub Registrar Miraj at Sr. No. 1704/2016		
7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan $\geq$ Rs. 1 crore and in case of commercial loans irrespective of the loan component)	Yes	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes	
8	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	<a href="http://www.igrmaharashtra.gov.in">www.igrmaharashtra.gov.in</a>
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, Online cross check was made. No adverse information was found	



	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Miraj
	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?	Yes, Sub Registrar Miraj
	c	Whether search has been made at all the offices named at (b) above?	Yes
	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?	Not Applicable
10	a	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.	As per Annexure D
	b	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	No





		not less than 30 years is mandatory. (Separate Sheets may be used)	
	c	Nature of Minor's interest, 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.	Not Applicable
11	a	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.)	Ownership Right
		<b>If Ownership Rights,</b>	Yes
	a	Details of the Conveyance Documents	Yes
	b	Whether the document is properly stamped.	Yes
	c	Whether the document is properly registered.	Yes
		<b>If leasehold, whether;</b>	No
	a	The Lease Deed is duly stamped and registered	Not Applicable
	b	The 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



	e	Whether the leasehold rights permit for the creation of any superstructure (if applicable)?	Not Applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
		<b>If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;</b>	No
	a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
	b	the mortgagor is competent to create charge on such property?	Not Applicable
	c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
		<b>If occupancy right, whether;</b>	Yes
	a	Such right is heritable and transferable,	Yes
	b	Mortgage can be created.	Yes
12		Has the property been transferred by way of Gift/Settlement Deed	No
	a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	c	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable





	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
	e	Whether the Donee is in possession of the gifted property?	Not Applicable
	f	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;	Not Applicable
	g	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		Has the property been transferred by way of partition / family settlement deed	Yes
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Yes
	b	Whether mutation has been effected	Yes
	c	Whether the mortgagor is in possession and enjoyment of his share.	Yes
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Yes
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable



	f	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?	Not Applicable
14		Whether the title documents include any testamentary documents /wills?	No
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c	Whether the property is mutated on the basis of will?	Not Applicable
	d	Whether the original will is available?	Not Applicable
	e	Whether the original death certificate of the testator is available?	Not Applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
	a	any restriction in creation of charges on such properties?	Not Applicable





	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a	Where the property is a HUF/joint family property?	No
	b	Whether 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.	Not Applicable
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an <b>Agricultural land</b>	No
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	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?	Not Applicable



	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	NA order bearing reference No. NA/SR/-99/15 dated 09.03.2016
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	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/marking?	Not Applicable
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not applicable





	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not Applicable
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	Not Applicable
	b/2	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)?	Not Applicable
	b/3	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
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
25	a	Whether any POA is involved in the chain of title during the period of search?	No



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.	Not Applicable
	In case the title document is executed by the POA holder, please clarify whether the POA 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).	Not Applicable
c	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.	Not Applicable.
d	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
e	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable





	f	Please comment on the genuineness of POA?	Not Applicable
	g	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26		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.	Yes
27		<b>If the property is a flat/apartment or residential/commercial complex</b>	Land
	a	Promoter's/Land owner's title to the land/ building;	Not Applicable
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder;	Not Applicable
	d	Independent title verification of the Land and/or building in question;	Not Applicable
	e	Agreement for sale (duly registered);	Not Applicable
	f	Payment of proper stamp duty;	Not Applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
	h	Approval of building plan, permission of appropriate/local authority, etc.;	Not Applicable
	i	Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	j	Occupancy Certificate/allotment letter/letter of possession;	Not Applicable
	k	Membership details in the Society etc.;	Not Applicable
	l	Share Certificates;	Not Applicable
	m	No Objection Letter from the Society;	Not Applicable



n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Not Applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Not Applicable
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not Applicable
II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
II.D	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?	Not Applicable
28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No Encumbrances found. <i>Subject to the charge of Bank of Maharashtra</i>
29	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.	30 years, i.e. from 1994 to 2024 <i>Subject to the</i>





			<i>charge of Bank of Maharashtra</i>
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Paid
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Not Applicable
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Declaration from Borrower under Section 281 Income Tax Act to be obtained.
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	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
34	a	Whether the property can be identified from the following documents, : a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable;	Yes Yes Not Applicable



		d) Other utility bills, if any.	Not Applicable
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No discrepancy found
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of Registered mortgage	Yes
	b	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.	Not Applicable
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Noor Muhammad Abdulkarim Inamdar

Note: In case separate sheets are required, the same may be used, signed and annexed.






Place: Pune

Date: 13.09.2024



  
Adv. Akshay Darekar  
for DSP Legal

**Annexure-C**

**Certificate of title**

1. We have examined the Copies of Documents 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 and Interest and that if the said Registered Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and we further certify that:
2. We 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. We confirm having made a search in the Land/ Revenue records. We also confirm having verified and checked the records of the relevant Government Offices, /Sub Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). We do not find anything adverse which

would prevent the Title Holders from creating a valid Mortgage. We are liable /responsible, if any loss is caused to the Bank due to negligence on our part or by our agent in making search.

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1993 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances **Subject to the Charge of Bank of Maharashtra, Pune.**

6. In case of second/subsequent charge in favor 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.

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).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, M/s. Real Grain Roller Flour Mills Pvt Ltd. Through its Director Mrs. Jainab Hemraj Desale, Mr. Jaheer Nurmhamad Inamdar.

9. We certify that Mr. Noor Muhammad Abdulkarim Inamdar have an absolute, clear and Marketable title over the Schedule property/ (ies) **Subject to the Charge of Bank of Maharashtra, Pune** We 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:

- a) Copy of 7/12 extracts
- b) Copy of NA order bearing reference No. NA/SR/-99/15 dated 09.03.2016.
- c) Original Partition Deed dated 09.03.2016 executed by and between Mr. Hasan Muhammad Abdulkarim Inamdar, Mr. Noor Muhammad Abdulkarim Inamdar, which





Partition Deed was duly registered in the office of Sub Registrar Miraj at Sr. No. 1704/2016

- d) NOC/No Dues Certificate from Bank of Maharashtra.
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-I**  
**SCHEDULE OF THE PROPERTY (IES)**

All that piece and parcel of the non-agricultural land admeasuring 00 H 60.50 R out of larger land at Gat No. 2083 totally admeasuring 01 Hecate 21 Ares, situated at village Malgaon, Taluka Miraj, Dist. Sangli, which as bounded as :

On or Towards East - By land of Mr. Hasan Mohammad Inamdar

On or Towards South - By land of Subhash Nagar Society

On or Towards West - By Road

On or Towards North - By agricultural land of Mr. Chaougule

Place: Pune

Date: 13.09.2024



*Akshay*

Adv. Akshay Darekar

For DSP Legal

#### Annexure- D

1. THAT from perusal of 7/12 extracts all that piece and parcel of land bearing Gat No. 2083 total area admeasuring 01 H 21 Ares situated at Village Malgaon, taluka Miraj, Dist. Sangli. It is revealed that the said land was originally owned by Mr. Abdulkarim Ahmad Inamdar.
2. THAT on 25.01.2005, Mr. Abdulkarim Ahmad Inamdar died leaving behind him his legal heirs' sons i.e. Mr. Hasan Muhammad Abdulkarim Inamdar, Mr. Noor Muhammad Abdulkarim Inamdar and Mrs. Jaitunbee Ibrahim Mulla (daughter).
3. THAT on 11.08.2006, Mrs. Jaitunbee Ibrahim Mulla orally gifted her property i.e. land bearing Gat No. 2083 total area admeasuring 01 H 21 Ares situated at Village Malgaon, taluka Miraj, Dist. Sangli to Mr. Hasan Muhammad Abdulkarim Inamdar, Mr. Noor Muhammad Abdulkarim Inamdar.
4. THAT on 21.01.2011, Mrs. Jaitunbee Ibrahim Mulla died leaving behind her, her only legal heirs namely Mr. Hasan Muhammad Abdulkarim Inamdar, Mr. Noor Muhammad Abdulkarim Inamdar and accordingly her name was deleted from the concerned revenue records of the said Land.
5. THAT on 13.04.2016, Mr. Hasan Muhammad Abdulkarim Inamdar, Mr. Noor Muhammad Abdulkarim Inamdar partitioned the said land i.e. land bearing Gat No. 2083 total area admeasuring 01 H 21 Ares situated at Village Malgaon, taluka Miraj, Dist. Sangli, wherein the land admeasuring 0 Hectare 60.5 R from out of Gat No. 2083 totally admeasuring 01 Hectare 21 Ares came in the share of Mr. Hasan Muhammad Abdulkarim Inamdar and agricultural land bearing area admeasuring 0 Hectare 60.5 R came in the share of Mr. Noor Muhammad Abdulkarim Inamdar, which Partition Deed was duly registered in the office of Sub Registrar Miraj at Sr. No. 1704/2016 and proper effect of the said Partition Deed is duly given to all the concerned revenue records of the said land 6D Mutation Entry No. 21304.
6. THAT on 09.03.2016, District Collector Sangli vide its order bearing reference No. NA/SR/-99/15 dated 09.03.2016 granted non-agricultural use of the said land i.e. all that piece and parcel of the non-agricultural land admeasuring 00 H 60.50 R out of larger land at Gat No. 2083 situated at village Malgaon, Taluka Miraj, Dist. Sangli for commercial purpose on the





terms and conditions mentioned therein and proper effect of the same is duly given to all the concerned revenue records of the said land by 6D Mutation Entry No. 26541.

7. THAT on 17.05.2022, M/s. Real Grain Roller Flour Mills Pvt Ltd. Through its Director Mrs. Jainab Hemraj Desale, Mr. Jaheer Nurmhamad Inamdar availed financial assistance of Rs. 29,27,00,000/- from Bank of Maharashtra by creating charge on the said property i.e. all that piece and parcel of the non-agricultural land admeasuring 00 H 60.50 R out of larger land at Gat No. 2083 situated at village Malgaon, Taluka Miraj, Dist. Sangli.

**Searches-** The searches were carried out at the office of Sub-Registrar, Miraj for last 30 years from 1994 to 2024 by Adv. Akshay Darekar vide GRN No. MH008242737202425E dated 13.09.2024. Wherein it is found that records of few years are in torn condition, records for few years are sent for indexing, records of few years in mix condition and also the manual and computer index-II of few years are not properly maintained and the search is undertaken on the available and accessible records

**Remarks:** As per flow of title, on the basis of aforesaid documents Mr. Noor Muhammad Abdulkarim Inamdar is the owner of the said property i.e. All that piece and parcel of the non-agricultural land admeasuring 00 H 60.50 R out of larger land at Gat No. 2083 totally admeasuring 01 Hecate 21 Ares situated at village Malgaon, Taluka Miraj, Dist. Sangli.

