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Title verification & search report in respect of the plot standing in the name of Shri Vilas Shaligram Tayade, Shri Prashant Gajanan Sujdekar, Shri Sachin Gajanan Tidole and Shri Santosh Sudhakar Lokhande.

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	**To Whom so ever it may concerned.**
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter Dt.
	c)Name of the Borrower.	
2.	a)Name of the unit / concern / company / person offering the property / (ies) as security.(Owners)	Vilas Shaligram Tayade Prashant Gananan Sujdekar Sachin Gajanan Tidole Santosh Sudhakar Lokhande
	b)Constitution of the unit/concern/ person/body/ authority offering the property for creation of charge.	Respective Borrowers who will purchase a particular flat/shop
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as euarantor, etc.)	Borrower (After due execution of sale deed in favor of borrowers)
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Mouje Sukapur (Akola), Tq. & Dist. Akola
	(a) Survey No.	F. S. No. 5 & 6/3, layout plot No. 28 now bearing NazulSheet No. 9, Nazul Plot No. 15/138
	(b) Door/House no. (in case of house property)	Open Plot.
	(c) Extent/ area including plinth/ built up area in case of house property.	The report is given for the plot up on which construction of an apartment is proposed.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mouje Sukapur, Layout plot No. 28 i.e. Nazul Plot No. 15/138, Sheet No. 9 Bounded by : To the East – Service Lane To the West – Road To the North – Road To the South– Plot No. 37
4.	a)Particulars of the documents scrutinized- serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	

Sl. No.	Date	Name/ Nature Of the document	Originl/ certified	In case of copies, whether the original was scrutinized by the Adv.
01	15/10/2015	Sale Deed	Original	Not Applicable
02	05/09/1977	Sale Deed	Copy	Not Applicable
03	07/03/2008	Legal Heirs Certificate	Copy	Not Applicable
04	24/08/2015	Property Card	Copy	Not Applicable
05	22/09/1966	N. A. Order / Map	Copy	Not Available
06	02/10/1971	Revised N. A.	Copy	Not Available
07		Mutation Entries	Copy	Not Applicable

5.	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 & relevant fee receipts along with TIR)	Yes.
6.	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. Index II is verified. Property card is verified.
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.	The online / computerized information matches with the documents produced before me.
	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?	Not applicable. The stamp duty is paid by bank Challan.
7.	a)Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Akola.
	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, Akola No. 1, 2,3
	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 property in question?	No.
8.	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. And 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 & above, search of title/ encumbrances for a period of not less than 30 years is mandatory.**	Flow of title duly established. There is no interest of minor in the property in question.
9.	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.)	Full ownership rights. A flat scheme is proposed, the intended purchaser / applicant will get title after execution of sale deed in their favor.
10.	If leasehold, whether;	Not applicable
	a)lease Deed is duly stamped and registered	
	b)lessee is permitted to mortgage the Leasehold right,	
	c)duration of the Lease/unexpired period of lease,	
	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.	
	e)Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	
	f)Right to get renewal of leasehold rights & nature ereof.	
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether 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

12.	If occupancy right, whether;	Not applicable
	a)Such right is heritable and transferable,	
	b)Mortgage can be created.	
13.	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
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not applicable
	a) The Gift/Settlement Deed is duly stamped and	
	b) The Gift/Settlement Deed has been attested by two witnesses;	
	c) The Gift/Settlement Deed transfers the property to Donee;	
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
	f) Whether the Donee is in possession of the gifted property;	
	g) 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;	
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	
15.	(a) In case of partition/family settlement deeds, whether the original deed is available fordeposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage. (b) Whether mutation has been effected and whether mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. (e) 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
16.	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will?	Not applicable
	(b) Whether will in the matter needs a m andatory probate and if so whether the same is probated by a competent court?	
	(c) Whether the property is mutated on the basis of will?	
	(d) Whether the original will is available?	
	(e) Whether the original death certificate of the testator is available?	

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	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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.)	
17.	(a) Whether the property is subject to any wakf rights?	Not applicable
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	
18.	(a) Where the property is a HUF/joint family property, 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
	(b) Please also comment on any other aspect which may adversely affect validity of security in such cases?	
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	
20.	(a) If the property is Agricultural land, 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?	
	(c)In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Yes, As per order in Rev. Case 15/2/65-66, Dt. 22/09/1966 The land is duly converted for N.A. i.e. residential purposes.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No.
22.	(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 & outcome of such search/enquiry.	
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not ascertained from the documents placed before me.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
	(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?	

24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	The property is jointly owned by 4 owners.
	(b) Property belonging to partners, whether thrown 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
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create motgage/ execution of documents Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	Not applicable
26.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27.	(a) Whether any POA is involved in the chain of title?	Not applicable.
	(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.	
	(c) 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).	
	(d) 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.	
	(e) 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?	
	(f) 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 same has been ascertained from the office of sub-registrar also?)	
	(g) Please comment on the genuineness of POA?	
	(h) The unequivocal opinion on the enforceability and validityof the POA?	
28.	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 same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable.
29.	If the property is a flat/apartment or residential/ commercial complex, check & comment on following:	Present status of the property is open plot, an apartment is proposed to be constructed.