



Date :

TITLE VERIFICATION & SEARCH REPORT (TIR)

1	Name of the Branch/BU seeking opinion	TO WHOM SO EVER IT MAY CONCERN
2	Reference Number and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	
3	Name of the unit/ concern/ company/ person offering the property/(ies) as security	Sankalp Builders & Developers, through its Partner Shri Kunal Ashok Jivarkar, r/o Jagruti Colony, Kanta Nagar, Amravati
4	Constitution of the unit/ concern/ person/body/authority offering the property for creation of charge	Individual
5	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
6 a)	Particulars of the documents scrutinized- serially and chronologically	1. N.A. Order dated 13/6/2011. 2. Sale Deed dated 19/1/2013. 3. Sale Deed dated 21/2/2013. 4. Order of amalgamation dated 9/6/2015 5. Village Form 6 & 2 dated 30/7/2015. 6. Sanctioned Building Construction plan dated 21/10/2015.
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	I have verified and tallied the above documents with the original record maintained by Competent Revenue Authority, Municipal Authority &



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	from the registering/land/revenue/other authorities be examined.	Registering Authority.
7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/ registered mortgage	
i)	Survey No.	Survey No.48/1-D
ii)	Door No. (in case of house property)	-----
iii)	Extent/ area including plinth/built-up area in case of house property	Plot No.1-AB, admeasuring 326.37 sq.mtrs. (3513.04 sq.ft.).
iv)	Locations like name of the place, village, city, registration, sub-district etc.	Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati.
v)	Boundaries	Towards East: Plot No.6-AB, Towards West: Road in the layout, Towards North: Another's layout, Towards South: Plot no.2-A.
8.	Flow of titles tracing out the title of the intended mortgagor and his/its predecessors in interest from the Mother deed to the Latest Title Deed. And wherever minor's interest or other charge on title deed is involved for the further period depending on the such clause on the title (Separate sheet may be used)	<u>Title History for last 30 years:-</u> Upon verification of the Index-II register and Revenue Records I find that the F.S.No.48/1-D, admeasuring 0.64 R, out of which 0.38 R of Mouje Shegaon was initially owned by Shri Ajay Govindrao Pimpalgaonkar, r/o Amravati for the period relevant to this search report. Thereafter I find that Shri Ajay Govindrao Pimpalgaonkar has applied before the Hon'ble Collector, Amravati for conversion of said field and accordingly the Hon'ble Collector, Amravati was pleased to pass an order of conversion from agriculture into non-agriculture purpose as per Rev.Case No.NAP-34/Shegaon-161/2010-2011 vide order passed on 13/6/2011. Thereafter I find that after conversion of



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the said field, Shri Ajay Govindrao Pimpalgaonkar sold in all 19 plots including plot no.1A & 1B from the said layout to Shri Subhash Nanakrao Talda vide registered sale deed dated 19/1/2013 registered at Sr.No.253.

Then I find that Shri Subhash Nanakrao Talda, through Shri Suraj Ashokkumar Talda sold the plot Nos.1A & 1B, total admeasuring 326.37 sq.mtrs. (3513.04 sq.ft.) to Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar vide registered sale deed dated 21/2/2013 registered at Sr.No.925.

Thus Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar became owner of plot nos.1A & 1B.

Then I find that Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar has applied before A.D.T.P., Municipal Corporation, Amravati for amalgamation of plot Nos.1A & 1B, total admeasuring 326.37 sq.mtrs. and the Hon'ble Authority is pleased to pass an order of amalgamation vide order No.0301 dated 9/6/2015 and the said amalgamation has been confirmed by the Hon'ble Collector, Amravati in Rev.Case No.NAP-34/Shegaon/177/2014-2015 vide order dated 14/7/2015 and accordingly, mutations have been effected in the name of Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar regarding amalgamated plot no.1-AB, admeasuring 326.37 sq.mtrs. vide ferfar dated 15/7/2015.

Then I find that Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar has decided to construct a apartment



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		scheme on the said plot. Accordingly, Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar has applied before A.D.T.P., Municipal Corporation, Amravati for sanction of building plan. The said building plan has been approved and sanctioned by the Municipal Authority as per building permit no.983 dated 21/10/2015.
9	Nature of Title of intending mortgage over the property (whether full ownership rights, Leasehold rights, Occupancy/ Possessory rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full ownership rights of Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar.
10 a)	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc, and details thereof. If yes, give the details thereof.	No
b)	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	No
11	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	Revenue tax has been paid upto 30/7/2015
12	Details of RTC extracts/mutation extracts/Karta extracts pertaining to the property in question	I have verified the mutation of plot No.1-AB and find that the property under reference is recorded in the

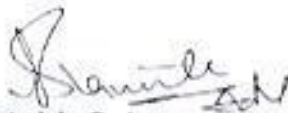


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		name of Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar as owner of the said plot in revenue record i.e. village form 6 & 2.
13	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of property stamp duty etc.	Document has been registered with proper stamp duty & there is no restriction for creation of equitable mortgage.
14	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.	Borrower will have to execute equitable mortgage.
15	The specific persons who are required to create mortgage/to deposit documents creating mortgage	Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar

Date: 7/1/2016


(Kaustubh S. Lawate),
Advocate



Date :

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CERTIFICATE OF TITLE

I have examined the original title deed intended to be deposited relating to the schedule property and offered as security by way of **equitable 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 **equitable mortgage** is created, it will satisfy the requirements of creation of equitable mortgage and I further certify that -

1. I have examined the documents in detail, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.
- 1.A I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the Title Holder from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 1.B Following scrutiny of Land Records/Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds, Suspicious/Doubt, if any has been clarified by making necessary enquiries.
- 2.A There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance Certificate for the period 1986 to 2015 pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all encumbrances.
3. 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)
Not applicable.
4. The Mortgage if created will be available to the Bank for the liability of the intending Borrower, **Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar.**
5. I certify that **Sankalp Builders and Developers, through its Partner Shri Kunal Ashok Jivarkar** has an absolute clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid equitable mortgage can be created and the said mortgage would be enforceable.
6. I would like to add here that if the intending borrower fails to abide by the agreed schedule of repayment of the loan, in that event, bank has every right to take recourse to the provisions of Securitization and Reconstruction



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of Financial Assets and Enforcement of Security Interest Act (54 of 2002) for the realization of the outstanding loan amount.

In case of creation of extension equitable mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable equitable mortgage.

I) Original registered Sale Deed dated 21/2/2013 at Sr.No.925.

II) Recent Village Form 6 & 2.

There are no legal impediments for creation of equitable mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY

"Amalgamated plot No.1-AB, admeasuring 326.37 sq.mtrs. (3513.04 sq.ft.) from survey No.48/1-D of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot No.6-AB,

Towards West: Road in the layout,

Towards North: Another's layout,

Towards South: Plot no.2-A."

Thanking you,

Date: 7/1/2016

Yours faithfully,

(Kaustubh S. Lawate),
Advocate

10/01/2016

Monday, 04 January 2016 5:25 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 103 दिनांक: 04/01/2016

गवाने नाव: शेगांव

दस्तावेजाचा अनुक्रमीक: अरन-0-2016

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: जेठ कौरतुभ सुधाकर लवाटे या अमरावती

वर्षान शोध अर्ज क्र 72, सोजा शेगांव रान-48/13, प्लॉट नं. 1 ए वी, सन 1986ते2015 एकूण 30वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण

रु. 750.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रकम: रु 750/-

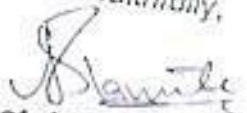

ज. सुधाकर लवाटे/निदेशक वरिष्ठ
अमरावती महार-म

Thanking you,

CC NO. 2-A."

Date: 7/1/2016

Yours faithfully,


(Kaustubh S. Lawate),
Advocate