ANNEXURE - C

Checklist

1.	Nature of title-Ownership/ Leasehold/ Occu. / Govt. Allotment.	Ownership
2.	If the leasehold whether - a) Lease Deed is duly scant and registered b) Leasee is permitted to mortgage rights c) Duration of lease/expired period of lease	--Does not arise--
3	If Govt. grant/allotment/Lease-cum/ Sale Agreement.	--||--
4.	If occupancy right, whether- A) Such right is heritable and transferable B) Mortgage can be created.	- Occupancy right is transferable - Ready for mortgage by owner Firm.
5.	Urban and Ceiling clearance,	--Does not arise—
6.	Nature of minor's interest, if any	--||--
7.	If the property is agricultural land	--||--
8.	In case of conversion of agricultural land for commercial purposes or otherwise, whether the requisition procedure followed / requisition permission obtained.	**Yes,** Plots are part and parcel of layout arose on basis of conv. of land out of S.No. 64 as well as amalgamation procedure taken place by rev. & mun. authorities.
9.	Whether the property is affected by any local laws (viz. Agricultural Laws, etc.	-- Does not arise –
10.	**If the property** is flat / apartment or **residential / commercial complex** check-	The plots which subject matter of this report are to be used for construction of residential mult istoried apartment scheme.
a.	Promoter's / Land owner's title to land / building	The owner firm Padam Builder through three partners out of which one acting as H.U.F. having clear and marketable title over plots.
k.	Deed of Declaration	**Deed of Declaration** is yet to be executed by owner firm
15.	Whether property is a joint family property, mortgage is created for family benefit/legal necessity whether Major Coparceners have no objection in execution, minor's share if any, rights of female members, etc.	So far as this issue is concern it is submitted that, the name of owner firm Padam Builder is shown as owner. However its partner capacity ought to have shown as absolute. Moreover out of three partners, the status of first partner Gopal Karwa is shown as H.U.F. and remaining partners status are shown as clear. Hence the liability, obligation related with share of Gopal Karwa derived to extent of HUF.
16	Any other details required for the purpose.	Does not arise