ATUL P. AMALE

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Resi/Off. "Ashirwad" Tarangan Nagar, V.M.V. Road, Amravati
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ANNEXURE

TITLE INVESTIGATION REPORT (TIR)

Sr. No.	Details	Remark of counsel
1	Name of the Branch / BU Seeking opinion	The Branch Manager, Shri. Chhatrapati Rajarshi Shahu Urban Co-op. Bank, Ltd. Beed Branch At Amravati.
2	Reference number and date of letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
3	Name of the unit/concern / company / person offering the property(ies) as security.	**Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** R/o- Vyankatesh Colony, Wadali Naka, Amravati Tq. Dist. 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 application or owner or borrower or as guarantor, etc.	Borrower
6 a.	Particulars of the documents scrutinized Serially and chronologically.	1) Sale Deed dated 02/05/2017 Vide No. 1725/2017 (Zerox) of Plot No. 32 out of Field Survey No. 5/1 Mouje –Shegaon 2) Sale Deed dated 28/12/1990 Vide No. 5434 (Zerox) of Plot No. 32 out of Field Survey No. 5/1 Mouje -Shegaon 3) Gaon Namuna 6/2
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	I have confirmed and tallied the above referred document with the original record in the custody of registering Authority and also seen the Revenue Record Copies which are produce before me for inspection by the borrower / guarantor.

	authorities be examined	
7	Complete or full description of the immovable property(ies) offered as security for creation of Mortgage whether Equitable/Registered Mortgage	**Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** A Layout Plot No. 32, admeasuring 3300 Sq.fts. out of Field Survey No. 5/1, situated in Mouje – Shegaon, Pargane –Nandgaon Peth, Tq.Dist.- Amravati which is converted in to Layout vide Revenue Case No. N.A.P.-34/ Shegaon-24/1977-78 order dtd. 30/09/1978 situated within the jurisdiction of Sub-Registrar, Amravati City & within the local limits of Amravati Municipal Corporation, Amravati.
i)	Field Survey No.	Field Survey No. 5/1 situated in Mouje – Shegaon, Pargane –Nandgaon Peth, Tq.Dist.- Amravati
ii)	Door No. (in case of house property)	Nil
iii)	Extent / area including plinth / built-up area in case of house property.	Open Plot
iv)	Locations like name off the place, village, city, registration, sub district etc.	Property is Situated at Mouje Shegaon within the jurisdiction of Sub- Registrar, Amravati City & within the local limits of Amravati Municipal Corporation, Amravati
v)	Boundaries	**Boundaries of Plot No - 32** East :- Road West :- Service Lane North :- Plot No. 31 South :- Plot No. 33
8.	Flow of titles tracing out the title of the owner and his/its predecessors in interest from the Mother deed to the Latest Title deed. An wherever minor's interest or other charge on title deed is involved for the further period ,depending on the need of clearance of such clause on the title(Separate sheet may be used)	A Layout Plot No. 32, admeasuring 3300 Sq.fts. out of Field Survey No. 5/1, situated in Mouje – Shegaon, Pargane –Nandgaon Peth, Tq.Dist.- Amravati which is converted in to Layout vide Revenue Case No. N.A.P.-34/ Shegaon-24/1977-78 order dtd. 30/09/1978 situated within the jurisdiction of Sub-Registrar, Amravati City & within the local limits of Amravati Municipal Corporation, Amravati. Upon verification of the index –II register for the period relevant to this search report. I find that Initially, the property i.e A Layout Plot No. 32, admeasuring 3300 Sq.fts. out of Field Survey No. 5/1, situated in Mouje – Shegaon, Pargane –Nandgaon Peth, Tq.Dist.- Amravati was originaly owned and

		possessed by **Mr.Ashok Haibatrao Naware R/o Korba** who purchased the said Plot on 28/12/1990 vide sale deed no. 5434. That thereafter **Mr.Ashok Haibatrao Naware** Executed a Sale Deed Vide No. 1725/2017 dtd. 02/05/2017 in respect of a Layout Plot No. 32, admeasuring 3300 Sq.fts. out of Field Survey No. 5/1, situated in Mouje – Shegaon, Pargane –Nandgaon Peth, Tq.Dist.- Amravati in favor of **Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade.** I have taken the search of the records of Sub-Registrar Office, Amraval City from 2006 to 2017 for a Layout Plot No. 32, admeasuring 3300 Sq.fts. out of Field Survey No. 5/1, situated in Mouje – Shegaon, Pargane – Nandgaon Peth, Tq.Dist.- Amravati and receipt No. 3773 dtd. 26/05/2017 to that effect is submitted along with this search Report. I have verified and tallied the Index-II register from the sub-Registrar Office, Amravati and the said records were duly searched. While carrying out searches in respect of the subject property I have not found any adverse entries as on the said property i.e. a Layout Plot No. 32, admeasuring 3300 Sq.fts. out of Field Survey No. 5/1, situated in Mouje – Shegaon, Pargane –Nandgaon Peth, Tq.Dist.- Amravati in form of registered documents.
9	Nature of Title of the 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 intending Borrowers/ guarantor
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.	That the said property is free from any type of encumbrance. That there is no encumbrance entry found in Index II register regarding Registered Mortgage or charge relating to above said property.
b)	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created	Period Covered under the encumbrance certificate is 2006 to 2017. That the said property is free from any type of encumbrance. That there is no

	and if so, satisfaction of charge if any.	encumbrance entry found in Index II register regarding Mortgage or charge relating to above said property.
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 up to 2017.
12	Details of RTC extracts / mutation extracts / Karta extracts pertaining to the property in question.	I have verified Mutation entry and found that the property under reference is recorded in the name of **Mr Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** as owner of the above referred property.
13	Any bar/ restriction for creation of transaction under any local or special enactments, details of proper registration of documents, payment of property stamp duty etc.	Document of title regarding the property of **Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** is registered documents and proper stamp duty paid with the documents, therefore, there is no bar for creation of any transaction.
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 extract duly certified etc. as also any precaution to be taken by the Bank in this regard.	Borrower/Guarantor will have to execute Mortgage in favor of Bank and also deposit of original Regd. Sale Deeds.
15	The specific persons who are required to deal any Transaction / to deposit documents creating any Mortgage	**Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade.**

Date :- 26/05/2017

Adv. Atul P. Amale

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Annexure – C

Checklist for the Guidance off the Advocate verifying the title to the property(ies) offered as security.

Sr. No.	Details	Remark of counsel
1	Nature of title (Ownership / Leasehold / occupancy / Govt. grant allotments etc.)	Ownership
2	If leasehold, whether Lease deed is duly stamped and registered Lease is permitted to mortgage the Leasehold right. Duration of the Lease / unexpired period of lease. If, a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-lessee also.	Not applicable
3	If Govt. grant / allotment / Lease-cum Sale Agreement, whether, Grant / Agreement etc. provides for alienable rights to the owner with or without conditions, The Owner is competent to create charge on such property.	Not applicable
4	If occupancy right, whether, Such rights is heritable and transferable Any Transaction can be created	Not applicable
5	Urban land ceiling, whether required and if so, details thereon Whether No Objection Certificate under the Income Tax Act is required / obtained	Not applicable
6	Nature of Minor's interest, if any and if so, whether creation of transaction could be possible the modalities/ procedure to be followed and the reasons for coming to such conclusion.	Not applicable

7	If the property is Agricultural land, whether the local has permit any transaction of agriculture land and whether more are any restrictions for enforcing thereon.	Not-applicable
8	In the case of conversion of Agriculture land for the Non-agricultural purpose or otherwise be requisite procedure follow/permission obtained.	Not applicable
9	Whether the property is affected by any local laws (vix. Agricultural laws, weaker sections, minorities, land laws etc.	No
10 a)	In case of partition / settlement deeds, whether the original deed is available for deposit, if not the modality/procedure to be followed to crate a valid and enforceable mortgage.	Not Applicable
b)	Whether mutation has been effected and whether the owner is in possession and enjoyment of his share	yes
11 a)	In case of partnership firm, whether the property belongs to the firm and the deed is property registered.	Not applicable
b)	Whether the person(s) creating mortgagor has / have authority to create mortgage for and on behalf of the firm	Not applicable
12 a)	Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorization to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal etc.	Not Applicable
b)	In case of societies, association the required authority / power to borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.	Not Applicable
13	Whether owner is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein whether the same is properly executed / stamped authenticated in terms of Law of the place, where it is executed.	Not Applicable
14	If the property is a flat/ apartment or residential / commercial complex, check.	Not applicable

a)	Promoters / land owners titled to the land / building	Not applicable
b)	Development Agreement / Power of Attorney	Not Applicable
c)	Extent of Authority of 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)	Conveyance in favor of Society / Condominium concerned	Not applicable
h)	Occupancy Certificate / allotment letter/ letter of possession.	Not applicable
i)	Membership details in the society etc.	Not applicable
j)	Share Certificates	Not applicable
k)	No Objection Letter from the society	Not applicable
l)	All legal requirements under the local / Municipal Laws, regarding ownership of flats/ Apartments /Building Regulations, Development Central Regulations, Co-operative Societies Laws etc.	Not applicable
15	Whether the property is a 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	Not Applicable
16	Any, rights of female members etc.Pending Litigations/ Court attachments/ injunction / stay orders / acquisition by the Govt/ Local authorities etc. that could be ascertained.	That I search through e-search i.e. from Net, I have not found or seen any litigation in respect of or with the name of **Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** in Amravati District & Sessions Court Amravati
17	Any Other details required for the purpose	No

Date :- 26/05/2017

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CERTIFICATE OF TITLE

I have examined the copies of the Title deeds intended to be deposited relating to the schedule property/(ies) for any type of transaction, it will satisfy the requirements of creation of registered document. 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 / Index II Register. I do not find any adverse entries, which would prevent the owner / Title holder **Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** from creating any transaction.

1.B. I hereby certify the Title Deeds would be clear and acceptable. Any other suspicious / doubt, if any, has been clarified by making necessary enquiries and affidavit be taken for valid transaction from the owner in this regard. That original title deeds are no present before me for inspection.

2.A. There is no prior Mortgages / Charges / Encumbrances whatsoever, as mentioned above hence the encumbrance Certificate for the period 2006 to May 2017 (Original receipts are attached herewith) pertaining to the immovable Property / (ies) covered by above said Title Deeds. The subject property is free all other encumbrances.

3. Minor and his / their interest in the properties is to the extent of – Not Applicable.

4. I certify that **Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** shall have absolute and clear and marketable title in his favor regarding the said property. There is no legal impediments for creation of document or transaction under applicable Law Rules as property is free from financial encumbrances or charge **Concrete Builder & Developer Through its Proprietor Mr. Sumit Subhashrao Tagade** over the said property is clear and marketable.

Seal & Signature of the Advocate

(Adv. Atul P. Amale)

Place : Amravati

Dated: 26/05/2017