Annexure-F

TITLE INVESTIGATION REPORT (TIR)

Search Report for the Period 1988 to 2017

a	Name of the Party(s) (In working Language)	The Branch Manager State Bank of India Judge Bagh Branch, Dist. Amravati
b	Document Number and Date of the Deed under the covered which the document mentioned hereinafter are executed	----------
c	Name of the Borrower	Proprietor Partners M/s. Vaidkar Mechanical Engineers Plot No. 6-A, V.I.P. Colony, Gandhi Chowk, Amravati
d	Name of the said property (Plot wise) showing its property/land as recorded	Proprietor Partners M/s. Vaidkar Mechanical Engineers Plot No. 6-A, V.I.P. Colony, Gandhi Chowk, Amravati
e	Encumbrance (Mortgage/ Charges) Easement/Rights Authority affecting the property and nature of charge	Satisfied
f	Date as on which search is required (whether as per application or handover or as per request etc.)	Document Submitted For Factoring Work
g	Particulars of the documents scrutinized-serially and chronologically	As per attached sheet Annexure 1
h	Opinion of Advocate whether said title is subject to any encumbrance or charge or negative covenant, duly qualified, clear, with Caveats as required, should from the conveyance/ deed/ documentation mentioned hereinafter	Property Mortgage placed before the undersigned advocate to note and title deed of the Bank. I have perused and noted the said documents such Original records of M/s. Proprietor Office Automation.
i	Opinion of the advocate of the conveyance/ grant/ (his) offered as security the nature of mortgage whether registered/ registered mortgage	Report for 2017 placed to of Vidya Thakare - Judges Bungalow Plot No. 6 Civil Appeal Advocate and by the name as mentioned the Constituted Borrow that the DOC as Deed Then

a		
b		
c		
d		Not Applicable
e		Yes
f		Not Applicable
g		Self-Digitized Assessment Copy
h		Not Applicable
i		Not Applicable
j		Not Applicable

Annexure I

Documents Verified For Disclosure Report

Sr.No.	Sr.No.	Date of Documents	Name of document	Whether original/ Certified/True copy/ Photostat
1	6918	26/12/2017	Sale Deed	Verified from record Of Index II Sub Registrar Amravati City I
2	2432	25/09/2006	Sale Deed of Previous Owner	Verified from the record of Index II sub Registrar Amravati City I
3	2933	18/09/2006	Sale Deed of Previous Owner	Verified from the record of Index II Sub Registrar Amravati City I
4	11924	29/09/2006	Mutation Entry	From Revenue record
5	11959	10/10/2006	Mutation Entry	From Revenue record
6	17922	16/12/2013	Mutation Entry	From Revenue record
7	754	18/01/2000	General Power of Attorney	Xerox Copy
8	2016/CR/ Navsari-30/2005-2006	29/03/2025	N.A order	Xerox Copy Verified from record
9	1005	30/10/2015	NIC Amravati, Construction Permission Sanctioned Map	Original Copy from Builder
10	NT-912/309	11/05/2018	Unregistered agreement to sale	Original Copy Xerox Proposed buyer
11	4525	26/10/2018	Deed Declaration	Xerox verified from Index II

[illegible] from all other dealings on the title hereof to be made.

Originally the field S. No. 283 admeasuring 82 H 02 R of Mauje Navsari having its Phati Hissa owned and possessed by Smt. Surajbai Nemichand Jain R/o Amravati out of the said Land 00 H 77 R land has acquired by Govt. of Maharashtra for an notification no. Land Acquisition 1001/558/2001 for the construction of the Akoli Ring Road. Before the said acquisition owner Smt. Surajbai Nemichand Jain has obtained permission from the Sub Divisional Officer Amravati vide its order no. N.A.P.54 Navsari 10/95-96 order dated 30/01/1996 for selling of the said Land and as per the said Permission original owner has sold the above said Field S. no. 283 of mauje Navsary admeasuring 01 H 19 R to Mr. Kashabhai @ Natvarji Ratibi Mr. Naresh Baijnathji Pasupaliya, Smt. Shital Anilkumar Tigale & Smt. Manjusha Ajaykumar Laddha All R/o Amravati vide registered sale Deed Registered at Sub Registrar Office Amravati and after execution of the said Sale Deed said Owner has given the information to the Talathi Navsari and took the mutation entry of the said Field in their favour and became the absolute owner of the said Field S. No. 283 of Mauje Navsari.

After becoming the owner of the said Field all three owner has filed the application to the S.D.O. Amravati for the Non Agri of the said field S. No. 283. And an said application S.D.O. Amravati passed order vide R.F. No. N.A.P.54 Navsari /92/2003-2004 order dated 09/12/2003. Before the said N.A. order ADTP Amravati has given the permission for the Layout of the said field and sanctioned the layout map vide order no. [illegible] order dated 15/05/2004.

After completing all the formalities Lay out owner has sold the Layout numbered Plot to various Purchasers out of the said Layout Plot No. 1 of admeasuring 430.50 Sq. mtrs 0.0787 Sq. Hect has purchased by Mr. Suresh Govindramji Malviya R/o Ratki Nagar Amravati vide registered sale Deed No. 6961 of dated 18/08/2005 and as per the said Sale Deed mutation has recorded in to the revenue record of village Navsari vide mutation entry no. 11879 of dated 23/03/2006 and as per the said Mr. Suresh Govindramji Malviya became the absolute owner of the said Plot No. 1 of S. No. 283.

Thereafter the said owner Mr. Suresh Govindramji Malviya has sold the said Plot No. 1 of S. No. 283 to Mr. Aashish Ashok Patil through its P.O.A. holder Ashok Mahadevrao Patil (registered P.O.A. vide register no. 165 of dated 18/01/2006) R/o 32 Shankar Nagar Near Tapo Nagar Camp Amravati vide registered sale Deed no. 2402 of dated 06/03/2006 and after executing the said document owner Mr. Aashish Ashok Patil has given the information to the Talathi Navsari and took the mutation of the said Plot in his favour vide mutation entry no. 12779 of dated 05/05/2006 and till from the said Mutation Mr. Aashish Ashok Patil has become the absolute owner of the said Plot.

The owner the said Owner Mr. Ashish Ashok Patil through his registered P.O.A. holder Mr. Ashish Nishandevrao Patil has sold the said Flat to Mr. Pratap Narayanrao Deshmukh R/o Saraswati Colony, Amravati vide registered sale Deed No. 6918 of dated 16/12/2011and the said Sale Deed has registered at Sub Registrar office at Amravati City. And after execution the said sale Deed Owner Mr. Pratap Narayanrao Deshmukh has given the information to the Talathi Nawari and took the mutation entry of the said transaction in revenue record of village Nawari vide entry no. 17882 of dated 16/05/2012 and till from the said mutation he has became the absolute owner of the said Plot No.1 of S.No.280 of Village Nawari.

After becoming the owner of the said Plot Mr. Pratap Narayanrao Deshmukh intend to develop the said Plot by constructing a building thereon to be used for residential as well as commercial purpose. And in pursuance of his intention to develop the said Plot, the owner has submitted the Plan of Proposed construction and the is sanctioned by the Deputy Director, Town Planning, Amravati vide order No. 1085, dtd. 28/10/2013 and as per the sanctioned map the owner has started making construction of the residential and commercial complex to be known as "HARISHCHANDRA RESIDENCY"

After the sanctioning of the Construction Plan Owner Mr. Pratap Narayanrao Deshmukh has made the Deed of Declaration of the said "HARISHCHANDRA RESIDENCY" and said deed has registered at Sub Registrar office at Amravati vide register no. 1328 of dated 29/10/2015. During verifying the said Deed of Declaration I have found that holder has not mentioned the share of undivided land of each apartment and holder.

Now out of the said "HARISHCHANDRA RESIDENCY" Flat No. E-2 constructed at the third floor of the said Residential complex has decided to purchased by Proposed Borrower Mrs. Vaishali Sachinrao Hirakarni R/o E-16, V.H.B. Colony, Gaurakshan Road, Akola and in regarding to this Mr. Pratap Narayanrao Deshmukh has made the agreement to sale along with the Proposed Borrower Mrs. Vaishali Sachinrao Hirakarni R/o E-16, V.H.B. Colony, Gaurakshan Road, Akola on dated 07/06/2015 and as per the said unregistered Agreement to Sale Proposed Borrower has paid earnest money of Rs. 8,50,000/- to owner builder Mr. Pratap Narayanrao Deshmukh

I have talked and verified all the title document in the Index II record of the Sub Registrar Amravati City. Hence the said Search I have visited to the office of Talathi Nawari and check the property details and found it in the Name of Mr. Pratap Narayanrao Deshmukh. As per the present record Mr. Pratap Narayanrao Deshmukh having his Clear and Marketable title on the said Property.

g)	Subject to any rent charge, assessment, service charge or other payments, outgoings and restrictions	Proposed Purchaser Mrs. Venkata Sockkirmai Dhakara R/o E-64, V Block Colony, Gurudeben Road, Akola Owner Mr. Pratap Narayanrao Deshmukh
h)	Tenure of the property	Ho
i	Title number	NO
k	Restrictions on the use of the property	NO
l	Easements, quasi-easements and rights of way	No
m	Is the property subject to the payment of maintenance charges?	No
n)	Is there a management company?	Yes
o)	Is the property subject to any of the following?	Yes
	i) Agricultural tenancy	
	ii) Business tenancy	
	iii) Mineral extraction	
p)	Is the property subject to any of the following?	Yes
	i) Public rights of way	
	ii) Rights of light	
	iii) Rights of support	
	iv) Rights of drainage	
	v) Shared or exclusive use areas	
q)	Is the property in a conservation area?	No
r)	Is the property in a flood risk area?	No
s)	Is the property in a coastal erosion risk area?	No
t)	Is the property in a mining area?	No
u)	Is the property in a non-coal mining area?	No
v)	Is the property in a radon gas area?	No
w)	Is the property in a tunnel area?	No
x)	Is the property in a landslip area?	No
y)	Is the property in a contaminated land area?	No
z)	Is the property in a hazardous substances consent area?	No
aa)	Is the property in a nuclear site area?	No
bb)	Is the property in a military explosives storage area?	No
cc)	Is the property in a military land area?	No
dd)	Is the property in a safeguarding area?	No
ee)	Is the property in a wind turbine area?	No
ff)	Is the property in a hedgerow area?	No
gg)	Is the property in a high speed rail link area?	No
hh)	Is the property in a high speed rail link area?	No
ii)	Is the property in a high speed rail link area?	No
jj)	Is the property in a high speed rail link area?	No
kk)	Is the property in a high speed rail link area?	No
ll)	Is the property in a high speed rail link area?	No
mm)	Is the property in a high speed rail link area?	No
nn)	Is the property in a high speed rail link area?	No
oo)	Is the property in a high speed rail link area?	No
pp)	Is the property in a high speed rail link area?	No
qq)	Is the property in a high speed rail link area?	No
rr)	Is the property in a high speed rail link area?	No
ss)	Is the property in a high speed rail link area?	No
tt)	Is the property in a high speed rail link area?	No
uu)	Is the property in a high speed rail link area?	No
vv)	Is the property in a high speed rail link area?	No
ww)	Is the property in a high speed rail link area?	No
xx)	Is the property in a high speed rail link area?	No
yy)	Is the property in a high speed rail link area?	No
zz)	Is the property in a high speed rail link area?	No

		No
		No
		Yes
		No
	(a)	Not Applicable
	(b)	Not Applicable
	(c)	Not Applicable
	(d)	Not Applicable
	(e)	Not Applicable
	(f)	Not Applicable
		No
	(a)	Not Applicable
	(b)	Not Applicable
		No
	(a)	Not Applicable
	(b)	Not Applicable
		No
	(a)	Not Applicable
	(b)	Not Applicable

		Not Applicable
		Yes
		Yes
		Yes (N.A.P.A.) Agreement 45/2003-2004 under dated 27/01/2003
		No
		No
		Not Applicable
		No
		No
		No
		No
		Not Applicable
		Not Applicable
		No
		No

27	a)	Whether the POA is executed by the Attorney or Firm?	Yes
	b)	Whether the POA executed in pursuance with resolution, i.e. a Development Agreement/any 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 holder/ developer and as such is irrevocable as per law.	Not Applicable
	c)	Whether the title assessment is recorded in the POA executed & it is now executed by the Purchaser i.e. Corporate Power Declaration or Proprietary Authority in favour of Real Purchaser & Agreement/Arrangement/Plan & Covenant Letters, MOU, Agreements of Sale, Sale Deeds etc. in favour of Purchaser of Flats/ units (Builder/ POA) or (c) What type of POA (Common POA).	Not Applicable
	d)	In case of Duplicate POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA	N/A Applicable
	e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following matters in respect of POA:	Not Applicable
		i) Whether the original POA is verified and the title investigation is done on the basis of original POA	Yes
		ii) Whether the POA is registered one?	Yes vide registry Doc. 209 at dated 10/01/2011
		iii) Whether the POA is a specific/ General one?	General P.O.A
		iv) Whether the POA contains a specific saving by the execution of sale document by executor?	Yes
	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 the same has been examined from the office of Sub Registrar also).	Yes the said P.O.A is in force at the time of selling of the said Plot to Present owners Mr. Pradip Pandyaram Kinkani&Ors
	g)	Please comment on the genuineness of the POA?	The P.O.A is Genuine
	h)	The comments/opinion on the enforceability and validity of the POA?	Yes
28		whether any mortgage is being created by POA holder, check Documents of the power of Attorney and the nature 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	No

9	Documents to be submitted with application (please tick as appropriate)	
	a) Document to prove title to the Land (e.g. Title Deed)	Title of the Estate - Mr. Peter Nyaruwata Bukawaka - is being Given A Mandate
	b) Development Agreement, Power of Attorney	Not Applicable
	c) Power of Authority to the Solicitor Developer	Not Applicable
	d) Surrendered title certificate of the Shelf and or building in question	Yes
	e) Agreement for sale (if any registered)	Not ascertained as above (B). Mr. Peter Nyaruwata Confirmed that the Vendor Mr. Peter Nyaruwata Confirmed to the Land Buying Co.
	f) Payment of Stamp Duty	Not necessary
	g) Acknowledgement of registration of title agreement, development agreement, P.O.A. etc.	Building Plan Submitted vide no. 3000 of dated 30/10/2018
	h) Exhibition of Building Plan, permission of appropriate local authority, etc.	AC/DC/ARC - Approval given for Approval
	i) Consultancy to Institute of Surveyors Consultancies (Secretariat)	Yes
	j) Occupancy certificate, abatement letter, letter of Guarantee	No
	k) Shareholding details in the society etc.	No
	l) Share Certificates	No
	m) No objection Letter from the Society	Yes all the legal formalities considered by the relevant Statutory Institutes
	n) All legal requirements under the Town and Country Planning Regulations, Development control Regulations, Condominium Laws etc.	
	o) Documents for vesting the Plot in Owners on Incorporation of the Building Society, if any	No
	p) If the Property is vacant and unencumbered, a copy of Search, Approval of Layout and Subdivision, if any	I have received all the relevant documents as stated above
	q) Whether the required Engineers of the same Rule apply to all documents and if approved plan/ permission/ plan etc.	Yes included from the ACDC/ARC Secretariat and also with Institute of Quantity Surveyors
10	Encumbrances, Attachment, suit or claims whether of ownership, Charges or Statutory Encumbrances or Litigation Charges, Claims etc. and Income Tax Charges, Claims etc. and Income Tax	I have not found anything Untoward
11	The Purchaser shall be entitled to investigate the title and the rights of the Vendor	I have verified the Records of the said Property from 1958 to 2018 for the Purpose and I have not found anything untoward and I have not found anything adverse which could affect the said Property
12	Details of pending litigation, dispute or notice of acquisition or requisition affecting the said property	As stated in the Search Certificate of the Deed and Deed of Conveyance in favour of the Purchaser
13	a) Copies of existing documents, agreements, plans and their authorizations	Not Applicable
	b) Details of any disputes pending about the Property and its neighbourhood	Not Applicable

9		Not Available [illegible]
10		As proposed [illegible]
11	a) Whether any part of the land is [illegible] b) Whether the land comes under [illegible] c) Whether the property has [illegible]	Yes Yes Yes
12	[illegible] i) [illegible] ii) [illegible] iii) [illegible] iv) [illegible]	Yes
13	[illegible]	Not Applicable
14	[illegible]	Not the Violation report is not produced [illegible]
15	[illegible]	Not Applicable
16	[illegible]	Yes
17	[illegible]	Proposed 100 feet of the land frontage is proposed to be dedicated for Public purpose [illegible]
18	[illegible]	Not applicable
19	[illegible]	No
20	[illegible]	Survey of Rock Phosphate deposits and geological investigations carried to ascertain the presence of Rock Phosphate
21	[illegible]	Mrs. Vaishali Sachinanand Bhalerao &/s E-14, V.S.B. Colony, Ganeshkhind Road, Akola

Date : 20/02/2017

Place : Amravati.

Signature of Applicant

[illegible]

[illegible]

Abhinandan, 27 February 2017 12:39
PM

रसीद रजनी

Original Duplicate

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रसीद नं. 1222 दिनांक: 23/02/2017

प्राप्त किया गया

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प्राप्त किया गया

[illegible]

[illegible]

बिल न दिनांक	₹. 750.00
कुल :	₹. 750.00

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[illegible]

प्राधिकृत हस्ताक्षर