a) If No, Give Reason: **Not Applicable.**

b) If Yes, mention the documents to be taken by the branch and the stamp duty payable if any:- **Original title deed (Sale Deed) is available for equitable mortgage, as well as previous Conveyance Deed date 22/03/2002 is also available.**

c) **Recent CTS Extract, Conveyance Deed, Original Sale Deed dated 01/09/2017 having it's Registration No. 3714/2017, Index-II dated 01/09/2017, N.A. Order dated 27/01/2006, Approved amended Copy of Lay out Plan of T.P. No. 228 are required for equitable mortgage as well as register mortgage.**

13. Any safeguard to be observed by the Bank.

a. Valuation report from recognized valuer is required for proper value of the property.

b. Affidavit from Mortgagor regarding the said title property is not subject matter of any suit or any legal proceeding and not previously mortgaged.

c. Self Attested Copies of C.T.S extract is required from Borrower/Mortgagor.

14. Based on the search of Public Records of property in question made by me, I hereby certify that title of the **Om Builders & Developers** is clear, marketable and free from all encumbrances and is valid & enforceable in the Court of Law.

15. It is also certified that certificate true copy of the documents has been obtained from the Sub-Registrar and the same has been verified with the original documents submitted to the Bank and found to be genuine and that are no variances between the documents submitted to the Bank and documents obtained from Sub-Registrar.

Date : 04/01/2018
Place : Amalner

Adv.P.D.Bhavsar, Amalner

MRS. P. D. BHAVSAR
Advocate

Mrs.P.D.Bhavsar
Advocate
7, Anand Colony, Near Court,
Amalner
Ph.No.222942 (R),
Mob.No.9730763496

Annexure 'B'

TITLE VERIFICATION AND SEARCH REPORT

1. Full Description of the property to be mortgaged.

SHEDULE OF TITLE PROPERTY

City	Taluka	District	T. P. No.	Plot No.	Area
Amalner	Amalner	Jalgaon	228	144	660.00 Sq.mtr.

BOUNDRIES

East	West	South	North
Plot No.142	Final No.234	Plot No.143	Road

2. Name of the owner/Seller(s) : **1] Mr.Prasanchand Sobhagmal Parakh**
&
2] Mr. Ganesh Baburao Baviskar.

Address of property investigated: Amalner Tal. Amalner

Area (in sq.ft) : Above mentioned Detail

Any Landmark : Above mentioned Detail

3. Name of the person in whose name municipal taxes/electricity bill, society charges and other statutory charges are raised up to date **Om Builders & Developers through it's partners Mr.Prasanchand Sobhagmal Parakh & Mr. Ganesh Baburao Baviskar.**

4. Date of visit to Registrar of Assurances Office and Name of offices/authorities in whose office search taken (In places where EC is in vogue, the Advocate should visit and search records to ensure that EC is in conformity with the records maintained by the Sub Registrar's Office):

Sr.No.	Date of Visit	Name of offices/authorities in whose office search taken
A	26/12/2017	C.T.S. Extract from Amalner
B	27/12/2017	Sub-Registrar Office Class 2 from Amalner Tal. Amalner

C	22/03/2002	Conveyance Deed
D	01/09/2017	Sale Deed having it's Registration No.3714/2017
E	27/01/2006	N.A. Order
F		Approved amended Copy of Lay out Plan of T.P. No.228

5. Receipt No. **5758** dated- 27/12/2017.

6. Period for which record searched: 30 years.

7. **List with detail of title deeds scrutinized by the Advocate.**

Sr.no.	Documents	Date	Original/Certified
A	Conveyance Deed	22/03/2002	Certified copy
B	Sale Deed having it's Registration No.3714/2017	01/09/2017	Original Copy
C	Index II	01/09/2017	Certified copy
D	N.A. Order	27/01/2006	Original Copy
E	Approved amended Copy of Lay out Plan of T.P. No.228		Zerox Copy
F	C.T.S. extract	26/12/2017	Certified copy

8. **Source and History of title:**

The title history of last ***30 years*** from this date shows the following chain of transaction.

Originally, **T.P.No.228** admeasuring **165694.90 Sq. Mtr** situated at Amlaner was in the name of the **Pratap Spg. Wvg. And Mfg. Co.Ltd.Amalner** which was registered under Companies Act 1885, since last more than 90 yrs. and it became an absolute owner of the above mentioned property.

Then, the said T.P.no.228 along with other T.P.numbers were transferred by **Pratap Spg.Wvg. and Mfg. Co.Ltd.Amalner to Om Narayan Developers Pvt.Ltd. Amalner** a company registered under Companies Act 1956 having its branch office at Akshar Bhavan, New Plot Amalner through it's **Director Shri.Bajranglal Bansilal Agrawal** by a registered conveyance deed dated-22 March 2002.

Then, Om Narayan Industries and Developers Pvt. Ltd.Amalner obtained N.A. permission for residential purpose from Collector, Jalgaon by its order no.Land/2/26/SR/52/2005 dated-27/01/2006.

Thus the said landed property converted into residential plots by proper permission from respective offices.

Accordingly the relevant entries have been made on city survey register on March 2006.

The record shows that there is amended approved Lay-out Plan.

Now Mr.Niraj Dipchand Agrawal present Director of Shri.Om Narayan Industries & Developers Ptd. Ltd. Amalner transferred **Plot No.144 admeasuring 660.00 Sq.mtr from T.P.No.228** to **Om Builders & Developers through it's partners Mr.Prasanchand Sobhagmal Parakh & Mr.Ganesh Baburao Baviskar** by a registered Sale Deed dated 01/09/2017 having it's Registration No. 3714/2017.

Thus Om Builders & Developers is absolute owner of Plot No.144 admeasuring 660.00 Sq.mtr from T.P.No.228 & having possession over it.

9. Whether permission of any Authority or person is required to be obtained before creation of mortgage ? If so, give complete detail if any. **No, permission of any Authority or person is not required to be obtained before creation of mortgage.**

10. Whether construction (If any) is in accordance with the approved plan? If not, mention the detail of deviation and its effect? **No, there is no any construction till today.**

11. Whether original prior title deed/original previous title deed has been perused and is being made available to the Bank. If not, justification for non-submission of original prior title deed/original previous titled deed be given.

The Original Conveyance Deed date 22/03/2002 & recent title deed (Registered Sale deed) is available for equitable mortgage.

12. Comments: Whether Equitable Mortgage can be created? **Yes, Equitable mortgage can be created. As the property is self acquired property title deed (Sale deed) is available for equitable mortgage.** There are no legal impediments for creation of the mortgage under any applicable law/rules in force.