

LEGAL SCRUTINY REPORT

Dated: 13.08.2016

To
The Branch Manager,
VIJAYA BANK,
Nandanwan,
Near KDK Collage,
Nagpur.

SUBJECT:- MASTER Legal Scrutiny Report/Opinion In Respect of Property to be Mortgaged by M/s. J.L.A Developer & Builders through Its Partners Shri. Jani S/o. Lalchand Amlani, Shri. Abid Khan S/o. Shabbir Khan & Smt. Rupali W/o. Pramod Gharde and/or by the Prospective Purchasers of The independent units/ flats/ Row- houses/bungalows in the Scheme to be known as "AARNA CITY".

1. Names of Mortgagor/Title holder:

M/s. J.L.A Developer & Builders (Title Holder/ Borrower/ Mortgagor)
through Its Partners Shri. Jani S/o. Lalchand Amlani,
Shri. Abid Khan S/o. Shabbir Khan & Smt. Rupali W/o. Pramod Gharde

Office at: Pritam Complex, Bhandara Road,
Nagpur.

As per your instructions, I, Shri. R. D. John Advocate, Nagpur, do hereby submit my report on the basis of documents placed before me by the branch as under :-

2. Details/Description of documents scrutinized:

<u>Sl. No.</u>	<u>Date of Document</u>	<u>Name of Document</u>	<u>Whether Original, certified, true copy or Photostat/ Xerox obtained for scrutiny</u>
1	02.04.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as vendor in favour of M/s. J.L.A. Construction & Builders Through Its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser	Original Verified Xerox obtained for Verification

R. D. JOHN
Advocate
P.K. Salve Road, Mohan Nagar,
NAGPUR.



502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
 OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

		duly registered before the Sub Registrar Kamptee at Sr. No. 1372/2016 for Plot No's.1 to 16, 18 to 26, 28 to 35, and 37 to 42.	
2	02.04.2016	Copy of Agreement to Sell executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta In favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1373/2016 for Plot No. 84 & 85.	Original Verified Xerox obtained for Verification
3	02.04.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 1374/2016 for Plot No. 84 & 85.	Original Verified Xerox obtained for Verification
4	02.04.2016	Copy of Agreement to Sell executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta In favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1377/2016 for Plot No. 17, 27, 36, 43 TO 83.	Original Verified Xerox obtained for Verification



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5	02.04.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.1378/2016 for Plot No.17,27,36, 43 TO 83.	Original Verified Xerox obtained for Verification.
6	02.04.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.1379/2016 for Land bearing Khasra No.188/1-A-3.	Original Verified Xerox obtained for Verification
7	21.04.2015 Registered on 22.04.2015	Copy of Sale Deed executed by Shri. Sudeshchandra S/o Babulaji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amlt Kuchiya s/o Anil Kumar Kishori Sharan Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.2042/2015 for Land bearing Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3.	Original Verified Xerox obtained for Verification
8	22.08.2012 Registered on 23.08.2012	Copy of Agreement To Sell executed by Shri. Sudeshchandra S/o Babulaji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its director Miss. Shruti d/o Shri. Sunil Raisonl duly registered before the Sub Registrar Kamptee at Sr. No.4235/2012 for Land bearing	Original Verified Xerox obtained for Verification





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		Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3.	
9	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by Ku. Manjusha d/o Shri. Chandrakant Itkelwar [2] Ku. Aparna d/o Shri. Chandrakant Itkelwar as Vendors, through Power of Attorney Shri. Chandrakant S/o Ganpatrao Itkelwar AND Shri. Prafulla S/o Shri. Chandrakant Itkelwar, Shri. Chandrakant S/o Ganpatrao Itkelwar as Consentors in favour of Shri. Sudeshchandra S/o Babulaji Gupta duly registered before the Sub Registrar Kamptee at Sr. No.4574/2011 for Land bearing Khasra No.191/4.	Original Verified Xerox obtained for Verification
10	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by. Shri. Prafulla S/o Shri. Chandrakant Itkelwar as Vendor AND Shri. Chandrakant Ganpatrao Itkelwar as Consensor, in favour of Shri. Sudeshchandra S/o Babulaji Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.4573/2011 for Land bearing Khasra No.191/3.	Original Verified Xerox obtained for Verification
11	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by: Shri. Krunal - S/o Shri. Late Narendra Itkelwar, Shri. Sanjay S/o Shri. Late Narendra Itkelwar and Smt. Vasanti W/o.Late Shri. Narendra Itkelwar in favour of Shri. Sudeshchandra S/o Babulaji Gupta, duly registered before the Sub-Registrar Kamptee at Sr. No.4572/2011 for Land bearing Khasra No.188/1/A.	Original Verified Xerox obtained for Verification
12	29.10.2011	Copy of General Power Of Attorney executed by Ku. Manjusha d/o Shri. Chandrakant Itkelwar[2] Ku. Aparna d/o Shri. Chandrakant Itkelwar, therein appointing Shri. Chandrakant Ganpatrao Itkelwar as attorney, duly registered before the Sub Registrar Kamptee at Sr. No7118/2011.	Original Verified Xerox obtained for Verification





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13	21.02.2015	Copy of Corrected N.A. Order passed by the Collector, Nagpur in Revenue Case No.28/NAP-34/2012-2013 vide its letter bearing No. 152/2015.	Original Verified Xerox obtained for Verification
14	05.09.2012	Copy of N.A. Order passed by the Collector, Nagpur in Revenue Case No.28/NAP-34/2012-2013.	Original Verified Xerox obtained for Verification
15	27.11.2015	Copy of Release Letter issued by Nagpur improvement Trust executed by Shri. Sudeshchandra Babulaji Gupta vide letter No. E.E.[METRO]/AE[M-2]/3696.	Original Verified Xerox obtained for Verification
16	16.12.2014	Copy of Layout Plan approved by the Chairman, by Nagpur improvement Trust.	Original Verified Xerox obtained for Verification
17	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.AB1391/20151216228/821 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta for Plot No.14.	Original Verified Xerox obtained for Verification
18	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/KampteeTahsil/CaseNo.MB1393/20151215145/822 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta for Plot No.15.	Original Verified Xerox obtained for Verification



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19	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. BE(Metro)/East/KampteeTahasil/CaseNo.MB1864/2015 1215147/824 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.19.	Original Verified Xerox obtained for Verification
20	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. BE(Metro)/East/KampteeTahasil/CaseNo.MB1854/2015 1215148/823 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.20.	Original Verified Xerox obtained for Verification
21	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. BE(Metro)/East/KampteeTahasil/CaseNo.MB1858/2015 1216229/825 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.37.	Original Verified Xerox obtained for Verification
22	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. BE(Metro)/East/KampteeTahasil/CaseNo.MB1852/2015 1216225/826 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.38.	Original Verified Xerox obtained for Verification





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23	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. BE(Metro)/East/Kamptee Tahasil/Case No. MB1861/2015 1216226/827 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No. 39.	Original Verified Xerox obtained for Verification
24	04.02.2016	Copy of 7/12 Extract for Khasra No. 168/1/A/2 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Original Verified Xerox obtained for Verification
25	04.02.2016	Copy of 7/12 Extract for Khasra No. 191/3/B on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Original Verified Xerox obtained for Verification
26	04.02.2016	Copy of 7/12 Extract for Khasra No. 191/4 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Original Verified Xerox obtained for Verification
27	09.08.2016	Copy of Ferphar Punji for Khasra No. 188/1-A indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification
28	09.08.2016	Copy of Ferphar Punji for Khasra No. 188/1-A indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification
29	09.08.2016	Copy of Ferphar Punji for Khasra No. 191/3 indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification



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30	09.08.2016	Copy of Ferphar Punji for Khasra No. 191/4 indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Certified copy Verified Xerox obtained for Verification
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3. Details/Description of Property/Properties

(as per Sale Deed dated 02.04. 2016)

All That Piece and Parcel of Land bearing Plot No's. 1 to 16, 18 to 26, 28 to 35 and 37 to 42 (total - 39 plots) containing by total admeasuring 4087.954 sq. Mtrs. (i.e. 44002.736 sq. FL) as per the Release Letter vide No. E.E(METRO)/AE/(M-2)/3696, Dated. 27.11.2015 Issued by the Metro Section of N.I.T., Nagpur, in the sanctioned layout Previously Known & Styled as "Ramnath Town" or "Surya City " being a portion of the entire land bearing Survey/ Khasra no. 191/3-B, 191/4, 188/1-A-2, of Mouza:- Pawangaon, P.H. no.18, Tahsil- Kamptee & Dist. Nagpur along with all the facility to use layout roads, public utility space, and amenity space, open space etc. as on where on basis.

The said plots of land are bounded as under:-

Plot No's. 1 to 16 jointly bounded as under:-

EAST: 9.00 Mtrs. Wide Road of the said Layout
WEST: 9.00 Mtrs. Wide Road of the said Layout
NORTH: Part of survey/ khasra no. 191
SOUTH: 12.00 Mtrs. Wide Road of the said Layout

Plot No's. 18 to 26 jointly bounded as under :-

EAST: Amenity Space & 9.00 Mtrs. Wide Road of the said Layout
WEST: 9.00.Mtr. Wide Road of the said Layout
NORTH: Amenity Space of the said Layout
SOUTH: Plot no. 17 & 27 of the said Layout

Plot No's. 28 to 35 jointly bounded as under:-

EAST: Plot no. 43, 42, 41, 40, 39, 38, 37, 36, of the said Layout
WEST: 9.00.Mtr. Wide Road of the said Layout
NORTH: Part of Survey/ Khasra no. 191
SOUTH: 12.00 Mtrs .wide Road of the said Layout



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Plot no. 37 to 42 jointly bounded as under :-

EAST: 9.00 Mtrs. Wide Road of the said Layout
WEST: Plot no. 34, 33, 32, 31, 30, 29, 28, of the said Layout
NORTH: Plot No. 36 of the said Layout
SOUTH: Plot No. 43 of the said Layout

4. Brief History of the property and how the owner/mortgagor has derived title.

THAT as per Revenue records, initially, the agricultural land bearing Survey/ Khasra no.188/1-A admeasuring 6.16 H.R of Mouza;Pawangaon was owned by **Shri. Krunal S/o Late Shri. Narendra Itkelwar, Mr. Sanjay S/o Late Shri. Narendra Itkelwar & Smt. Vasanti W/o Late Shri. Narendra Itkelwar** being their joint separate property.

THAT, lateron **Shri. Krunal S/o Late Shri. Narendra Itkelwar, Mr. Sanjay S/o Late Shri. Narendra Itkelwar & Smt. Vasanti W/o Late Shri. Narendra Itkelwar** jointly sold a portion admeasuring 1.01 H.R out of the said land bearing survey/ Khasra no.188/1-A of Mouza;Pawangaon to **Shri. Sudeshchandra Babulalji Gupta** vide sale Deed executed on 30.11.2011 duly registered before the Sub- Registrar- Kamptee In Book no. 1 at Sr.no.4571/2011 registered on dated 01.12.2011. This portion was renumbered as Survey/ Khasra no.188/1-A-2.

THAT, subsequently **Shri. Krunal S/o Late Shri. Narendra Itkelwar, Mr. Sanjay S/o Late Shri. Narendra Itkelwar & Smt. Vasanti W/o Late Shri. Narendra Itkelwar** jointly sold the portion admeasuring 1.01 H.R of the said land bearing survey/ Khasra no.188/1-A of Mouza;Pawangaon to **Shri. Sudeshchandra Babulalji Gupta** vide sale Deed executed on 30.11.2011 duly registered before the Sub- Registrar- Kamptee In Book no. 1 at Sr.no.4572/2011 registered on dated 01.12.2011. This portion was renumbered as Survey/ Khasra no.188/1-A-3.

THAT as per Revenue records, initially, the agricultural land bearing Survey/ Khasra no.191/3 admeasuring 1.62 H.R of Mouza;Pawangaon was owned by **Mr.Prafulla Chandrakant Itkelwar** being his separate property.

THAT **Shri. Prafulla Chandrakant Itkelwar** being Interested to sell a portion admeasuring 0.81 H.R out of the said property and **Shri. Sudeshchandra Babulalji Gupta** being interested to Purchase the same, after due negotiations a Sale Deed was executed on 30.11.2011 by **Mr.Prafulla Chandrakant Itkelwar** as owner, **Shri. Chandrakant S/o Late Shri. Ganpatrao Itkelwar** as Consensor In favour of **Shri. Sudeshchandra Babulalji Gupta** Duly registered before the Sub-Registrar, Kamptee In Book no. 1 at Sr. No. 4573/2011 registered on dated 01.12.2011. This portion was renumbered as Survey/ Khasra no.191/3-B.



THAT as per Revenue records, initially, the agricultural land bearing Survey/ Khasra no.191/4 admeasuring 1.21 H.R of Mouza:-Pawangaon was owned by Miss. Manjusha Chandrakant Itkelwar & Miss. Aparna Chandrakant Itkelwar being their joint separate property. That Miss. Manjusha Chandrakant Itkelwar & Miss. Aparna Chandrakant Itkelwar also executed a Power of Attorney dated 29.10.2011 therein appointing and nominating Shri. Chandrakant Ganpatrao Itkelwar as their attorney which is duly registered before the Sub-Registrar, Nagpur No.1 at Sr. No. 7118/2011.

THAT, later on Miss. Manjusha Chandrakant Itkelwar & Miss. Aparna Chandrakant Itkelwar jointly sold the said land bearing Survey/ Khasra No.191/4, admeasuring 1.21 H.R of Mouza:-Pawangaon through their Power of attorney holder Shri. Chandrakant Ganpatrao Itkelwar to Shri. Sudeshchandra Babulaji Gupta vide sale Deed executed on 30.11.2011 duly registered before the Sub- Registrar- Kamptee In Book no. 1 at Sr.no.4574/2011 registered on dated 01.12.2011.

THAT by virtue of the said transactions Shri. Sudeshchandra Babulaji Gupta became the absolute owner of agricultural land bearing Survey/ Khasra no.188/1-A-2, Survey/ Khasra no.188/1-A-3, Survey/ Khasra no.191/3-B & Survey/ Khasra No.191/4 of Mouza:-Pawangaon, Tahsil- Kamptee, Dist. Nagpur.

THAT thereafter Shri. Sudeshchandra Babulaji Gupta being interested to sell the said property bearing Survey/ Khasra No.188/1-A-2,188/1-A-3,191/3-B, 191/4, of Mouza:-Pawangaon and M/s. Gruhalaxmi Skyscraper Private Ltd. being interested to purchase the same, after due negotiations, an Agreement to sell was executed by Shri. Sudeshchandra Babulaji Gupta in respect of the above said Property, In favour of M/s. Gruhalaxmi Skyscraper private Ltd. Through its Director- Miss. Shruti D/o Sunil Ralsoni executed on 22.08.2012 duly registered before the Sub- Registrar- Kamptee In Book no. 1 at Sr.No.4235/2012 for Survey/ Khasra No.188/1-A-2,188/1-A-3,191/3-B,191/4, of Mouza:-Pawangaon.

THAT thereafter a Sale Deed was executed on 21.04.2015 by Shri. Sudeshchandra S/o Babulaji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya s/o Anil Kumar Kishori Sharan Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.2042/2015 for Land bearing Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 registered on 22.04.2015.

THAT by virtue of the said transactions M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya s/o Anil Kumar Kishori Sharan Gupta became the owner of agricultural land bearing Survey/ Khasra No's.188/1-A-2, 188/1-A-3, 191/3-B & 191/4 of Mouza:-Pawangaon, Tahsil- Kamptee, Dist. Nagpur.

THAT earlier the said land bearing Survey/ Khasra No. 191/3-B, 191/4, 188/1-A-2 of Mouza:-Pawangaon is converted into a non-agricultural land by the order of the Collector, Nagpur on 05.09.2012, vide Revenue case no. 28/N.A.P-34/2012-2013 and thereafter the said order is rectified on 21.02.2015 by way of correcting the total land area.



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THAT the layout Plan of the said survey/ Khasra No. 188/1-A-2, 191/3-B, 191/4, of Mouza: Pawangaon is approved by the Nagpur Improvement Trust [Metro Section] vide its letter No. E.E.(Metro)/ AE(M-2)/3696 dated 27.11.2015.

THAT earlier Shri. Sudeshchandra Babulaji Gupta had applied to the Nagpur Improvement Trust (Metro Section) for issuance of Regularization Letter, hence, Nagpur Improvement Trust issued a Regularization Letter on the name of Shri. Sudeshchandra Babulaji Gupta on 29.07.2015, vide Letter No. E.E.(METRO)/AE(M-2)/2803.

THAT Subsequently, the Nagpur Improvement Trust (Metro Section) issued another Release Letter in respect of the property bearing Plot No's. 1 to 16, 18 to 26, 28 to 35, 37 to 42, on the basis of Agreement executed with Shri. Sudeshchandra Babulaji Gupta on 16.04.2015, vide Letter No. E.E (METRO) AE(M-2)/3696, Dated, 27.11.2015.

THAT an Irrevocable General Power Of Attorney was executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs.Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No1374/2016 for Plot No.84 &85

THAT an Irrevocable General Power Of Attorney was also executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs.Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No1378/2016 for Plot No.17,27,36, 43 TO 83.

THAT an Agreement to Sell was executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No1373/2016 for Plot No.84 &85.

THAT an Agreement to Sell was executed on 02.04.2016 by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs.Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No1377/2016 for Plot No.17,27,36, 43 TO 83.



502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
OFF, 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

THAT M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs. Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta executed a Sale Deed on 02.04.2016 as vendor/Owner in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1372/2016 for Plot No's. 1 to 16, 18 to 26, 28 to 35, and 37 to 42 in the said layout. That the said Sale Deed is executed on the strength of Post Dated Cheques as mentioned therein, which means that the said Sale Deed is a conditional Sale Deed, which further means that if the said conditions are not fulfilled then in that case, there is every likelihood of Cancellation of the said Sale Deed as is mentioned in the said sale deed. Hence receipts of cheque clearance should be obtained by the bank as per due dates as mentioned in the said sale deed and other documents to be obtained as mentioned in Point No.5.13.

THAT M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- (1) Mrs. Shikha W/o. Sudeshchandra Gupta & (2) Miss. Srashti d/o Sudeshchandra Gupta executed a Sale Deed on 02.04.2016 in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1379/2016 for Land bearing Khasra No. 188/1-A-3.

That by virtue of the said transactions, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde became the absolute owner of Plot No's. 1 to 16, 18 to 26, 28 to 35, and 37 to 42 in the said layout & land bearing Khasra No. 188/1-A-3.

That by virtue of the said transactions, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde being interested to develop the said property bearing Plot No. 14, 15, 19, 20, 37, 38 & 39 into a residential estate by way of constructing a multistoried building consisting of various Residential units has obtained its building Plans sanctioned and approved by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur as follows:-

SR. NO.	PLOT NO.	BUILDING PERMIT NO.	DATE OF SANCTION
1	Plot No. 14	Permit No. BE(Metro)/East/Kamptee Tahsil/Case No. AB1391/20151216228/821.	27.05.2016
2	Plot No. 15	Permit No. BE(Metro)/East/Kamptee Tahsil/Case No. MB1393/20151215145/822.	27.05.2016
3	Plot No. 19	Permit No. BE(Metro)/East/Kamptee Tahsil/Case No. MB1864/20151215147/824.	27.05.2016
4	Plot	Permit No. BE(Metro)/East/Kamptee Tahsil/Case No. MB185	27.05.2016



S02, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIUDAM, KAMPTEE ROAD, NAGPUR

	No.20	4/20151215148/823.	
5	Plot No.37	PermitNo.BE(Metro)/East/KampteeTahasII/CaseNoMB185 8/20151216229/825.	27.05.2016
6	Plot No.38	PermitNo.BE(Metro)/East/KampteeTahasII/CaseNo.MB185 2/20151216225/826.	27.05.2016
7	Plot No.39	PermitNo.BE(Metro)/East/KampteeTahasII/CaseNo.MB186 1/20151216226/827.	27.05.2016

That therefore in view of the above submissions, the property under consideration is free from any encumbrance, and the bank should obtain the agreement to sale and sale deed from the prospective/intended purchasers of the Independent units/ flats/ Row-houses/bungalows. A Tripartite Agreement should also be executed inbetween the Bank, the builder and the prospective purchaser of the Independent units.

5. Search and Investigation

5.1. The Persons who Is/are the present owner/s of the property/ies.

M/s. J.L.A. Construction & Builders Through Its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde of the property as mentioned in the schedule & opinion.

5.2 Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create a valid charge on the property:

Yes.

5.3 a. What is the nature of title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify:

Ownership.

b. Leasehold Immovable Property. (Where the land/building (s) is/ are leasehold, please verify the terms of the lease(s) the name and address (es) of the lessor(s) and whether any permission/NOC from the lessor(s)/company authority is required for transfer (such as mortgage, sale, etc) of the property(ies):

Not Applicable.

5.4 Whether there is any restriction/prohibition under personal law of the owner/mortgagor to hold the property under the title deed through which he has derived the title:

No.

5.5 Whether the latest title deed and the immediately previous title deeds are available in originals:

Yes.

5.6 Whether building tax/land revenue has been paid upto date:

Document not provided.



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OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTÉE ROAD, NAGPUR

5.7 Whether any dues recoverable as land revenue are outstanding:

No.

5.8 In case the facility is sought for construction purpose-Whether the land has been converted under the Land Revenue Law? If not required, give reasons.

Not Applicable.

5.9 Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy if any.

Not Applicable.

5.10 Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not?

Not Applicable.

5.11 Is there any other special enactment like Land Acquisition Act and other State Legislations the provisions of which is applicable to the property and affecting the title?

No

5.12 (a) Is the property free from encumbrance.

Yes, As per the documents provided.

(b) Please give detailed account of creation of charge or redemptions for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 years.

Not Applicable.

5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage or by a Registered memorandum or by any other mode of mortgage?

Equitable mortgage is possible by deposit of title deeds and the following documents:

Sl. No.	Date of Document	Name of Document	Whether Original, certified, true copy or Xerox to be obtained for creation of Equitable Mortgage
1	02.04.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta as vendor in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2]	Xerox



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		Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1372/2016 for Plot No's. 1 to 16, 18 to 26, 28 to 35, and 37 to 42.	
2	02.04.2016	Copy of Agreement to Sell executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1373/2016 for Plot No. 84 & 85.	Xerox
3	02.04.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No. 1374/2016 for Plot No. 84 & 85.	Xerox
4	02.04.2016	Copy of Agreement to Sell executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No. 1377/2016 for Plot No. 17, 27, 36, 43 TO 83.	Xerox



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OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

5	02.04.2016	Copy of Irrevocable General Power Of Attorney executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta, therein appointing M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as their attorney duly registered before the Sub Registrar Kamptee at Sr. No.1378/2016 for Plot No.17,27,36, 43 TO 83.	Xerox
6	02.04.2016	Copy of Sale Deed executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee at Sr. No.1379/2016 for Land bearing Khasra No.188/1-A-3.	Xerox
7	21.04.2015 Registered on 22.04.2015	Copy of Sale Deed executed by Shri. Sudeshchandra S/o Babulaji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchlya s/o Anil Kumar Kishori Sharan Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.2042/2015 for Land bearing Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3.	Xerox
8	22.08.2012 Registered on 23.08.2012	Copy of Agreement To Sell executed by Shri. Sudeshchandra S/o Babulaji Gupta, in favour M/s. Gruhalaxmi Skyscraper Private Ltd. Through its director Miss. Shruti d/o Shri. Sunil Raisonl duly registered before the Sub Registrar	Xerox



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		Kamptee at Sr. No.4235/2012 for Land bearing Khasra No.191/3-B, 191/4, 188/1-A-2 and 188/1-A-3.	
9	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by Ku. Manjusha d/o Shri. Chandrakant Itkelwar [2] Ku. Aparna d/o Shri. Chandrakant Itkelwar as Vendors, through Power of Attorney Shri. Chandrakant S/o Ganpatrao Itkelwar AND Shri. Prafulla S/o Shri. Chandrakant Itkelwar, Shri. Chandrakant S/o Ganpatrao Itkelwar as Consentors in favour of Shri. Sudeshchandra S/o Babulaji Gupta duly registered before the Sub Registrar Kamptee at Sr. No.4574/2011 for Land bearing Khasra No.191/4.	Xerox
10	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by. Shri. Prafulla S/o Shri. Chandrakant Itkelwar as Vendor AND Shri. Chandrakant Ganpatrao Itkelwar as Consensor, in favour of Shri. Sudeshchandra S/o Babulaji Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.4573/2011 for Land bearing Khasra No.191/3.	Xerox
11	30.11.2011 Registered on 01.12.2011	Copy of Sale Deed executed by. Shri. Krunal S/o Shri. Late Narendra Itkelwar, Shri. Sanjay S/o Shri. Late Narendra Itkelwar and Smt. Vasanli W/o. Late Shri. Narendra Itkelwar in favour of Shri. Sudeshchandra S/o Babulaji Gupta, duly registered before the Sub Registrar Kamptee at Sr. No.4572/2011 for Land bearing Khasra No.188/1/A.	Xerox
12	29.10.2011	Copy of General Power Of Attorney executed by Ku. Manjusha d/o Shri. Chandrakant Itkelwar [2] Ku. Aparna d/o Shri. Chandrakant Itkelwar, therein appointing Shri. Chandrakant Ganpatrao Itkelwar as attorney, duly registered before the Sub Registrar Kamptee at Sr.	Xerox



		No7118/2011.	
13	21.02.2015	Copy of Corrected N.A. Order passed by the Collector, Nagpur in Revenue Case No.28/NAP-34/2012-2013 vide its letter bearing No. 152/2015.	Xerox
14	05.09.2012	Copy of N.A. Order passed by the Collector, Nagpur in Revenue Case No.28/NAP-34/2012-2013.	Xerox
15	27.11.2015	Copy of Release Letter Issued by Nagpur improvement Trust executed by Shri. Sudeshchandra Babulaji Gupta vide letter No. E.E.[METRO]/AE[M-2]/3696.	Xerox
16	16.12.2014	Copy of Layout Plan approved by the Chairman, by Nagpur improvement Trust.	Xerox
17	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahsil/CaseNo.AB1391/2015 1216228/821 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta for Plot No.14.	Xerox
18	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahsil/CaseNo.MB1393/201 51215145/822 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta for Plot No.15.	Xerox
19	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahsil/CaseNoMB1864/20 151215147/824 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized	Xerox



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		Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.19.	
20	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahasil/CaseNo.MB1854/201 51215148/823 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.20.	Xerox
21	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahasil/CaseNo.MB1858/20 151216229/825 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.37.	Xerox
22	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahasil/CaseNo.MB1852/201 51216225/826 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri.Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.38.	Xerox
23	27.05.2016	Copy of Building Permit with Building Plan sanctioned and approved by the Building Engineer (Metro)Nagpur Improvement Trust, Nagpur vide its BuildingPermitNo.BE(Metro)/East/K ampteeTahasil/CaseNo.MB1861/201 51216226/827 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized	Xerox



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		Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta Plot No.39.	
24	04.02.2016	Copy of 7/12 Extract for Khasra No. 188/1/A/2 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Xerox
25	04.02.2016	Copy of 7/12 Extract for Khasra No. 191/3/B on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Xerox
26	04.02.2016	Copy of 7/12 Extract for Khasra No. 191/4 on the name of M/s. Gruhalaxmi Skyscraper Private Ltd. Through its Authorized Signatory. Shri. Amit Kuchiya and Anil Kumar Kishori Sharan Gupta.	Xerox
27	09.08.2016	Copy of Ferphar Punji for Khasra No. 188/1-A indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Xerox
28	09.08.2016	Copy of Ferphar Punji for Khasra No. 188/1-A indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Xerox
29	09.08.2016	Copy of Ferphar Punji for Khasra No. 191/3 indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Xerox
30	09.08.2016	Copy of Ferphar Punji for Khasra No. 191/4 indicating the sale of land to Shri. Sudeshchandra Babulaji Gupta.	Xerox
31	—	Copy of 7/12 Extract/Mutation letter for Plot No's. 1 to 16, 18 to 26, 28 to 35, and 37 to 42 on the name of J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde.	Xerox
32	—	Copy of Tax receipts on the name of J.L.A. Construction & Builders	Xerox



		Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde	
33	—	An Agreement and thereafter a sale deed should be executed inbetween the bullder and the prospective purchaser of the independent units which is to be obtained by the bank.	Original
34	—	A Tripartite Agreement to be executed inbetween the Bank, the bullder and the prospective purchaser of the Independent units	Original
35	—	Affidavit stating therein that the documents submitted by the applicant/prospective purchasers are originals and not fraud or forged	Original
36	—	Affidavit stating therein that the title of the said property/Apartment is clear and the said property is not mortgaged or encumbered with any financial Institutions.	Original
37	—	Copy of receipts in regards to clearance of Post dated cheques upto date as mentioned in the Sale Deed dated 02.04.2016 duly registered before the Sub Registrar Kamptee at Sr. No. 1372/2016.	Xerox
38	—	Undertaking letter from M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde stating therein that they will submit the copy of receipts in regards to clearance of Post dated cheques as per due dates as mentioned in the Sale Deed dated 02.04.2016 duly registered before the Sub Registrar Kamptee at Sr. No. 1372/2016.	Original
39	—	Indemnity Bond from M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde therein indemnifying the bank of all the third	Original



		party interests and claims.	
40	—	Copy of Sale Deed which will be executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee for Plot No's. 84 & 85 along with their mutations.	Xerox
41	—	Copy of Sale Deed which will be executed by M/s. Gruhalaxmi Skyscraper Private Ltd. Through its directors- [1] Mrs. Shikha W/o. Sudeshchandra Gupta & [2] Miss. Srashti d/o Sudeshchandra Gupta in favour of M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde as Purchaser duly registered before the Sub Registrar Kamptee for Plot No's. 17, 27, 36, 43 TO 83 along with their mutations.	Xerox

5.14 Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted whether the property can be taken as mortgage and what precautions have to be taken?

The plot is freehold.

5.15 If owner is a company, partnership firm, Trust, Temple, Wakf or other legal person, how title is affected by its Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules of bye laws and what are the precautions to be taken under rules or bye-law?

Not Applicable.

5.16 If property to be is a flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (Mortgagor): what are the documents of title available for creating mortgage? Documents/records to be taken from builders/owners their Bankers.

As per the title deed documents/records to be taken from owner as mentioned in Clause No. 5.13 of this report.



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5.17 Flats owned/controlled by societies special requirements to be taken if society refuses to note bank lien/Interest:

Not Applicable.

5.18 Please state the names of the persons who should join the creation of charge/mortgage of the property either by deposit of title deeds or by registered mortgage, etc.

M/s. J.L.A. Construction & Builders Through Its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde/ Prospective purchasers of individual apartments/Row Houses.

Equitable Mortgage to be created by deposit of title deed documents as mentioned in Point No.5.13.

5.19 Any additional documents required to be taken.

As mentioned in clause no.5.13.

6. Investigation Under Income-Tax Act, 1961:- (please Investigate Whether provisions of S-230-A and Chapter XX-C of the I.T. Act 1961 have been complied with and whether any acquisition proceedings under S-222, Chapter XX-C have been initiated against the immovable property. If any acquisition proceedings etc., are pending or have been finalized, please give full details thereof alongwith the necessary documentary evidence. Please also advise whether any prior permission of the concerned Assessing Officer under S-281(1) is required for any transfer (by way of sale, mortgage, gift, exchange or any other mode of transfer whatsoever) of the Immovable property.

Not Applicable.

7. Search in respect of Companies registered under the Companies Act. (Please search the Index and the register of charges/file (or folder containing forms-13) and provide information on (i) charges subsisting on the property and undertaking of the Company, and the brief particulars of the documents creating the charge, (ii) the dates of creation, nature (mortgage/hypothecation etc., whether first/second or pari-passu charge) and the extent (i.e. the amount covered) of each charge, (iii) the specific property(ies) on which any charge subsists, (iv) the particulars of each charge holder (v) modifications (if any) in each charge and the dates thereof (vi) satisfaction of charge, if any, debentures have been created by the Company and nature and value of the charge securing them as well as the details of the property on which such charge has been created. Please obtain certified copies of the relevant documents. Also please investigate whether, any Form B/13 alongwith the relevant documents have been received in the ROCs office which is pending registration. If so, full particulars thereof should be provided. Further, please verify whether any application is pending with the ROC seeking his Condonation of delay for filing the charge.

Not Applicable.

B. INVESTIGATION IN REGARD TO AGRICULTURAL LAND

a. Whether land is surplus. If so, give specific details.

Not Applicable.



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b. Whether the land is under self cultivation.

Not Applicable.

c. If land is owned in different Khatas or is under joint share, give specific share in each khata.

Not Applicable.

d. If consolidation of holdings/acquisition proceedings, etc., is in progress in the area whether transfer of land is possible under State enactments.

Not Applicable.

e. Whether any prior/hidden charge exists against the land. Non-encumbrance should be for a period of 12 years preceding the date of this non-encumbrance certificate.

Not Applicable.

f. Whether mutation has been completed in case of existing charges/pending charges.

Not Applicable.

g. Inspection of land on the spot in regard to quality of land (such as irrigated/unirrigated/water logged, etc.) in order to enable the bank to determine its value.

Not Applicable.

h. Whether any Govt. Loan/Taxes/Co-op. loan etc has been raised against the land details about the charges/encumbrances may specially be specified.

Not Applicable.

9. SEARCH REPORT

I have carried out search of the records maintained in the office of the Sub Registrar, Nagpur for past 13 years i.e. from 2004 to 2016 for paying necessary fees of Rs.2275/- vide receipt bearing No. 3757/15 dated 22.07.2016. The receipt in original is enclosed with this report.

I have carried out search in respect of the property more particularly described hereunder:-

All That Piece and Parcel of Land bearing Plot No's. 1 to 16, 18 to 26, 28 to 35 and 37 to 42 (total - 39 plots) containing by total admeasuring 4087.954 sq. Mtrs. (i.e. 44002.736 sq. Ft.) as per the Release Letter vide No. E.E(METRO)/AE/(M-2)/3696, Dated. 27.11.2015 issued by the Metro Section of N.I.T., Nagpur, in the sanctioned layout Previously Known & Styled as "Ramnath Town" or "Surya City" being a portion of the entire land bearing Survey/ Khasra no. 191/3-B, 191/4, 188/1-A-2, of Mouza:- Pawangaon, P.H. no.18, Tahsil- Kamptee & Dist. Nagpur along with all the facility to use layout roads, public utility space, and amenity space, open space etc. as on where on basis.

The said plots of land are bounded as under:-



Plot No's. 1 to 16 jointly bounded as under:-

EAST: 9.00 Mtrs. Wide Road of the said Layout
WEST: 9.00 Mtrs. Wide Road of the said Layout
NORTH: Part of survey/ khasra no. 191
SOUTH: 12.00 Mtrs. Wide Road of the said Layout

Plot No's. 18 to 26 jointly bounded as under :-

EAST: Amenity Space & 9.00 Mtrs. Wide Road of the said Layout
WEST: 9.00.Mtr. Wide Road of the said Layout
NORTH: Amenity Space of the said Layout
SOUTH: Plot no. 17 & 27 of the said Layout

Plot No's. 28 to 35 jointly bounded as under:-

EAST: Plot no. 43, 42, 41, 40, 39, 38, 37, 36, of the said Layout
WEST: 9.00.Mtr. Wide Road of the said Layout
NORTH: Part of Survey/ Khasra no. 191
SOUTH: 12.00 Mtrs. wide Road of the said Layout

Plot no. 37 to 42 jointly bounded as under :-

EAST: 9.00 Mtrs. Wide Road of the said Layout
WEST: Plot no. 34, 33, 32, 31, 30, 29, 28, of the said Layout
NORTH: Plot No. 36 of the said Layout
SOUTH: Plot No. 43 of the said Layout

During my search I have not come across any adverse remark in respect of the property under consideration and as such the property under consideration is free from any encumbrance.

It is informed in the registrar's office that the recent indexes are not sorted out and completed Mouza wise, even computerized search is also not available of all the Plots/Mouza's as on date, hence in view of the above mentioned reasons, unavailability of records and incomplete/non availability of computerized search it is necessary to obtain an affidavit sworn by the applicant in respect to the title, non-encumbrance and non execution of any type of documents pertaining to the above said property.

10. CERTIFICATE

I have gone through the original title deeds intended to be deposited relating to the property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if said documents are deposited and equitable mortgage is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage and I further certify that:-



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1. There are no prior registered mortgages/charges whatsoever as could be seen from the records of the concerned Sub Registrar's office for the period from 2004 to 2016 pertaining to the immovable property/ies covered by the above said title and as mentioned in the schedule.
2. There are prior mortgages/charges to the extent of which are liable to be cleared or satisfied by complying with the following:

Sl. No.	Particulars/Names of the Documents
	Not applicable

3. There are claims from minor/s and his/their interest in the property/ies is to the extent of (Specify the share of minor's with name). Not applicable
4. The undivided share of the minor/s is (specify the share of the minor/s).

Sl. No.	Name/s of the Minor/s	Percentage of the Undivided share
	Not Applicable.	

5. The property/ies is/are subject to the payment of Rs. NIL (Specify the liability that is fastened or could be fastened on the property/ies).
6. Provisions of Urban Land (Ceiling and Regulation) Act are not applicable.
7. Holding/acquisition is in accordance with the provisions of Land Reforms Act. Not Applicable.
8. The mortgage if created will be perfect and available to the Bank for the liability of the intending borrower, M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde and also the prospective purchasers of the independent units/ flats/ Row- houses/bungalows.
9. I certify that M/s. J.L.A. Construction & Builders Through its Partners [1] Mr. Jani S/o Lalchand Amlani [2] Mr. Abid Khan S/o Shabbir Khan [3] Mrs. Rupali W/o Pramod Gharde have a valid and clear marketable title in the property/ies shown above being the owner of the said property.
10. After verification of the above said documents, I state that the aforesaid documents are valid and enforceable for creation of equitable mortgage by deposit of Title Deed documents in favour of the Bank and are also enforceable in the Court of Law in the event of filing of a suit for the recovery of any dues to the Bank under the aforesaid Loan to be sanctioned to the said borrower.
11. That therefore in view of the above submissions, the property as mentioned in the schedule is free from all encumbrance, and the bank should obtain the agreement to sale and sale deed from the prospective/intended purchasers of the independent units/ flats/ Row- houses/bungalows. A Tripartite Agreement should also be executed



ROBY D. JOHN

ADVOCATE

P. K. SALVE MARG, MOHAN NAGAR, NAGPUR

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inbetween the Bank, the bullder and the prospective purchaser of the independent units/ flats/ Row- houses/bungalows apart from the other documents as mentioned in point no.5.13.

Nagpur

Date: 13.08.2016

Roby D. John
Advocate



ROBY D. JOHN

Advocate

**P. K. Salve Road, Mohan Nagar,
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