

"Annexure - B"

**TITLE INVESTIGATION REPORT**

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|------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.a) | Name of the Branch / Business Unit / Office seeking opinion                                                         | State Bank of India, RACPC, Nagpur.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.b) | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded  | <b>MASTER SEARCH</b><br>Dated 10-09-2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.c) | Name of the Borrower/Owner                                                                                          | <p><b>Shri. Arun Vasudeo Bambawale, Smt. Bharti Diwakar Bambawale, Shri. Shripad Sharad Bambawale, Shri. Anant Sharad Bambawale and Smt. Alka Uday Naik</b><br/> <b>Through their Constituted POA Holder</b><br/> <b>M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.,</b><br/> Registered Address Plot No. 10, B NO. FS1, Rohera Business Centre, Ajni Square, Wardha Road, Nagpur,<br/> And having its Corporate office at SHREERATH, 5 &amp; 6, Sai Nagar, Hingna Road, Nagpur.<br/> <b>Through its Directors</b><br/> (1) <b>SHRI MADHAV S/O WAMANRAO DESHPANDE</b>, Aged 56 Years, Occupation - Business, Resident of Hingna Road, Nagpur, Tahsil and District - Nagpur and<br/> (2) <b>SHRI ABHIJIT S/O BAPURAOJI DUDHANE</b>, Aged 40 years, Occupation - Business, Resident of M-4, Tatyia Tope Nagar, Nagpur, Tahsil and District - Nagpur.<br/> <br/> Ph.-0712-2223930, 2251222, 2224285<br/> E-mail : kedareshwarbuilder@yahoo.com</p> |
| 2.a) | Name of the unit / concern / company / person offering the property / (ies) as security.                            | Prospective Purchaser/s.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.b) | Constitution of the unit / concern / person / body / authority offering the property for creation of charge.        | Prospective Purchaser/s.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.c) | State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)  | As Applicant/s or Borrower/s.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3.   | Complete or full description of the immovable property / (ies) offered as security including the following details. | <p>ALL THAT piece and parcel bearing <b>Nazul Plot No.149 and 150</b> containing by admeasurement 2588.07 Sq. Mt. or 27858 Sq. Ft. of <b>MOUZA - LENDRA</b>, having <b>City Survey No. 1026, Sheet No. 54</b>, having <b>Corporation House No. 157</b> in <b>Ward No. 72</b>, situated at Maharajbag Road, Ramdaspath, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur TOGETHERWITH a Multistoreyed building to be constructed thereon having total Apartments 21 (Twenty-One) in the Building i.e. Three each on First to Seven Floor to be known and styles as <b>"RENUKA RENAISSANCE"</b> covering total Built up area of 3106.80 Sq. Mt.</p>                                                                                                                                                                                                                                                                  |
| 3.a) | Survey No.                                                                                                          | City Survey No. 1026, Sheet No. 54.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.b) | Door / House No. ( in case of house property)                                                                       | Corporation House No. 157 in Ward No. 72.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.c) | Extent/ area including plinth / built up area in case of house property                                             | Total Built up area of 3106.80 Sq. Mt. of the Building to be known and styles as <b>"RENUKA RENAISSANCE"</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| d)   | Locations like name of the place, village, city, registration, sub-district etc. & Boundaries.                      | <p>ALL THAT piece and parcel bearing <b>Nazul Plot No.149 and 150</b> containing by admeasurement 2588.07 Sq. Mt. or 27858 Sq. Ft. of <b>MOUZA - LENDRA</b>, having <b>City Survey No. 1026, Sheet No. 54</b>, having <b>Corporation House No. 157</b> in <b>Ward No. 72</b>, situated at Maharajbag Road,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|         |                                                                                                                                                                                                                                                                              | <p>Ramdaspeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur TOGETHERWITH a Multistoreyed building to be constructed thereon having total Apartments 21 (Twenty-One) in the Building i.e. Three each on First to Seven Floor to be known and styles as "RENUKA RENAISSANCE" covering total Built up area of 3106.80 Sq. Mt. and bounded as under: -</p> <p>ON THE EAST - BY MAHARAJBAG ROAD<br/>ON THE WEST - BY PLOT NO.143, 152 &amp; 151<br/>ON THE NORTH - BY PLOT NO.148<br/>ON THE SOUTH - BY ROAD</p> |                                                                |                                                                         |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------|
| 4.a)    | Particulars of the documents scrutinized - serially and chronologically.                                                                                                                                                                                                     | Particulars of the documents scrutinized as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |                                                                         |
| Sr. No. | Date                                                                                                                                                                                                                                                                         | Name / Nature of Document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Original / Certified Copy / Certified Extract / Photocopy etc. | In case of copies, whether the original was scrutinized by the Advocate |
| 1.      | 17-04-1972                                                                                                                                                                                                                                                                   | Deed of Release/Relinquishment bearing Serial No. 1897 executed by Smt. Laxmibai Vasudeo Bambawale                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Copy                                                           | Copy was scrutinized                                                    |
| 2.      | 17-04-1972                                                                                                                                                                                                                                                                   | Deed of Release/Relinquishment bearing Serial No. 1898 executed by Mrs. Suhasini Achyut Wakhale                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Copy                                                           | Copy was scrutinized                                                    |
| 3.      | 19-04-1972                                                                                                                                                                                                                                                                   | Deed of Release/Relinquishment bearing Serial No. 1957 executed by Mrs. Ushabai Prabhakar Dani                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Copy                                                           | Copy was scrutinized                                                    |
| 4.      | 08-05-1972                                                                                                                                                                                                                                                                   | Deed of Release/Relinquishment bearing Serial No. 2377 executed by Mrs. Shailaja Bhalchandra Deo                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Copy                                                           | Copy was scrutinized                                                    |
| 5.      | 11-08-1987                                                                                                                                                                                                                                                                   | Renewal of Lease of Intra Municipal Nazul for Building Purposes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Copy                                                           | Copy was scrutinized                                                    |
| 6.      | 16-07-1997                                                                                                                                                                                                                                                                   | Death Certificate of Shri. Sharad Vasudeo Bambawale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Copy                                                           | Copy was scrutinized                                                    |
| 7.      | 14-07-2014                                                                                                                                                                                                                                                                   | Nazul Rent Paid Receipt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Copy                                                           | Original was scrutinized                                                |
| 8.      | 15-07-2014                                                                                                                                                                                                                                                                   | Corporation Tax Paid Receipt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Copy                                                           | Original was scrutinized                                                |
| 9.      | 07-01-2015                                                                                                                                                                                                                                                                   | Renewal of Lease of Intra Municipal Nazul for Building Purposes bearing Serial No.129                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Copy                                                           | Original was scrutinized                                                |
| 10.     | 08-01-2015                                                                                                                                                                                                                                                                   | Agreement to Development bearing Serial No. 134                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Copy                                                           | Original was scrutinized                                                |
| 11.     | 08-01-2015                                                                                                                                                                                                                                                                   | General Power of Attorney bearing Serial No. 135                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Copy                                                           | Original was scrutinized                                                |
| 12.     | 30-01-2015                                                                                                                                                                                                                                                                   | Airport Authority of India NOC for Height Clearance Only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Copy                                                           | Original was scrutinized                                                |
| 13.     | 12-06-2015                                                                                                                                                                                                                                                                   | Fire NOC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Copy                                                           | Original was scrutinized                                                |
| 14.     | 17-07-2015                                                                                                                                                                                                                                                                   | Building Permit and Commencement Certificate for Plot No. 149 & 150                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Copy                                                           | Original was scrutinized                                                |
| 15.     | 17-07-2015                                                                                                                                                                                                                                                                   | Sanctioned Building Plan for Plot No. 149 & 150                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Copy                                                           | Original was scrutinized                                                |
| 16.     | 21-07-2015                                                                                                                                                                                                                                                                   | Deed of Declaration bearing Serial No. 3477                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Copy                                                           | Original was scrutinized                                                |
| 17.     | 03-09-2015                                                                                                                                                                                                                                                                   | Akhiv Patrika                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Copy                                                           | Certified Copy was scrutinized                                          |
| 5.      | Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor?<br>(Please also enclose all such certified copies and relevant fee receipts along with the TIR.) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No. Copies are verified from Original.                         |                                                                         |

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| 6.a)   | Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?                                                                                                                                                                                                                                                                                                                                                                                                        | Yes.                                                                                                                                                                                    |
| 6.b)   | If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                        | Verification or cross checking are made in the office of Sub Registrar Nagpur and the title of the property found genuine.                                                              |
| 6.c)   | Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?                                                                                                                                                                                                                                                                                                                                                                                                                                          | No.                                                                                                                                                                                     |
| 7.a)   | Property offered as security falls within the jurisdiction of which sub-registrar office?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Property offered as security falls within the jurisdiction in the office of Sub-Registrar Nagpur 1 to 6 and 8, 9.                                                                       |
| 7.b)   | Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar / district registrar / registrar-general. If so, please name all such offices?                                                                                                                                                                                                                                                                                                                                                                | In the office of Sub-Registrar Nagpur.                                                                                                                                                  |
| 7.c)   | Whether search has been made at all the offices named at (b) above?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Yes.                                                                                                                                                                                    |
| 7.d)   | Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?                                                                                                                                                                                                                                                                                                                                                                                                             | No.                                                                                                                                                                                     |
| 8.     | Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.<br>In case of property offered as security for loans of Rs.1.00 Crore and above, search of title / encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used) | Chain of Title from the Mother Deed to the latest title deed is annexed herewith as " <u>Annexure-1</u> ".                                                                              |
| 9.     | Nature of title of the intended Mortgagor over the Property (whether full Ownership Rights, Leasehold Rights, Occupancy / Possessory Rights or Inam holder or Govt. Grantee / Allottee etc.)                                                                                                                                                                                                                                                                                                                                                                                            | Title of the intended Mortgagor over the Property is Nazul Leasehold Rights.                                                                                                            |
| 10.    | If leasehold, whether;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes.                                                                                                                                                                                    |
| 10. a) | Lease Deed is duly stamped and registered                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes.                                                                                                                                                                                    |
| 10. b) | Lessee is permitted to mortgage the Leasehold right,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes, with previous approval of Collector in writing as per Clause 10 (a) of the Renewal of Lease of Intra Municipal Nazul for Building Purposes bearing Serial No.129 Dated 07-01-2015. |
| 10. c) | Duration of the Lease / unexpired period of lease                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Lease for the period commencing from 01-04-2005 and ending on 31-03-2035                                                                                                                |
| 10. d) | If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub - Lessee also.                                                                                                                                                                                                                                                                                                                                                                                                                                               | Not Applicable.                                                                                                                                                                         |
| 10. d) | Whether the leasehold rights permits for the creation of any Superstructure (if applicable)?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes, with previous approval of Collector as per Clause 3 of the Renewal of Lease of Intra Municipal Nazul for Building Purposes bearing Serial No.129 Dated 07-01-2015.                 |
| 10. e) | Right to get renewal of the leasehold rights and nature thereof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Yes, as per Clause 8 of the Renewal of Lease of Intra Municipal Nazul for Building Purposes bearing Serial No.129 Dated 07-01-2015.                                                     |
| 11.    | If Govt. grant / allotment / Lease-cum /                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes, Property is Land owned by Govt. of                                                                                                                                                 |

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|        | Sale Agreement, whether,                                                                                                                                                                                                        | Maharashtra i.e. Nazul.                      |
| 11. a) | Grant / agreement etc provides for alienable rights to the mortgagor with or without conditions.                                                                                                                                | Yes, with prior permission of the Collector. |
| 11. b) | The mortgagor is competent to create charge on such property.                                                                                                                                                                   | Yes, with prior permission of the Collector. |
| 11. c) | Whether any permission from Govt or any other authority is required for creation of mortgage and if so whether such valid permission is available                                                                               | Yes, with prior permission of the Collector. |
| 12.    | If occupancy right, whether,                                                                                                                                                                                                    | Not Applicable.                              |
| 12. a) | Such right is heritable and transferable,                                                                                                                                                                                       | Not Applicable.                              |
| 12. b) | b) Mortgage can be created                                                                                                                                                                                                      | Not Applicable.                              |
| 13.    | Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion | Not Applicable.                              |
| 14.    | If the property has been transferred by way of Gift / Settlement Deed, whether,                                                                                                                                                 | Not Applicable.                              |
| 14. a) | The Gift / Settlement Deed is duly stamped and registered,                                                                                                                                                                      | Not Applicable.                              |
| 14. b) | The Gift / Settlement Deed has been attested by two witnesses,                                                                                                                                                                  | Not Applicable.                              |
| 14. c) | The Gift / Settlement Deed transfers the property to Donee,                                                                                                                                                                     | Not Applicable.                              |
| 14. d) | Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions,                                                                                        | Not Applicable.                              |
| 14. e) | Whether there is any restriction on the Donor in executing the gift / settlement deed in question,                                                                                                                              | Not Applicable.                              |
| 14. f) | Whether the Donee is in possession of the gifted property,                                                                                                                                                                      | Not Applicable.                              |
| 14. g) | Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage,                                                                      | Not Applicable.                              |
| 14. h) | Any other aspect affecting the validity of the title passed through the gift / settlement deed.                                                                                                                                 | Not Applicable.                              |
| 15. a) | In case of partition / family settlement deeds, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.                                  | Not Applicable.                              |
| 15. b) | Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.                                                                                                                       | Not Applicable.                              |
| 15. c) | Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.                                                                                                                        | Not Applicable.                              |
| 15. d) | In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.                                                                        | Not Applicable.                              |
| 15. e) | Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?                                                       | Not Applicable.                              |
| 16.    | Whether the title documents include any testamentary documents / wills?                                                                                                                                                         | Not Applicable.                              |
| 16. a) | In case of wills, whether the will is registered will or unregistered will?                                                                                                                                                     | Not Applicable.                              |
| 16. b) | Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?                                                                                                               | Not Applicable.                              |
| 16. c) | Whether the property is mutated on the basis of will?                                                                                                                                                                           | Not Applicable.                              |

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| 16. d) | Whether the original will is available?                                                                                                                                                                                                                                                                                                                                                                                                | Not Applicable.                        |
| 16. e) | Whether the original death certificate of the testator is available?                                                                                                                                                                                                                                                                                                                                                                   | Not Applicable.                        |
| 16. f) | What are the circumstances and / or documents to establish the will in question is the last and final will of the testator?<br>(Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title Deeds are to be explained.) | Not Applicable.                        |
| 17. a) | Whether the property is subject to any WAKF rights?                                                                                                                                                                                                                                                                                                                                                                                    | Not Applicable.                        |
| 17. b) | Whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties?                                                                                                                                                                                                                                                                                | Not Applicable.                        |
| 17. c) | Precautions / permissions, if any in respect of the above cases for creation of mortgage?                                                                                                                                                                                                                                                                                                                                              | Not Applicable.                        |
| 18. a) | Where the property is a HUF / 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 any, rights of female members etc.                                                                                                                                                                                                | Not Applicable.                        |
| 18. b) | Please also comment on any other aspect which may adversely affect the validity of security in such cases?                                                                                                                                                                                                                                                                                                                             | Not Applicable.                        |
| 19. a) | Whether the property belongs to any trust or is subject to the rights of any trust?                                                                                                                                                                                                                                                                                                                                                    | Not Applicable.                        |
| 19. b) | Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?                                                                                                                                                                                                                                                                                                            | Not Applicable.                        |
| 19. c) | If so additional precautions / permissions to be obtained for creation of valid mortgage?                                                                                                                                                                                                                                                                                                                                              | Not Applicable.                        |
| 19. d) | Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter.                                                                                                                                                                                                                                                                                                                   | Not Applicable.                        |
| 20. a) | If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation / enforcement of mortgage.                                                                                                                                                                                                                                                       | Not Applicable.                        |
| 20. b) | In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?                                                                                                                                                                                                                                                | Not Applicable.                        |
| 20. c) | In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.                                                                                                                                                                                                                                                                                       | As per Akhiv Patrika Dated 03-09-2015. |
| 21.    | Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ Regulations, Costal Zone Regulations, Environmental Clearance, etc.).                                                                                                                                                                           | No.                                    |
| 22. a) | Whether the property is subject to any pending or proposed land acquisition proceedings?                                                                                                                                                                                                                                                                                                                                               | Not Applicable.                        |
| 22. b) | Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry.                                                                                                                                                                                                                                                                                                                        | Not Applicable.                        |
| 23. a) | Whether the property is involved in or subject matter of any litigation which is pending or concluded?                                                                                                                                                                                                                                                                                                                                 | Not Applicable.                        |
| 23. b) | If so, whether such litigation would                                                                                                                                                                                                                                                                                                                                                                                                   | Not Applicable.                        |