

Prakash V. Bajaj**Advocate**

Bhawan Ekor Ward, Chandrapur

: 9422139675

: 9405264845

Ref. No. 34/PVB/2016

Dated: 11/02/2016

REPORT OF INVESTIGATION OF THE TITLE IN RESPECT OF IMMOVABLE PROPERTY

(ANNEXURE - B)

1. a) Name of the Branch/BU/Office seeking opinion :	State Bank of India, Shastri Nagar Branch, Chandrapur.
b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	No Letter has been given
c) Name of the Borrower	Aryan Builders and Developers, Chandrapur represented through its Prop. Shri. Neeraj Prahladao Padgilwar.
2. a) Name of the unit /concern/company/person offering the property(ies) as security.	Same as stated above
b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Propreitory Unit
c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3. Complete or full description of the immovable property(ies) offered as security including the following details.	Mouza-Wadgaon, Chandrapur
a) Survey Number/Plot No. /Area	All that piece and parcel of land bearing Layout Plot No. 7, Out of S. No. 97, Admeasuring Area-453.36 Sq. Mtr., (4880.00 Sq. Ft.) Situated at Mouza-Wadgaon, Chandrapur.
b) Door/House No. (in case of house property)	Not Applicable as the land is under construction
c) Extent/area including plinth/built up area in case of house property.	543.54 Sq. Mtr.,
d) Locations like name of the place, village, city, registration, sub-district etc.	Mouza-Wadgaon, Chandrapur Tahsil and District-Chandrapur within the jurisdiction of Muncipal Corporation of City of Chandrapur.

Place :- Chandrapur
Dated :- 11/02/2016

(P.V. BAJAJ)
Advocate for State Bank of India
Chandrapur.

PRAKASH V. BAJAJ
Advocate
Ekorl Ward No.1, Chandrapur.

CERTIFICATE OF TITLE
(Annexure - C)

- 1) I have examined the Original Title Deeds intended to be deposited relating to the Schedule property(ies) and offered as security by way of Registered/**Equitable**/English Mortgage and that the documents of the title referred to in the opinion are valid evidence of Right, title and interest and that if the said Registered/**Equitable Mortgage** is created, it will satisfy the requirements of creation of Registered/**Equitable Mortgage** and I further certify that:
- 2) I have examined the documents in detail, taking into account all the guidelines in the check list vide Annexure C and the other relevant factors.
- 3) I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s). Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (Wherever applicable). I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or my agent in making search.
- 4) Following scrutiny of Land Records/Revenue Records and relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
- 5) There are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrances Certificate for the period from 1987 to 2016 pertaining to the immovable property(ies) covered by above said title deeds. The property is free from all Encumbrances.
- 6) In case of subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the loan documents and agreed to by the Mortgagor and the Bank.
7. Minor(s) and his/their interest in the property(ies) is to the extent of _____ (Specify the share of the Minor with Name). Not Applicable
8. The mortgage, if created, will be available to the Bank for the liability of the intending borrower, Aryan Builders and Developers, Chandrapur represented through its Prop. Shri. Neeraj Prahladrao Padgilwar.
9. I certify that Aryan Builders and Developers, Chandrapur represented through its Prop. Shri. Neeraj Prahladrao Padgilwar has absolute, clear and marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

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Ekorl Ward No.1, Chandrapur.

i) Original Sale Deed and 7/12 Extract.

11. There are no legal impediments for creation of the Mortgage under any applicable law/rules in force except as stated above.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing Layout Plot No. 7, Out of S. No. 97, Admeasuring Area-453.36 Sq. Mtr., (4880.00 Sq. Ft.) Situated at Mouza-Wadgaon, Chandrapur Tahsil and District-Chandrapur and which is surrounded by boundaries as under:-

East - Land of S. No. 98

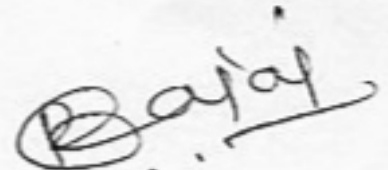
West - Layout Plot No. 6

North - Hanuman Mandir

South - 25Ft., Width Layout Road

Place :- Chandrapur

Date:- 11/02/2016



(P.V. BAJAJ)

Advocate for State Bank of India
Chandrapur.

PRAKASH V. BAJAJ

Advocate

Ekorl Ward No.1, Chandrapur