

# VARSHA JAMDAR

ADVOCATE

26, Kakde Layout,  
Trimurti Nagar,  
Chandrapur.442401

Mob.9890138300

Phone:07172257458

## TITLE INVESTIGATION REPORT

Ref. No.103/VSJ/2016

|   |                                                                                                                                                                                                                                                                                                              |                                                                                                                     |                                                                           |                                                 |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------|
| 1 | a)Name of the Branch/ Business Unit/Office seeking opinion.                                                                                                                                                                                                                                                  | State Bank of India. 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                                                                                                                                                                                                                                                                                       | M/s. Ankit Builders and developers through partners Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon         |                                                                           |                                                 |
| 2 | a)Name of the unit/concern /company/person offering the property/ (ies) as security.                                                                                                                                                                                                                         | M/s. Ankit Builders and developers through partners Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon         |                                                                           |                                                 |
|   | b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.                                                                                                                                                                                                      | Unit<br>M/s. Ankit Builders and developers through partners Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon |                                                                           |                                                 |
|   | 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.<br>All that piece and parcel of land admeasuring total area 849.62 Sq.Mt of Plot No. 79, 80, 81. & 82 out of Survey No. 17 Situated at Mouza Khutala, T.S. No. 7, Tah. & Dist. Chandrapur. |                                                                                                                     |                                                                           |                                                 |
| 4 | Particulars of the documents scrutinized-serially and Chronologically.                                                                                                                                                                                                                                       |                                                                                                                     |                                                                           |                                                 |
| 5 | Sr.No                                                                                                                                                                                                                                                                                                        | Date of Documents                                                                                                   | Name of the document in favour of.                                        | Original/Certified Copies/ Extract/ Photocopies |
|   | 1                                                                                                                                                                                                                                                                                                            | Sale Deed Dtd.16.01.2016.                                                                                           | Executed in favour of M/s. Ankit Builders and developers through partners | Photocopy                                       |

*Varsha Janddar*

|   |                                  |                                                                                                                                   |           |
|---|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------|
|   |                                  | Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon                                                                           |           |
| 2 | Sale Deed Dtd.16.01.2016.        | Executed in favour of M/s. Ankit Builders and developers through partners Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon | Photocopy |
| 2 | 7/12 Extract 2014-15             | In the name of M/s. Ankit Builders and developers through partners Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon        | Photocopy |
| 3 | Diversion Order dt. 30/08/2006   | Passed by Hon'ble SDO Chandrapur                                                                                                  | Photocopy |
| 4 | Construction permission          | Sanction by Town - Planner Chandrapur                                                                                             | Photocopy |
| 5 | Amalgamation Order dt. 23/3/2016 | Passed by Town Planner Chandrapur                                                                                                 | Photocopy |
| 6 | Partnership Deed Dtd.14.05.2011  | Executed between Shri. Snehankit Ramesh Moon and Shri. Sumit Ramesh Moon                                                          | Original  |

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? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)

I have perused the original and photo copies of the documents produced by the borrower and have verified the sale deeds referred above during my inspection of Index II register maintained at SRO Chandrapur manually and also on computers & has also verified the same through online, photo copy of mutation entry recorded by revenue authority is also perused. That the Photo copies of those documents are enclosed herewith. All the original / certified documents as stated by borrower may kindly be taken in our custody before proceeding further.

|   |                                                                                                                                                                                    |                                                                    |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 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? | Partly available                                                   |
|   | b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.                                    | Cross checking done. No adverse entry found from available record. |
|   | c)Whether the genuineness of the stamp paper is                                                                                                                                    | Not possible                                                       |

*Varsha Jamdar*  
Adv. Varsha Jamdar  
26. Kakde Layout.

291/0

इतर पावती

Original/Duplicate

Tuesday, 20 September 2016 10:31 AM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 6909 दिनांक: 20/09/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: चदन-0-2016

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. वर्षा जामदार

वर्णन मौजा खुटाळा सर्वे क्र 17 प्लॉट क्र 82 आराजी 219.62 चौ.मी शोधसन 1987 ते 2016 एकुण 30 वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Chandrapur  
सह दुय्यम निबंधक चंद्रपूर

चंद्रपूर

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

9/20/2016

291/0

इतर पावती

Original/Duplicate

Tuesday, 20 September 2016 10:34 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6910 दिनांक: 20/09/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: चदन-0-2016

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. वर्षा जामदार

वर्णन मौजा खुटाळा सर्वे क्र 17 प्लॉट क्र 79,80 व 81 एकुण आराजी 630.00 चौ.मी दस्त क्र 197/2016 शोधसन 1987 ते 2016 एकुण 30 वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Chandrapur

सह दुय्यम निबंधक वर्ग - २

चंद्रपूर

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

9/20/2016