

Prakash V. Bajaj

Advocate

Om Bhawan Ekor Ward, Chandrapur

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Ref. No. 172/PVB/2016

Dated: 14/07/2016

TITLE INVESTIGATION REPORT (TIR)

1. Name of the Party seeking opinion :	Pratham Construction Chandrapur through its Prop. Shri. Santosh Sadashiv Kolettiwar of Chandrapur.
2. Name of the Branch/BU seeking opinion :	Shri. Kanyaka Nagari Sahakari Bank Ltd. Branch- Chandrapur.
3. Name of the unit /concern/company/person offering the property(ies) as security.	Shri. Prashant Madhukar alias Laxman Degamwar. Smt. Savita Vishnu Degamwar, Shri. Praful Madhukar alias Laxman Degamwar Shri. Pravin Madhukar alias Laxman Degamwar, Shri. Girish Prabhakar Degamwar and to be purchased by Pratham Construction Chandrapur through its Prop. Shri. Santosh Sadashiv Kolettiwar of Chandrapur
4. Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Proprietary Unit
5. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
6. Location of the Property to be Mortgaged	Nazul-Moholla-Bhanapeth, Shriram Ward, Chandrapur
7. Schedule of the Property 'A' Land/Plot	All that piece and parcel of land bearing New Sheet No. 17. C. S. No. 4329, Area-51.28 Sq. Mtr., C. S. No. 4330. Area- 34.46 Sq. Mtr., C. S. No. 4331, Area- 180.97 Sq. Mtr., C. S. No. 4332, Area- 202.6 Sq. Mtr., Total Area- 469.31 Sq. Mtr., (5051.65 Sq. Ft.) (as per record) and (As on spot 4615.00 Sq. Ft.) Situated at Nazul Moholla- Bhanapeth, Chandrapur.
8. Schedule of the Property 'B' Land/Plot	All that piece and parcel of land bearing New Sheet No. 17. C. S. No. 4329, Area-51.28 Sq. Mtr., C. S. No. 4330. Area- 34.46 Sq. Mtr., C. S. No. 4331, Area- 180.97 Sq. Mtr., C. S. No. 4332, Area- 202.6 Sq. Mtr., Total Area- 469.31 Sq. Mtr., (5051.65 Sq. Ft.) (as per record) and (As on spot 4615.00 Sq. Ft.) Situated at Nazul Moholla- Bhanapeth, Chandrapur.
9. Boundaries (Plots) depending on the need for clearance of such clog on the title. Nature of Title of the intended Mortgagor over the Property (Whether full ownership rights, lease hold rights, occupancy/possessory rights, or inam holder or govt. grantee/allottee	East - Road West - C. S. No. 4333, C. S. No. 4335 North - C. S. No. 4328, 4320, 4318 South - C. S. No. 4337

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B. Sc. LL. M. PGDCLIT

Advocate

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CERTIFICATE OF TITLE

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 only after execution of registered sale deed 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:

1) 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.

1A) I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the title holders from creating a valid mortgage.

1B) Following scrutiny of Land Records/Revenue Records and relative title deeds. I hereby certify the genuineness of the title deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

2A) 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.

2B) 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.

3. Not Applicable.

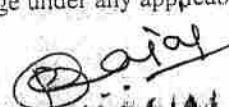
4. The mortgage, if created, will be available to the Bank for the liability of the intending borrower, Pratham Construction Chandrapur through its Prop. Shri. Santosh Sadashiv Kolettiwar of Chandrapur only after execution of registered sale deed.

5. I certify that Shri. Prashant Madhukar alias Laxman Degamwar, Smt. Savita Vishnu Degamwar, Shri. Praful Madhukar alias Laxman Degamwar Shri. Pravin Madhukar alias Laxman Degamwar, Shri. Girish Prabhakar Degamwar has absolute, clear and marketable title over the Schedule property(ies) and the title of Pratham Construction Chandrapur through its Prop. Shri. Santosh Sadashiv Kolettiwar of Chandrapur would be clear and marketable only after execution of registered sale deed. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

6. 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.

i) Obtain Registered Mortgage Deed 2 fmb

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


PRAKASH V. BAJAJ
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Advocate
Plot No. 1, Chandrapur