

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

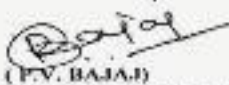
SCHEDULE OF THE PROPERTY

All that 3.74% undivided share and interest in land admeasuring area- 26.20 Sq. Mtr., and a Flat No. 107 constructed on First Floor having built up area-34.93 Sq. Mtr., in the building Known as "Lily" in Synergy World Township in Layout Plot No. 65, Out of S. No. 83, having Total Area-701.25 Sq. Mtr., Situated at Mouza-Kosara, Tahsil and District-Chandrapur and which is surrounded by boundaries as under:-

Boundaries of Plot :-

East - Layout Plot No. 64
West - Layout Plot No. 66
North - Sanction Layout of S. No. 84
South - 12.00 Mtr., Width Layout Road

Place :- Chandrapur
Date:- 28/12/2016


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

PRAKASH V. BAJAJ
B. Sc. LL. M. POCCLIT
Advocate
Ekart Ward No. 1, Chandrapur.

10
Monday, 26 December 2016 5:18 PM

इतर पावती

Original/Duplicate
सोपनी क्र.: 39म
Regn.: 39म

cable

पावती क्र.: 9060 दिनांक: 26/12/2016

आकारचे पावत:

आवृत्तीबजाचा वाटप/आकार: नवम्बर-0-2016

आवृत्तीबजाचा प्रकार:

आवृत्ती बजाचा प्रकार: जीव, पक्षास जीव बजास

बजास घेण्यात आलेल्या, देखील नवी नसलेले 83 पैकी पॉट नं. 85 आठवणी 701.25 चौ मि आलेलेही नवि न्हा आठवणी 28.20 चौ मि आगा व आठवणी नवि न्हा आठवणी 107 पॉट नं. 107 आठवणी बजास घेण्यात आठवणी 34.93 चौ मि. (सोपनी क्र. 2005 ते 2016 एकूण 12 नवी)

सोपनी व निरीक्षण

रु. 300.00

0 Sq.
ft. in
out of
1 and

एकूण:

रु. 300.00

Sub-Inspector, Chandrapur
महाराष्ट्र

चंद्रपूर

1) वेपारका प्रकार: eChallan पद्धत: रु. 300/-

सीरीस/आवृत्ती नं. 107 पॉट नं. 107 दिनांक: 26/12/2016

वेपारका प्रकार:

ndia

12/26/2016

B. Sc. LL. M. PGDCLIT
Advocate

Ekerl Ward No. 1, Chandrapur.

CERTIFICATE OF TITLE
(Annexure - C)

1) I have examined the Original Title Deeds of the Vendor and the title deeds of the purchaser intended to be deposited relating to the Schedule property(ies) would be examined only after execution of registered sale deed in his favour and offered as security by way of **Equitable 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 **Equitable Mortgage** is created, it will satisfy the requirements of creation of **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, W&I 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 2005 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.

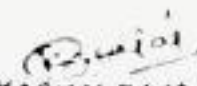
7) Minor(s) and his/their interest in the property(ies) is to the extent of (Specify the share of the Minor with Name) Not Applicable.

8) The mortgage, if created, will be available to the Bank for the liability of the mortgaging borrower, Shri. Deepak Hiralal Gupta of Shiggaon only after execution of registered sale deed.

9) I certify that M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners 1) Shri. Gurish Shridharrao Padmawar, 2) Son. Meron Avinash Harwar, 3) Shri. Nitin Vijay Mamidwar of Chandrapur represented through power of attorney holder M/s. Synergy Plotters and Structures represented through its partner Shri. Nitin Vijay Mamidwar of Chandrapur and the title of Shri. Deepak Hiralal Gupta 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.

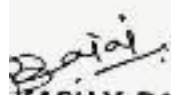
10) In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

1) Original Sale Deed and 7/12 Extract


PRAKASH V. BAJAJ
B.Sc. LL. M. POCCLIT
Advocate
7 Ward No. 1, Chandrapur

Chandrapur as their duly constituted attorney to do all acts, deeds and things including execution of registered sale deed and agreement to sell and accordingly the said power of attorney is duly registered in the office of Sub-Registrar, Chandrapur vide document No. 2977 dated 18/06/2015.

- xii) The said M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners Shri. Girish Shridharrao Padmawar and others have applied for the permission for the construction of Flat Scheme named and style as "Lily Apartment" on the aforesaid land from Special Planning Tribunal (MHADA) and accordingly the said Assistant Director of Town Planning, Special Planning Tribunal (MHADA) has granted the permission vide their letter no. 3226 dated 13/05/2016 and also sanctioned the Building plan.
- xiii) Now, Out of said 5 partners of M/s. Synergy Plotters and Structures 2 partners namely Shri. Nilesh Gajanan Chandawar and Shri. Kapil Sudhakar Vairagade of Chandrapur has retired from the said partnership firm M/s. Synergy Plotters and Structures w.e.f. 27/11/2015 and as per terms of partnership deed the said partnership firm is continued with the existing partners and accordingly the Reconstitution and Retirement Deed of Partnership has been executed on 27/11/2015 which is also sent for Registration before the Registrar of Firms. Their names are also deleted from the Register of Firms on 07/04/2016. Similarly they have also change the Principle place of Business and now it is Plot No. 27, S. No. 83, Synergy World Township, Kosara, Chandrapur and this entry has also been taken in the Register of Firms.
- xiv) As the said area comes within the Gram Panchayat Area and no notification has been issued by the Government till today and hence the MOFA Act is not applicable and hence DHD is not required.
- xv) Thereafter, the said M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners 1) Shri. Girish Shridharrao Padmawar, 2) Sou. Meena Avinash Udarwar, 3) Shri. Nitin Vijay Manikwar, represented through power of attorney holder M/s. Synergy Plotters and Structures represented through its partner Shri. Nitin Vijay Manikwar of Chandrapur has entered into an agreement to sell the said 3.74% undivided share and interest in land admeasuring area- 26.20 Sq. Mtr., and a Flat No. 107 constructed on First Floor having built up area-34.93 Sq. Mtr., in the building Known as "Lily" in Synergy World Township in Layout Plot No. 65, Out of S. No. 83, having Total Area-701.25 Sq. Mtr., Situated at Mnuza-Kosara, Tahsil and District-Chandrapur with one Shri. Deepak Hirjal Gupta of Shegaon for a total consideration of Rs. 18,50,000/- and accordingly executed an agreement to sell on a stamp paper of Rs. 100/- which is not registered and hence the title of Shri. Deepak Hirjal Gupta would be clear and


KASH V. BAJAJ
C. LL. M. PGDCLIT
Advocate
Vard No. 1, Chandrapur.

the said partition deed is duly registered in the office of Sub-Registrar, Chandrapur vide document No. 3486 dated 30/07/2003. But this partition deed does not include the agricultural land bearing S. No. 83, Admeasuring Area-3.81 H.R., and S. No. 90, Admeasuring Area-2.09 Sq. Mtr., Situated at Mouza-Kosara, Chandrapur as the said property was already sold to Sou. Anita Nitin Mamidwar during the existence of power of attorney and hence the said sale deed is valid and genuine document.

- vii) Thereafter, the said Sou. Anita Vijay Mamidwar has sold the land bearing S. No. 83, Admeasuring Area-3.81 H.R., Situated at Mouza-Kosara, Tahsil and District- Chandrapur to one M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners Shri. Girish Shridharrao Padmaswar, Sou. Meena Avinash Uttarwar, Shri. Nitin Vijay Mamidwar, Shri. Nilesh Gajanan Chandawar, Shri. Kapil Sudhakar Wairagade of Chandrapur vide registered Sale Deed No. 5581 dated 21/10/2014 and since then they are the absolute owner and in possession of said land and their names are duly mutated in the 7/12 Extract.
- viii) Prior to that the said Sou. Anita Nitin Mamidwar had applied for the diversion of the said land into Non-Agricultural and Residential Purpose before the then Hon'ble Tahsildar, Chandrapur vide Rev. Case. No. 109/N.A.P.-34/2012-2013 and accordingly the then Hon'ble Tahsildar, Chandrapur has passed the order on 17/11/2014 and diverted the said land for Non-Agricultural and Residential Purpose and accordingly the layout plots were drawn and approved.
- ix) The said Shri. Girish Shridharrao Padmaswar, Sou. Meena Avinash Uttarwar, Shri. Nitin Vijay Mamidwar, Shri. Nilesh Gajanan Chandawar, Shri. Kapil Sudhakar Wairagade of Chandrapur has also formed a partnership firm in the name and style as M/s. Synergy Plotters and Structures to carry out the business of construction of commercial and residential buildings, row houses, housing colonies, plot development and real estate etc. and accordingly the said partnership firm is duly registered in the office of Assistant Registrar of Firms Nagpur bearing registration no. NG000001094.
- x) After diversion, in all 87 plots were drawn and approved out of which the plot no. 83, 84, 86, 87, Admeasuring Area-2677.97 Sq. Mtr., Out of S. No. 83, Situated at Mouza-Kosara was reserved and cannot be sold out unless prior permission is obtained from the Competent authority i.e. Tahsildar.
- xi) Thereafter, the said M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners 1) Shri. Girish Shridharrao Padmaswar, 2) Sou. Meena Avinash Uttarwar, 3) Shri. Nilesh Gajanan Chandawar, 4) Shri. Kapil Sudhakar Wairagade of Chandrapur has appointed M/s. Synergy Plotters and Structures represented through its partner Shri. Nitin Vijay Mamidwar of

Bajaj
KASH V. BAJAJ
c. LL. M. POCUT
Advocate
Ward No. 1, Chandrapur.

5. Whether verified copies of all sale documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee/office also ensuring all relevant documents and fees are received along with the bid?

Yes from the relevant sub-registrar office from the same set of verified.

6. a) Whether the records of registrar office or relevant authorities relevant to the property in question are available for verification through any online portal or computer system?

Yes but only from 2015 onwards

b) If such online computer records are available, whether any verification or cross checking is made and the court's findings in this regard.

Yes from 2015 onwards

c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if not whether such verification was made?

Stamp paper used is through e-challan and appears to be genuine

7. a) Property situated in a locality fully within the jurisdiction of which sub-registrar office?

Sub-Registrar, Chandrapur

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?

No only one office i.e. Sub-Registrar, Chandrapur

c) Whether such has been made at all the offices named at the above?

Yes

d) Whether the location in the office of registering authorities or any other relevant official registration of mortgage sale documents in respect of the property in question.

No

8. Description of the Chain of Title from the Mother deed to the latest title deed. It has to be traced for a period of 50 years from 2005 to 2016 by paying the search fee of Rs. 100/- paid vide receipt No. 1000 dated 16.12.2016.

Prakash V Bajaj
B.Sc LL M POCCLT
Advocate
Bar No. 1 Chandrapur

Boundaries		Same as mentioned in Schedule annexed herewith		
4. (a) Particulars of the documents scrutinized-serially and chronologically				
Sr. No.	Date	Name/Nature of the Document	Original/Certified Copy/Certified Extract/Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
1.	21/10/2014	Registered Sale Deed bearing No. 5581 dated 2/10/2014 executed by Smt. Anita Nitin Mamidwar in favour of M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners Shri. Girish Shridharrao Padmarwar, Smt. Meena Avinash Uttarwar, Shri. Nitin Vijay Mamidwar, Shri. Nilesh Chajann Chandawar, Shri. Kapil Sudhakar Valmagede of Chandrapur.	Original	NA
2.	17/11/2014	Diversion Order	Original	Not Available
3.	22/04/2016	7/12 Extract	Certified Copy	NA
4.	07/11/2014	Certificate of Registration of Firm	Certified Copy	NA
5.	18/06/2015	Power of Attorney	Original	NA
6.	27/11/2015	Deed of Retirement cum Reconstitution of partnership	Original	NA
7.	13/05/2016	Permission Letter for the construction of Flat Scheme alongwith sanctioned building plan issued by Assistant Director of Town Planning, Special Planning Tribunal (MHADA)	Original	NA
8.	12/2016	Agreement to Sell executed in between M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners 1)Shri. Girish Shridharrao Padmarwar, 2)Smt. Meena Avinash Uttarwar, 3)Shri. Nitin Vijay Mamidwar, represented through power of attorney holder M/s. Synergy Plotters and Structures represented through its partner Shri. Nitin Vijay Mamidwar of Chandrapur and to be purchased by Shri. Deepak Hiralal Gupta of	Original	NA


PRAKASH V. BAJOR
 B. Sc. LL. M. PGDCLT
 Advocate
 Ekri Ward No. 1, Chandrapur

Prakash V. Bajaj

Advocate

Om Bhawan Ekori Ward, Chandrapur

|| Shree ||

☎ : 9422139675

☎ : 7020836567

Ref. No. 299 /PVB/2016

Dated: 28/12/2016

**REPORT OF INVESTIGATION OF THE TITLE
IN RESPECT OF IMMOVABLE PROPERTY**

(ANNEXURE - B)

1. a) Name of the Branch/BU 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.
2. a) Name of the unit /concern/company/person offering the property(ies) as security.	M/s. Synergy Plotters and Structures, a registered partnership firm represented through its partners 1)Shri. Girish Shridharrao Padmawar, 2)Sou. Meena Avinash Uttarwar, 3)Shri. Nitin Vijay Mamidwar, represented through power of attorney holder M/s. Synergy Plotters and Structures represented through its partner Shri. Nitin Vijay Mamidwar of Chandrapur and to be purchased by Shri. Deepak Himlal Gupta of Shergam.
b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Individual
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-Kosara, Gram Panchayat-Kosara Tahsil and District Chandrapur.
a. Survey Number/Plot No. /Area	All that 3.74% undivided share and interest in land admeasuring area- 26.20 Sq. Mtr., and a Flat No. 107 constructed on First Floor having built up area-34.93 Sq. Mtr., in the building Known as "Lily" in Synergy World Township in Layout Plot No. 65, Out of S. No. 83, having Total Area-701.25 Sq. Mtr., Situated at Mouza-Kosara, Tahsil and District-Chandrapur.
b. Door/House No. (in case of House property)	NA
c. Extent/area including plinth/built up area in case of house property.	Built up Area-34.93 Sq. Mtr.,
d. Locations like name of the place, village, city, registration, sub-district etc.	Mouza-Kosara, within the limits of Gram Panchayat, Kosara Tahsil and District-Chandrapur.


PRAKASH V. BAJAJ
B. Sc. LL. M. PGDCLIT
Advocate

Ekori Ward No. 1, Chandrapur.