NILESH S. CHORE
LL.B.
ADVOCATE

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Ref. No. 404/NSC/2019 **Date:** 26.06.2019

TITLE INVESTIGATION REPORT (TIR)

ANNEXURE-B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

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	**Shri Jitendra Nanaji Itankar** R/o Chandrapur Tah. and Dist. Chandrapur
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	**Shri Jitendra Nanaji Itankar** R/o Chandrapur Tah. and Dist. Chandrapur
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual person
	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.	All that piece & parcel of the property situated at Mauza Devada T.S. No. 8, Plot no. **41** area **281.750** Sq. mtr. out of Survey no. 226, 227/2 at Tah & dist. Chandrapur Address- At Devada Tah & dist. Chandrapur
	(a) Survey no.	226, 227/2
	(b) Door/house no. (in case of house property)	N.A.
	(c) Extent area including plinth/built up area in case of house property	N.A.

	(d) Location like name and place, village, city, registration, sub-district etc. Boundaries.	The property situated at Mauza Devada, within the limits of Gram Panchayat of Devada and within the jurisdiction of Registration of District & Sub District, Chandrapur.
	(e) Boundaries - As per mentioned in the schedule of Property	
4.	Particulars of the documents scrutinized-serially and Chronologically.	

Sr. No	Date	Name/Nature of the Document	Original / Certified copy/Certified extract/ photocopy. Etc.
A.	18.07.2013	Registered Sale Deed vide doct. No. 5512/2013	Xerox Copy
B.	18.07.2013	Registered Sale Deed vide doct. No. 5513/2013	Xerox Copy
C.	22.09.2016	Registered Sale Deed vide doct. No. 3771/2016	Original Copy
D.	Year 2019	7/12 extract	Certified Copy
E.	30.08.2014	N.A. order	Xerox Copy
F.	26.04.2019	Permission of Construction and Map	Xerox Copy

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? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Not made available by borrower.
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 i.e. from 2003.
	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?	Not possible
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar of 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	No.

A.	18.07.2013	Registered Sale Deed vide doct. No. 5512/2013	Xerox Copy
B.	18.07.2013	Registered Sale Deed vide doct. No. 5513/2013	Xerox Copy
C.	22.09.2016	Registered Sale Deed vide doct. No. 3771/2016	Original Copy
D.	Year 2019	7/12 extract	Certified Copy
E.	30.08.2014	N.A. order	Xerox Copy
F.	26.04.2019	Permission of Construction and Map	Xerox Copy
G.		Certificate of MAHARERA	Xerox Copy
H.		Proposed Deed of declaration	Xerox Copy

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

Place: - Chandrapur
Date:- 26.06.2019

Adv. Nilesh S. Chore

NILESH S. CHORE
ADVOCATE
SAMADHI WARD, CHANDRAPUR
Mob. No.:9850130251

SCHEDULE OF THE PROPERTY

All that piece & parcel of the property situated at Mauza Devada T.S. No. 8, Plot no. **41** area **281.750** Sq. mtr. out of Survey no. 226, 227/2 at Tah & dist. Chandrapur, within the limits of Gram Panchayat of Devada and within the jurisdiction of Registration of District & Sub District, Chandrapur & which is surrounded by boundaries as under :-

Boundaries of Plot no. 41

Towards East	------	**Survey no. 228**
Towards West	------	**Plot no. 42**
Towards North	------	**12 mtr. wide layout road &**
Towards South	------	**Open space.**

Place : - Chandrapur
Date :- 26.06.2019

Adv. Nilesh S. Chore

NILESH S. CHORE
ADVOCATE
SAMADHI WARD, CHANDRAPUR
Mob. No.:9850130251

ANNEXURE – C

CERTIFICATE OF TITLE

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 title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that if the said Registered/ **Equitable** Mortgage is created on production of original title deeds it will satisfy the requirements of creation of Registered/ **Equitable** Mortgage. I further certify that

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B 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),. 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 by my agent in making search in the Sub-Registrar Office, **Chandrapur**.

4. Following scrutiny of Land Records/ Revenue Records and relative of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies 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 Encumbrance Certificate for the period from **1990 to 2019** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/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 - **not applicable**.

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, **Shri Jitendra Nanaji Itankar** R/o Chandrapur Tah. and Dist. Chandrapur.

9. I certify that **Shri Jitendra Nanaji Itankar** R/o Chandrapur Tah. and Dist. Chandrapur have an absolute, clear and Marketable title over the Schedule property/ (ies).

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

Sr No	Date	Name/Nature of the Document	Original / Certified copy/Certified extract/ photocopy. Etc.