9823716680
9881368652
8983668533

Adv. Seema L. Telange (Sau. Lokhande)
[1]
B.S.W.,L.L.B.

E-mail : seema.telange82@gmail.com

R/o. Shiv Sadan, Parvati Nagar, Near Mala Manglam, Umarsara, Yavatmal

Date:- 11/01/2016

To,

The Chief Manager/Branch Manager

State Bank of India, Datta Chowk Branch, Yavatmal

Tq. & Dist. Yavatmal.

SUBJECT:- Title Verification & Search Report on the Property jointly owned by Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri, All R/o. Mahaveer Nagar, Darwha Road, Yavatmal, Tq. & Dist. Yavatmal to be purchased by Shri. Anil Namdeorao Khandare and Sau. Saroj Anil Khandare, Both R/o. Darda Nagar, Yavatmal, Tq. & Dist. Yavatmal.

Dear Sir,

With reference to above cited subject, I have taken the search on the property of Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri at Sub-Registrar Office, Yavatmal. I have verified all the Original documents pertaining to the Layout Plot No. 17+18+19 out of converted Field Survey No. 14/2, Nazul [Extension] Sheet No. 22, Nazul Plot No. 2/4, Admeasurements in total 858.39 sq. mtr., Apartment constructed on some portion of the said plot known as **"Ranwara Apartment"** in this particular Apartment, Flat No. F-5, First Floor, having built-up area 103.63 sq. mtr., alongwith 7.37% undivided land share in the above plot situated at Mauje and G.P. Pimpalgaon, Tq.& Dist. Yavatmal. The above said owners are having an absolute clear and readily marketable title and in respect of the said immovable property.

Herewith I am attaching the detailed search report alongwith all other necessary documents.

Sr. No.	Contained of Search/Documents Attached	Page No.
1.	Search Receipt of Rs. 750/-	-
2.	Annexure – A	2-3
3.	Annexure – B	4-14
4.	Annexure – C	15-18
5.	Annexure –D	19
6.	Translation Memo	20
7.	Affidavit of Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri.	-

Kindly acknowledge the above documents for further banking proceedings in relation to the above property.

Thanking you.

Place:- Yavatmal

Date:- 11/01/2016

Adv. Seema Telange For SBI Yavatmal

Yours faithfully

[Seema L. Telange [Lokhande]

Advocate, Yavatmal

Seema Telange
Advocate For SBI

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ANNEXURE - A

DETAILS OF THE PROPERTY OFFERED AS THE SECURITY

[To be filled by the Branch/Unit]

1	a] Name and Constitution of the Borrowers	**Shri. Anil Namdeorao Khandare and Sau. Saroj Anil Khandare**
	b] Whether the loan proposal is for Rs. 1.00 crore and above?	No.
	c] Name of the title holder of the property.	**Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri,** **R/o. Mahaveer Nagar, Yavatmal, Tq. Dist. Yavatmal.**
2	Name and constitution of the intended Mortgagor	**Shri. Anil Namdeorao Khandare and Sau. Saroj Anil Khandare**
3	Relationship between intended mortgagor and borrower	The mortgagors and borrower is one and the same persons.
4	**DESCRIPTION OF PROPERTY**	
4.1	SURVEY No./Door No. / Plot No./ Flat No.	Layout Plot No. 17+18+19 out of converted Field Survey No. 14/2, Nazul [Extension] Sheet No. 22, Nazul Plot No. 2/4, Admeasurements in total 858.39 sq. mtr., Apartment constructed on some portion of the said plot known as **"Ranwara Apartment"** in this particular Apartment, Flat No. F-5, First Floor, having built-up area 103.63 sq. mtr., alongwith 7.37% undivided land share in the above plot.
4.2	Extent	Having admeasuring about 103.63 sq. mtr., alongwith 7.37%
4.3	**Location**	Situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.

BOUNDARIS

EAST	WEST	NORTH	SOUTH
Balcony/Gallery	Open Space	Flat No. F-4	Open Space

5.	List of documents delivered to Advocate for verification [specify original/certified extracts /copies, etc.]	**Documents as per Annexure-B**

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6.	**LOCATION DETAILS**	
6.1	Complete Postal Address of the property	Situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.
6.2	Prominent Land Mark	--
6.3	Bus Stop	Yavatmal
7	**ROUGH LOCATION SKETCH**	
7.1	Approach sketch to the location	--
7.2	Extent location of construction/purchase and working plan	Situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.
8	**PLEASE MENTIONED DETAILD ABOUT THE BUILDER [IF APPLICABLE]**	
8.1	Name of the Firm	Not Applicable
8.2	Address of the Firm	Not Applicable
8.3	Telephone No.	
8.4	Contact Person	
8.5	Is builder/project in the Banks latest approved list. Mention the date of approval of the builder and validity of current approval.	Not Applicable

Yours faithfully

Signature	
Name	
Destination	
Branch / unit	
Contact details	

For SBI YTL

Advocate
Seema Talreja
Mrs Lokhande
Advocate For SBI

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Adv. Seema L. Telange (Sau. Lokhande)
[4]
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E-mail : seema telange82@gmail.com

R/o. Shiv Sadan, Parvati Nagar, Near Mala Manglam, Umarsara, Yavatmal

ANNEXURE-B

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Datta Chowk Branch, Yavatmal
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Ref. No. Date /01/2016
	c) Name of the Borrower.	Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare, Both R/o. Darda Nagar, Yavatmal, Tq. & Dist. Yavatmal
2	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare
	b) Constitution of the unit/concern/ person/body / authority offering the property for creation of charge.	Borrower/Co-Borrower
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/Co-Borrower
3	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Layout Plot No. 17+18+19 out of converted Field Survey No. 14/2, Nazul Sheet No. 22, Nazul Plot No. 2/4, Admeasurements in total 858.39 sq. mtr., Apartment constructed on some portion of the said plot known as **"Ranwara Apartment"** in this particular Apartment, Flat No. F-5, First Floor, having built-up area 103.63 sq. mtr., alongwith 7.37% undivided land share in the above plot situated at Mauje and G.P. Pimpalgaon, Tq.& Dist. Yavatmal.
	(a) Survey No./Sheet No.	Field Survey No. 14/2
	(b) Door House No. (in case of house property)	Flat No. F-5
	(c) Extent/ area including plinth/ built up area in case of house property.	Built-up area 103.63 sq. mtr.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	The property is situated at Mauje and G.P. Pimpalgaon, Tq. and Dist. Yavatmal, Shankar Nagar.

4 (a) Particulars of the documents scrutinized-serially and chronologically.
(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.
Note:Only originals or certified extracts from the registering/land/revenue/other authorities be examined.

No.	Date	Name/ Nature of Documents	In case of copies, whether the original was scrutinized by the Advocate.
1	14/08/1969	Conversion order is passed by S.D.O., Yavatmal in Rev.Case No.4/2/1968-69, Mauja Pimpalgaon, Dist, Yavatmal.	Xerox copy

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II	23/11/1987 [Vide Deed No. 3210]	Copy of Registered Sale Deed executed by Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya in favour of Shri. Kantilal Mishrilal Saklecha pertaining to Layout Plot No. 17 out of converted Field Survey No. 14/2, Admeasuring area 286.13 sq. mtr., situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.	Xerox copy
III	17/11/2012 [Vide Deed No. 6971]	Copy of Registered Sale Deed executed by Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya in favour of Shri. Virendra Kantilal Saklecha pertaining to Layout Plot No. 18 out of converted Field Survey No. 14/2, Admeasuring area 286.13 sq. mtr., situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.	Xerox copy
IV	05/11/2012 [Vide Deed No. 6779]	Copy of Registered Sale Deed executed by Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya in favour of Shri. Devendra Kantilal Saklecha pertaining to Layout Plot No. 19 out of converted Field Survey No. 14/2, Admeasuring area 286.13 sq. mtr., situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.	Xerox copy
V	26/03/2013 [Vide Deed No. 2230]	Copy of Registered Sale Deed executed by Shri. Kantilal Mishrilal Saklecha in favour of Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri pertaining to Layout Plot No. 17 out of converted Field Survey No. 14/2, Admeasuring area 286.13 sq. mtr., situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.	Xerox copy
VI	10/04/2013 [Vide Deed No. 2591]	Copy of Registered Sale Deed executed by Shri. Kantilal Mishrilal Saklecha in favour of Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri pertaining to Layout Plot No. 18 out of converted Field Survey No. 14/2, Admeasuring area 286.13 sq. mtr., situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.	Xerox copy
VII	26/03/2013 [Vide Deed No. 2331]	Copy of Registered Sale Deed executed by Shri. Devendra Kantilal Saklecha in favour of Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri pertaining to Layout Plot No. 19 out of converted Field Survey No. 14/2, Admeasuring area 286.13 sq. mtr., situated at Mauja & G.P. Pimpalgaon, Tq. and Dist. Yavatmal.	Xerox copy
VIII	20/09/2013	Amalgamation order is passed by S.D.O., Yavatmal in Rev. Case No.7/N.A.P.34/2013-14, Mauja Pimpalgaon, Dist. Yavatmal.	Xerox copy
IX	02/08/2013	Mutation extract issued by Deputy Superintendent Land Records Office, Yavatmal by indicating the name of Shri. Praful Sudhakarrao Puri & 2 others.	Xerox Copy

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X	31/07/2013	Property Card issued by Deputy Superintendent Land Records Office, Yavatmal by indicating the name of Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri	Xerox Copy
XI	05/08/2013	Tax Receipt issued by G.P. Office Pimpalgaon.	Xerox copy
XII	31/07/2013	Sanction Building Plan and Permit issued by G.P. Office Pimpalgaon, Vide Resolution No. 5.	Xerox copy
XII	05/10/2015 [Sr. No. 2523/15]	Copy of Notarized Agreement to Sale executed by Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri in favour of Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare pertaining to Layout Plot No. 17+18+19 out of converted Field Survey No. 14/2, Nazul Sheet No. 22, Nazul Plot No. 2/4, Admeasurements in total 858.39 sq. mtr., Apartment constructed on some portion of the said plot known as **"Ranwara Apartment"** in this particular Apartment, Flat No. F-5, First Floor, having built-up area 103.63 sq. mtr., alongwith 7.37% undivided land share in the above plot situated at Mauje and G.P. Pimpalgaon, Tq.& Dist. Yavatmal.	Original 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 Applicable
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?	No
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No
	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?	No
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Yavatmal
	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?	Joint Sub-Registrar Office Yavatmal- I & II
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No

Signature of the Advocate

Adv. Seema Telange For SBI YTL

Advocate
Seema Telange
Mrs Lokhande
Advocate For SBI

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8 Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)

Initially the agriculture land in Field Survey No. 14/2, Admeasuring area 5 Acre 01 Gunthas of Mauja Pimpalgaon, Tq. & Dist. Yavatmal was owned by Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133.

Further Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya applied to S.D.O., Yavatmal for conversion of the Field Survey No. 14/2 and the said authority registered the case as Rev. Case No. 4/2/1968-69 Mauje Pimpalgaon, Tq. & Dist. Yavatmal and passed the order of conversion on dated 14/08/1969 and hence the said agriculture land was converted into non agriculture purposes.

Further Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya transferred Layout Plot No. 17, Admeasuring area 286.13 sq. mtr., in favour of Shri. Kantilal Mishrilal Saklecha by way of Registered Sale Deed on dated 23/11/1987, Vide Deed No. 2311 and registered Dated 20/11/1989, Deed No. 3210 executed at Sub-Registrar office Yavatmal and from the date of execution of this Sale Deed he became the sole and absolute owner of the said plot.

Further Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya transferred Layout Plot No. 18, Admeasuring area 286.13 sq. mtr., in favour of Shri. Virendra Kantilal Saklecha by way of Registered Sale Deed on dated 17/11/2012, Vide Deed No. 6971 executed at Joint Sub-Registrar office Yavatmal and from the date of execution of this Sale Deed he became the sole and absolute owner of the said plot.

Further Shankar Nagar Gruhnirman Sahakari Sanstha Mydt. Yavatmal, Reg. No. 133 through its President Adv. Radhesham Surajmal Singhaniya transferred Layout Plot No. 19, Admeasuring area 286.13 sq. mtr., in favour of Shri. Devendra Kantilal Saklecha by way of Registered Sale Deed on dated 05/11/2012, Vide Deed No. 6779 executed at Joint Sub-Registrar office Yavatmal and from the date of execution of this Sale Deed he became the sole and absolute owner of the said plot.

Further Shri. Kantilal Mishrilal Saklecha sold Layout Plot No. 17, Admeasuring area 286.13 sq. mtr., to Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri by virtue of Registered Sale Deed on dated 26/03/2013, Vide Deed No. 2230 executed at Joint Sub-Registrar office Yavatmal-I and from the date of execution of this Sale Deed they became the joint owner of the said plot.

Further Shri. Virendra Kantilal Saklecha sold Layout Plot No. 18, Admeasuring area 286.13 sq. mtr., to Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri by virtue of Registered Sale Deed on dated 10/04/2013, Vide Deed No. 2591 executed at Joint Sub-Registrar office Yavatmal-I and from the date of execution of this Sale Deed they became the joint owner of the said plot.

Further Shri. Devendra Kantilal Saklecha sold Layout Plot No. 19, Admeasuring area 286.13 sq. mtr., to Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri by virtue of Registered Sale Deed on dated 26/03/2013, Vide Deed No. 2231 executed at Joint Sub-Registrar office Yavatmal-I and from the date of execution of this Sale Deed they became the joint owner of the said plot.

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Thursday,07 January 2016 5:33 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: पिंपळगांव

पावती क्रं.: 135 दिनांक: 07/01/2016

दस्तऐवजाचा अनुक्रमांक: यवम-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड सौ. सिमा तेलंगे

वर्णन मौजा पिंपळगांव, स.नं. 14 2 प्लॉट नं. 17,18,19 फ्लॅट नं.14/2 एफ- 5, सन 1987 ते 2016 (30 वर्षे)

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Yavatmal1

सह दुय्यम निबंधक क्रं.१

यवतमाळ

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

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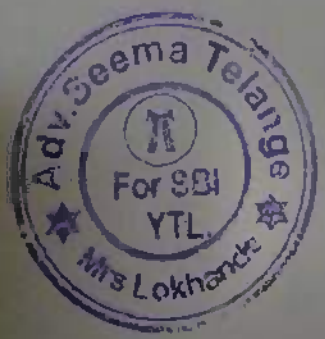
Further Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri jointly applied to S.D.O., Yavatmal for Amalgamation of Plot No. 17, Admeasuring area 286.13, Plot No. 18, Admeasuring area 286.13 & Plot No. 19, Admeasuring area 286.13, and the said authority registered the case as Rev. Case No. 7/N.A.P.34/2013-2014 Mauje Pimpalgaon, Tq. & Dist. Yavatmal and passed the order of Amalgamation on dated 20/09/2013 and hence the said Plots were amalgamated and now Plots No. 17+18+19, Admeasuring area 858.39 sq. mtr.

Further Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri recorded their name with the Local Deputy Superintendent Land Records Office, Yavatmal & G.P. Office Pimpalgaon.

Further Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri have constructed apartment on the above plot known as **"Ranwara Apartment"** as per the approved plan by G.P. Pimpalgaon on dated 31/07/2013, Vide Resolution No. 05.

Now Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri have executed Notarized Agreement of Sale of the Flat No. F-5, on First Floor, having built-up area 103.63 sq. mtr. alongwith 7.37% sq. mtr., undivided land share in the above plot with Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare. The total consideration amount of Flat is decided for Rs. 19,00,000/-. The date of execution of sale deed is decided on dated 27/11/2015 or before that. The Notarized Agreement of Sale is lapsed and hence it is advised to be obtained Extended Agreement to Sale.

It is advised to obtain registered Agreement to Sale.



Signature of the Advocate

Advocate
Seema Telange
Mrs Lokhande
Advocate

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9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full ownership rights [After execution of Sale Deed]
10	If leasehold, whether;	
	a) lease Deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c) duration of the Lease/unexpired period of lease,	Not Applicable
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	Not Applicable Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
11	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not Applicable
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not Applicable
	the mortgagor is competent to create charge on such property,	Not Applicable
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Not Applicable
	b) Mortgage can be created.	Not Applicable Not Applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	For the proper creation of equitable mortgage the sale deed in the name of Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare is required to be obtained
14	If the property has been transferred by way of Gift/ Settlement Deed, whether:	Not Applicable
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable

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15	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16	Whether the title documents include any testamentary documents /wills?	Not Applicable
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not Applicable
17	(a) Whether the property is subject to any wakf rights?	Not Applicable
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18	(a) Where the property is a HUF/Joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable

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20	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not Applicable
	(b) In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	The Conversion order is passed by S.D.O., Yavatmal in Rev. Case No.4/2/1968-1969 Mauja Pimpalgaon, decided on dated 14/08/1969 is obtained.
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	Not Applicable
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	Not Applicable
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/ enquiry.	Not Applicable
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Applicable
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking.	Not Applicable
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not Applicable
26	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable

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27	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If no, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law	Not Applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Not Applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	(g) Please comment on the genuineness of POA?	Not Applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29	If the property is a flat / apartment or residential / commercial complex, check and comment on the following:	The property is a Flat
	(a) Promoter's/Land owner's title to the land/ building;	Not Applicable
	(b) Development Agreement/Power of Attorney;	Not Applicable
	(c) Extent of authority of the Developer/builder;	Not Applicable
	(d) Independent title verification of the Land and/or building in question;	Independent title verification of the entire building /land is not carried
	(e) Agreement for sale (duly registered);	The Agreement for Sale is Notarized
	(f) Payment of proper stamp duty;	Not Applicable

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	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
	(h) Approval of building plan, permission of appropriate/ local authority, etc.;	The Building plan is approved by G.P. Office, Pimpalgaon.
	(i) Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	(j) Occupancy Certificate/allotment letter/letter of possession;	Not Applicable
	(k) Membership details in the Society etc.;	Not Applicable
	(l) Share Certificates;	Not Applicable
	(m)No Objection Letter from the Society;	Not Applicable
	(n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	All legal requirements under the G.P. laws regarding ownership of flat have been fulfilled
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not Applicable
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	The numbering pattern of the flat is tallied with the approved plan
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not Applicable
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not Applicable
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest Property Tax Receipt to be obtained
33	(a) Urban land ceiling clearance, whether required and if so, details thereon.	Urban land ceiling clearance certificate is not required
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No
34	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Latest Mutation Extract to be obtained
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
36	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	The property can be identified from the available documents
	(a) Document in relation to electricity connection;	Not Available
	(b) Document in relation to water connection;	Not Available
	(c) Document in relation to Sales Tax Registration, if any applicable;	Not Available
	(d) Other utility bills, if any	Not Available

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38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	There is no difference/ discrepancy of the boundaries of the property.
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	The sanction Layout plan & approved Building plan are available and the description & boundaries of the property are clearly mentioned in the said documents.
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	For the proper creation of mortgage the sale deed in the name of Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare is required to be obtained
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes [After execution of Sale deed]
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	The title deed to be executed is required to be obtained for the creation of proper valid & enforceable mortgage
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	The title deed to be executed is required to be obtained for the creation of proper valid & enforceable mortgage
44	Additional aspects relevant for investigation of title as per local laws.	--
45	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	The title deed to be executed is required to be obtained for the safeguard the interest of Bank to ensure the perfection of security
46	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare [Proposed purchasers]

Date: 11/01/2016
Place: Yavatmal

Adv. Seema Telange For SBI YTL Mrs Lokhande

Signature of the Advocate
Advocate
Seema Telange
Mrs Lokhande
Advocate For SBI

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Annexure-IV

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 (Please specify the kind of mortgage) and that the documents of 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 [It is advised to obtain original sale deed after execution of the same offered as security by way of Equitable Mortgage]

2. I have examined the Documents in detail, taking into account all the Conditions in the check list vide Annexure-II 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 by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, 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. Suspicions/ Doubts, if any, has been clarified by making necessary enquiries. [Sub-Registrar Office, Yavatmal does not issue encumbrance certificate]

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance 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. [Encumbrances Certificate does not provide by the concerned Sub-Registrar office, Yavatmal for want of such practice] [I have paid relevant search charges in the Office of Sub-Registrar, Yavatmal for the above years paid by Vide Receipt No. 135/16 on dated 07/01/2016]

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 (Delete, whichever is inapplicable)

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

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare [After execution of sale deed]

9. I certify that Shri. Praful Sudhakarrao Puri, Sau. Sunita Praful Puri and Sau. Archana Suhas Puri have an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable [For the proper creation of equitable mortgage the sale deed in the name of Shri. Anil Namdeorao Khandare & Sau. Saroj Anil Khandare is required to be obtained]

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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. [For the proper creation of equitable mortgage the sale deed in the name of Shri. Anil Namdeorao Khandare & Smt. Saroj Anil Khandare is required to be obtained]

A] Original Notarized Agreement to Sale dated 05/10/2015, Vide Sr. No. 2523/2015

B] Sale Deed to be obtained in the name of Shri. Anil Namdeorao Khandare & Smt. Saroj Anil Khandare after execution of the same.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force. [For the proper creation of equitable mortgage the sale deed in the name of Shri. Anil Namdeorao Khandare & Smt. Saroj Anil Khandare is required to be obtained]

SCHEDULE OF THE PROPERTY

Layout Plot No. 17+18+19 out of converted Field Survey No. 14/2, Nazul Sheet No. 22, Nazul Plot No. 2/4, Admeasurements in total 858.39 sq. mtr., Apartment constructed on some portion of the said plot known as "Ranwara Apartment" in this particular Apartment, Flat No. F-5, First Floor, having built-up area 103.63 sq. mtr., alongwith 7.37% undivided land share in the above plot situated at Mauje and G.P. Pimpalgaon, Tq.& Dist. Yavatmal, having the following boundaries.

East	West	North	South
Balcony/Gallery	Open Space	Flat No. F-4	Open Space

Date:- 11/01/2016

Place:- Yavatmal

Signature of the Advocate

Adv. Seema Telange For SBI YTL Mrs Lokhande

Advocate
Seema Telange
Mrs Lokhande
Advocate For SBI

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Certificate of Title on the Basis of Certified copies of the Title Deeds

Annexure - C1:

I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be offered as security by way of Registered/ Equitable/ English Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered/ Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that: **[It is advised to obtain original sale deed after execution of the same offered as security by way of Equitable Mortgage]**

2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and.

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 on production of the original title deeds. 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.

4. Following scrutiny of Land Records/ Revenue Records and relative Certified copies 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. **[Sub-Registrar Office, Yavatmal does not issue encumbrance certificate]**

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance 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. **[Encumbrances Certificate does not provide by the concerned Sub-Registrar offiee, Yavatmal for want of such practice] [I have paid relevant search charges In the Office of Sub-Registrar, Yavatmal for the above years paid by Vide Receipt No. 135/16 on dated 07/01/2016]**

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 (Delete, whichever is inapplicable)

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable). **Not Applicable**

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Adv. Seema Telange For SBI YTL Mrs Lokhande

Signature of the Advocate

Advocate
Seema Telange
Mrs Lokhande
Advocate For SBI

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