CHALLAN

MTR Form Number-6

GRN	MH006967104201617E	BARCODE		Date	22/12/2016-13:01:44	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee			TAX ID (If Any)			
	Other Items			PAN No. (If Appliacable)			
Office Name	JLN1_HQR SUB REGISTRAR JALNA 1			Full Name	ADV AMIT K CHITNIS		
Location	JALNA						
Year	2016-2017 One Time			Flat/Block No.	KASBA		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street	OLD JALNA		
				Area/Locality	JALNA		
				Town/City/District			
				PIN	4	3	1 2 0 3
				Remarks (If Any)	SEARCH FOR 30 YEARS FROM 1987-2016 OF SNO 94 WITHIN MC LIMITS JALNA		
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	02300042016122269202	413538549
Cheque/DD No				Date	22/12/2016-13:01:39		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9421595529

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FORMAT **Annexure – A**

1.	a) Name & Constitution of the Borrower	M/s. Bhuvi Landmarks LLP through authozised Partner Ritesh Radhesham Mantri
	b) Whether the loan is for Rs. 1.00 Crore and above? (Search for not less than 30 years is mandatory in such cases.)	Below 1,00,00,000/-
2.	Name and Constitution of the intended mortgagor	S.B.I Branch Jalna
3.	Relationship between intended mortgagor and borrower (Please specify whether the intended mortgagor and borrower are one and the same or related as guarantor, co-borrower, power of attorney, etc.)	Borrower is Mortgager
4.	Description of property / properties	Krishnaban, 144 Row Houses & 20 shops.
4.1	Survey / Door No.	Part of Sy. No.94 .
4.2	Extent	144 Row Houses & 20 shops on Sy. No.94 total adm.17721.80 sq.mtr. situated at Krishnaban, Aurangabad Road, Jalna Tq & Dist Jalna.
4.3	Location	Aurangabad Road, Jalna Tq. & Dist Jalna

4.4 **Four boundries of Part of Sy. No.94 of the entire project Krishnaban**

East	West	South	North
River.	Part of Sy. No. 94	Nalla.	D.P.Road.

5. List of documents delivered to Advocate for verification (Specify original / certified extract / copies, etc.)

Sl. 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 Branch.
1	05/11/2016	Copy of 7/12 extract of Sy. No. 94..	Certified	
2	28/02/90	Copy of Decree Passed in RCS No. 372/89.	Certified	
3	18/10/2016	Building Construction Permission with proposed plan.	Original	
4	07/11/2016	Reg. Development Agreement no. 4454 executed between Shivkumar Baijal & M/s. Bhuvi Landmarks LLP.	Original.	

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	5.	07/11/2016	Reg. Declaration Deed no. 4455.	Original.	
	6.	07/11/16	Reg. Irrevocable Power of Attorney no. 4456 delegated by Shivkumar Baijal in favour of M/s. Bhuvi Landmarks LLP.	Original	
	7.	20/02/16	Permission of Sanction of Lay out.	Original	
6.	Location Details				Aurangabad Road, Jalna
6.1	Complete postal Address of the property / properties.				Aurangabad Road, Jalna
6.2	Prominent Landmark				
6.3	Bus route				
6.4	Bus stop				
7.	Rough location sketch				
7.1	Approach sketch to the location				
7.2	Exact location of construction / purchase and working plan				
8.	Please mention details about the builder (If applicable)				
8.1	Name of the Firm				
8.2	Address of the Firm				
8.3	Telephone No.				
8.4	Contact person				
8.5	Is the builder / project in the Bank's latest approved list. Mention the date of approval of the builder and validity of the current approval.				

Yours faithfully,

Signature	
Name	
Designation	
Branch / Unit	
Contact Details	

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Annexure – B:

Report of Investigation of Title in respect of immovable property

(All Columns/ items are to be completed/ commented by the panel advocate)

1	a) Name of the Branch/ Business unit/ office seeking opinion.	S.B.I Main Branch Jalna
	b)Reference No. and date of the letters under the cover of which the document tendered for scrutiny are forwarded	S.B.I Main Branch Jalna
	c) Name of the Borrower.	M/s. Bhuvi Landmarks LLP through authozised Partner Ritesh Radhesham Mantri
2	a)Name of the unit/concern/ company/ person offering the property/(ies) as security.	M/s. Bhuvi Landmarks LLP through authozised Partner Ritesh Radhesham Mantri.
	b)Constitution of the unit / concern / person/body/authority offering the property for creation of Charge.	M/s. Bhuvi Landmarks LLP through authozised Partner Ritesh Radhesham Mantri
	C)State as to under what capacity is security offered (whether as joint application or borrower or as guarantor; etc)	Applicant.
3	Complete or full description of the immovable property/ (ies) offered as security including the following details. a)Survey No.	144 Row Houses & 20 shops on Sy. No.94 total adm.17721.80 sq.mtr. situated at Krishnaban, Aurangabad Road, Jalna Tq & Dist Jalna.
	b)Door/ House No.(in case of house Property)	144 Row Houses & 20 shops on Sy. No.94 total adm.17721.80 sq.mtr. situated at Krishnaban, Aurangabad Road, Jalna Tq & Dist Jalna.
	c)Extent/ area including plinth/ built up in case of house	N/A as it's a commercial complex.
	Property **Four boundries of Part of Sy. No.94 of the entire project Krishnaban**	

East	West	South	North
River.	Part of Sy. No. 94	Nalla.	D.P.Road.

4	Particulars of Documents	

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	Sl. 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 Branch.
	1	05/11/2016	Copy of 7/12 extract of Sy. No. 94..	Certified	In case of absence of original title deeds, Registered mortgage may be executed.
	2	28/02/90	Copy of Decree Passed in RCS No. 372/89.	Certified	
	3	18/10/2016	Building Construction Permission with proposed plan.	Original	
	4	07/11/2016	Reg. Development Agreement no. 4454 executed between Shivkumar Baijal & M/s. Bhuvi Landmarks LLP.	Original.	
	5	07/11/2016	Reg. Declaration Deed no. 4455.	Original.	
	6	07/11/16	Reg. Irrevocable Power of Attorney no. 4456 delegated by Shivkumar Baijal in favour of M/s. Bhuvi Landmarks LLP.	Original	
	7.	20/02/16	Permission of Sanction of Lay out.	Original	
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 .)				Yes.
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? b)If such online/ computer records are available, whether any				yes
	Verification or cross checking are made and the comments/ findings in this regard.				yes
	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?				yes
7	a) Property offered as security falls within the jurisdiction of which Sub-registrar office?				Jalna
	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/registrar-general. If so, please name all such				No

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	offices?	
	c)Whether the search has been made at all the offices named at (b) above	N.A.
	d)whether the searches in the offices of registration authorities or any other records reveal registration of multiple title documents in respect of the property in question?	N.A.
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 period of not less than 30 years is mandatory.(separate sheets may be used)	In absence of original title deed Registered mortgage deed may be obtained. A separate sheet is annexed for showing Chain/Flow of Title.
9	Nature of Title of the intended Mortgagor over the property (whether full ownership rights, leasehold Rights, Occupancy/possessory Rights or Inam Holder or Government/Grantee/Allottee etc.)	Joint ownership Rights
10	If leasehold, whether; a) If 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
	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 Government grant/allotment/Lease-cum/Sale agreement Whether;	N.A.
	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,	
	Whether any permission from Govt. or any other authority is required for creation of mortgage and of so whether such valid permission is available.	Not Applicable
12	If occupancy right, whether;	Yes
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
13	Nature of Minor's Interest, if any and if so, whether creation of mortgage could be possible-the modalities/ procedure to be followed & the reasons for coming to such conclusion.	N.A.
14	If the property has been transferred by way of Gift/ settlement Deed, whether;	N0.
	a) The Gift/settlement Deed is duly stamped and registered;	Not Applicable
	b)The Gift/ settlement Deed has been attested by two witness;	Not Applicable
	c)The Gift/ Settlement Deed transfers the property to Donee;	Not Applicable

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	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 and whether there is a need for any other persons 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
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.	N.A.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A
	C) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	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.	Decree has become final.
	e) Whether any of the documents in question are executed in counterparts to be taken for avoiding multiple mortgages?	N.A.
16	Whether the title documents include any testamentary documents / wills?	No
	a) In case of wills, whether the will is registered will or unregistered will ?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	
	c) Whether the property is mutated on the basis of will?	Yes
	d) Whether the original will is available?	Yes
	e) Whether the original death certificate of the testator is available?	Yes
	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, app 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.)	N.A.
17	a) Whether the property is subjected to any wakf rights?	No
	b) Whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties?	No
	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.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.

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19	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	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
20	a) If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation / enforcement of mortgage.	No
	b) In case of agriculture 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.	Not Applicable
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agriculture Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search / enquiry is made with the land Acquisition Office and the outcome of such search / enquiry.	No
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implications 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.	No.
24	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Yes.
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	c) Whether the persons creating mortgage has / have authority to create mortgage for and on behalf of the firm.	Yes
25	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage / execution of documents, Registrar (ROC), Articles of Association / provision for common seal etc.	N.A.
26	In case of Societies, Association, the required authority / power to borrower and whether the mortgage can be created, and the requisite resolutions, by-laws.	N.A.
27	a) Whether any POA is involved in the chain of title?	Yes
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-Cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it	Yes. Development Agreement & Power of Attorney are

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	as such is irrevocable as per law.	
	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 POS) or (ii) other type of POA (Common POA)	POA is executed by the land owner in favour of the Builder.
	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.	Yes.
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. 1. Whether the original POA is verified and the title investigation is done on the basis of original POA? 2. Whether the POA is a registered one? 3. Whether the POA is special or general one? 4. Whether the POA contains a specific authority for execution of title document in question?	Yes
	f) Whether the POA was in force and not revoked or has 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?	POA is genuine.
	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.	Yes.
29	If the property is a flat / apartment o r residential / commercial complex, check and comment on the following: a) Promoter's / Land owner's title to the land / building; b) Development Agreement / Power of Attorney; c) Extent of authority of the Developer / builder; d) Independent title verification of the land and or building in question: e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g)Requirement of registration of sale agreement, development agreement, POA, etc. h) Approval of building plain, permission of appropriate / local authority, etc.; i) Conveyance in favour of Society / Condominium concerned; j) Occupancy Certificate / allotment letter / letter of possession; k) Membership details in the Society; l) Share Certificates; m) No objection Letter from the Society; n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies Law etc.;	Land owners Title to the land is clear.

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	o) Requirements, for noting the Bank charges on the records of the Hosing Society, if any; p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any. q) Whether the numbering pattern of the units / flats tally in all documents such as approved plan, agreement plan, etc.	
30	Encumbrances, Attachment, and / or claims whether of Government, Central or State or other Local Authorities or Third Party claims, Liens etc. and details thereof.	**The Property is free from Encumbrances.**
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.	I have taken search from the year 1987 to 2016 i.e 30Years vide Receipt no.MH006967104201 617E on dt.22 /12/16.
32	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Municipal Taxes would be paid by the Mortgager/ Borrower if not paid
33	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	N.A.
34	Details of RTC extract / mutation extract / Katha extracts pertaining to the property in question.	Certified copy 7/12 extract is annexed,.
35	Whether the name of mortgager is reflected as owner in the revenue / Muncipal / Village records?	Yes in Municipal & CTS Record.
36	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation / partition of the property is legally valid? c) Whether the property has clear access as pert documents?	Yes
37	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes
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 elaborated / comment on the same.	No
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 afrenoit available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	N.A.
40	Any bar / restriction for creation of mortgage under any local or	No

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	payment of proper stamp duty etc.	
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
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 extract duly certified etc. as also any precaution to be taken by the Bank in this regard.	Registered Mortgage Deed may be executed
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.	Yes. No Additional precaution is required by law.
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	No
46	The specific persons who are required to create mortgage / to deposit document creating mortgage.	M/s. Bhuvi Landmarks LLP through authozised Partner Ritesh Radhesham Mantri

Note :- In case separate sheets are required, the same may be used signed and annexed.

Date :- 22/12/2016

Place :-Jalna

Signature of the Advocate

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Flow of Title of Sy. No.94 situated at Krishnaban, Aurangabad Road, Jalna Tq & Dist Jalna.

Land adm. 3H.85 R. in Sy.No.94 was owned & possessed by Shivkumar Maganlal Baijal. There was a litigation of this land vide RCS No. 372/89. Shivkumar Maganlal Baijal filed a suit for Perpetual injunction against Rai Maganlal & Ravikumar Baijal from interfering Suit land. This Suit was decreed on dt. 28/02/90. As per the decree the name of Shivkumar Maganlal Baijal was mutated in the ownership column of the 7/12 extract of Sy. No. 94 vide mutation entry no. 2196 sanctioned on dt. 15/03/93.

This owner Shivkumar Maganlal Baijal got approval of the Lay out from the Town Planner on dt. 20/02/16 for the land adm. 17721.80 sq.mtr. out of his land in Sy. No. 94. The owner has also deposited the N.A Tax but the receipt is not produced on record. He then obtained Permission for Construction from the Municipal Council dt. 18/10/16.

The present owner Shivkumar Baijal entererd into Reg. Development agreement no. 4454 dt. 07/11/16 with M/s. Bhuvi Landmarks LLP through its authorized Partner Ritesh Radhesham Mantri (Developer).

The Land owner Shivkumar Baijal & the Developer executed Deed of Declaration bearing no. 4455/16 on dt. 07/11/16 whereby they are constructing 144 Row Houses & 20 Shops over this Plot & named this Unit as "Krishnaban".

The land owner Shivkumar Baijal then delegated Irrevocable Power of Attorney bearing Reg. no. 4456/16 dt. 07/11/16 in favour of the Developer M/s. Bhuvi Landmarks LLP through its authorized Partner Ritesh Radhesham Mantri delegating him certain powers along with the power to execute Agreement to Sale, Sale Deed etc.

The Bank can execute Simple Reg. Mortgage mortgage.

Date:- 22/12/2016

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9. I certify that Shivkumar s/o Maganlal Baijal has an absolute, clear and Marketable title over the Schedule property/(ies). I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds 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 original title deeds / documents the certified copies of which have been examined would create a valid and enforceable mortgage: Not applicable as Simple Reg. Mortgage is advised.

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

SCHEDULE OF THE PROPERTY (IES) : 144 Row Houses & 20 Commercial Shops on Part of Sy. No. 94 Totally adm. 17721.80 sq.mtr. situated at Aurangabad Road, Jalna belonging to Shivkumar s/o Maganlal Baijal who entered into Development agreement with M/s. Bhuvi Landmarks LLP through its authorized Partner Ritesh s/o Radhesham Mantri which is bounded as :

East	West	South	North
River.	Part of Sy. No. 94	Nalla.	D.P.Road.

Date :- 22/12/2016
Place : - Jalna

Signature of the Advocate

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