

PRAKASH B. PATILANKAR
ADVOCATE

"Pratimavardhini" Plot No. 2,
Mazgaon, Sector 3-2,
CHCO, AURANGABAD.

PHONE NO. 2100795

MOBILE NO. 98233-70026

Annexure - B: Report of investigation of title in respect of immovable Property.

(All Columns of this form shall be completed & submitted to the project attorney)

1	a) Name of the Branch/BTL seeking opinion.	STATE BANK OF INDIA, AURANGABAD.	
	b) Relative No. and date of the letter under the cover of which the documents referred for opinion are forwarded.	DRA/INS/2812/2018	
	c) Name of the Borrower.	M/S. VEDIC VENTURES INDIA PVT. LTD.	
2	a) Name of the applicant/owner/proprietor offering the property under security.	M/S. SCUD VENTURES INDIA PVT. LTD.	
	b) Constitution of the said owner/proprietor body offering the property for creation of charge.	PRIVATE COMPANY	
	c) Service made, who equally has been offered (whether or not applicant or borrower or its representative).	SORDOWTER HAS BEEN SERVED BY	
3	a) Details of all description of the immovable property that offered as security including the following details: (i) Survey No. (ii) Location and use of the property. (iii) Extent/area including plot/lot area and use of the property. (iv) Location (the name of the place, village, city, region, district, sub-district etc. District).	All details are mentioned in the Schedule of Property given below.	
4	a) Particulars of the document submitted as well as corresponding. b) Name of documents verified and as to whether they are original or copy. Volume/serial number of records duly verified. Note: Only original documents submitted for registration have to be examined.	Original value is not available only original for description of documents. Hence separate sheet is annexed.	
5	a) Whether the copy of all the documents are obtained from the borrower. Subsequent offer and compared with the documents made available to the proposed mortgagee. (Please see annexure all such certified copies and relevant certification, with T.R.)	Verified from original & mentioned in T.R.	
6	a) Whether the records of Registrar Office or records maintained relevant to the records in question are available for verification through any online portal or computer system? b) If such or computer records are available, whether any verification or cross checking are made and the consistency findings in the report. c) Whether the genuineness of the same paper is possible to be got verified from any online portal and if available then verification was made?	Records of Registrar Office & records maintained relevant to the property are available online & I have verified the same. Records of Registrar Office to record articles related to the property are available online & I have verified the same. No record of genuineness of same paper is available in online portal.	
7	a) Property offered as security and within the jurisdiction of which sub-registrar office?	AURANGABAD.	

Q. Whether a resolution is mere registration of documents in a court of the people is a question, as were the sole office of the magistrates, district, territorial, regional, general, &c., please name all subdivisions.	Answer. All the names in the Arrangements proposed to be made in the office of sub-regional, as the competence and available office.
---	---

$$\frac{1}{\sqrt{2}}(\overline{u}_1 + i\overline{u}_2) \text{ or } \frac{1}{\sqrt{2}}(\overline{u}_1 - i\overline{u}_2) \text{ has } \frac{1}{\sqrt{2}}(\overline{u}_1 + i\overline{u}_2) \text{ or } \frac{1}{\sqrt{2}}(\overline{u}_1 - i\overline{u}_2) \text{ or } \frac{1}{\sqrt{2}}(\overline{u}_1 + i\overline{u}_2) \text{ or } \frac{1}{\sqrt{2}}(\overline{u}_1 - i\overline{u}_2)$$

d. Where the results of an analysis regarding Environmental Quality or any other metric exist, present:

What is the purpose of the technology in terms of the
product's performance?

¹ Rank of all inversions the title α_0 , by all right title down to its largest title.

anyone in question from the producers in

There are also no common antibodies. And, of course, there's the question of whether any of the 120 proteins involved

depending on the nature of the change of state, the

of the $\bar{p}$ and $\bar{n}$ is $\frac{1}{2}$ and $\frac{1}{3}$ respectively.

[illegible]

Journal of the American Medical Association
 1960; 175: 1000-1001

It is identical in nature to the $\frac{1}{2}$ degree/mph.

where $\bar{a} = \frac{1}{n} \sum_{i=1}^n a_i$ and $\bar{b} = \frac{1}{n} \sum_{i=1}^n b_i$ are the arithmetic means of a_i and b_i respectively.

10. 2. Sub $\bar{A} \cap \bar{B} \cap \bar{C}$ and $\bar{A} \cap \bar{B} \cap \bar{C}$ are disjoint.	11.
--	-----

There is no evidence that the defendant was involved in the crime.

$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

[illegible]

For the general case, if the boundary value problem is well-posed, then

from which

1. *Staphylococcus aureus* (100%)

$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx = \frac{1}{\sqrt{\pi}}$

$$f_{\text{eff}} = \frac{f_{\text{eff}}^{\text{max}}}{1 + \exp\left(\frac{1}{\alpha} \ln\left(\frac{f_{\text{eff}}^{\text{max}}}{f_{\text{eff}}}\right)\right)}$$

is required for various reasons and the area will, undoubtedly,

$\frac{1}{2} \log \frac{1}{2} + \frac{1}{2} \log \frac{1}{2} = -1$

1. The first step is to identify the problem. This involves understanding the situation and the goals that need to be achieved. It is important to gather all relevant information and to define the problem clearly.

$$c_1 \bar{c}_1 + c_2 \bar{c}_2 + \dots + c_n \bar{c}_n = 0$$

... to be followed by a ...

the roughed-in

used to feed $\omega_{\text{in}}^{\text{in}} \omega_{\text{in}}^{\text{out}}$.

1000

20	Whether the Settlement Deed is duly stamped and registered?	The title of the owner of property is not derived by Gift/Settlement Deed.
21	Whether the Gift / Settlement Deed has been attested by two witnesses?	The title of the owner of property is not derived by Gift/Settlement Deed.
22	Whether the Gift/Settlement Deed transfers the property to Donee?	The title of the owner of property is not derived by Gift/Settlement Deed.
23	Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separate writing or by implication or by silence?	The title of the owner of property is not derived by Gift/Settlement Deed.
24	Whether there is any restriction on the Donee in accepting the Gift / Settlement Deed in 1956/62?	The title of the owner of property is not derived by Gift/Settlement Deed.
25	Whether the Donee is in possession of the gifted property?	The title of the owner of property is not derived by Gift/Settlement Deed.
26	Whether any life interest is reserved to the Donor or any other person and whether there is a deed for any other person to join the owner of mortgage?	The title of the owner of property is not derived by Gift/Settlement Deed.
27	Any other aspects affecting the validity of the title passed through the Gift / Settlement Deed.	The title of the owner of property is not derived by Gift/Settlement Deed.
28	Whether a partition / family settlement deed, wherein the original deed is available for deposit, if not the necessary / proceedings as followed to make valid and enforceable mortgage?	The property owner has not derived his title through family partition or settlement deed.
29	Whether mortgage has been effected and whether the mortgage is in possession and enjoyment of discharge.	The property owner has not derived his title through family partition or settlement deed.
30	Whether the partition deed is valid in law and the mortgage has acquired a mortgageable title?	The property owner has not derived his title through family partition or settlement deed.
31	Whether a declaration by a donor of intent, whether oral or written, has become final and all other conditions / formalities are completed / complied with.	The property owner has not derived his title through family partition or settlement deed.
32	Whether any of the documents in question are executed in counterparts or in more than one sets of so, additional precautions to be taken for executing multiple mortgages?	The property owner has not derived his title through family partition or settlement deed.
33	Whether the title documents include necessary documents / wills?	The property owner has not derived his title through will.
34	Whether the will is duly attested and whether the will is registered or unregistered?	The property owner has not derived his title through will.
35	Whether the will is the last will made by the testator and if so, who are the witnesses executed by a registered court?	The property owner has not derived his title through will.
36	Whether the will is named in the body of will?	The property owner has not derived his title through will.
37	Whether the original Will is available?	The property owner has not derived his title through will.
38	Whether the original draft certificate of the Registrar is available?	The property owner has not derived his title through will.
39	Whether the contingencies and / or conditions in establish the Will in operation.	The property owner has not derived his title through will.

Under the said Will of the testator?

According to the circumstances and to the availability or availability of all the beneficiaries above, the genuineness & validity of the will & parties have been given the will, etc., which are relevant to any or the said availability of property, the said bank are to be explained;

17. (a) Whether the property is subject to any trust or other? The property is not a property of the Board.
- (b) Whether the property belongs to charitable or any religious or any institution having any restriction in creation of charges on such property? The property does not belong to charitable or any religious institution.
- (c) Exemption? Immunity? If any in respect of the above cases for creation of any charge? The property does not belong to charitable or any religious institution.
18. (a) Where the mortgage is created for family benefit, legal necessity, whether the major beneficiaries have no objection to join in execution, unless there is any right of preference or priority?
- (b) Where the mortgage is any other, which does not adversely affect the validity of security, legal cases? The property is not a legal property.
19. (a) Whether the property belongs to any trust or is subject to any right or any trust? The property is not a legal property and does not involve any rights.
- (b) Whether the mortgage is made or put in trust and whether the trust does specifically convey the mortgage of the property?
- (c) Any additional provision or security given to the creditor for creation of sub-mortgage? The property is not a legal property and does not involve any rights.
- (d) Requirement? If any for creation of mortgage as per the conditions laid applicable to the trust in the matter. The property is not a legal property and does not involve any rights.
20. (a) If the mortgage is Agricultural land, whether the land is permitted mortgage or Agricultural land and whether there are any restrictions for creation of mortgage.
- (b) In case of Agricultural property, other relevant cases or decisions as per law, etc., if any are to be applied in regard to the validity of the mortgage and to enhance the mortgage?
- (c) In case of creation of Agricultural land for commercial purpose or otherwise, whether any provision followed / permitted claim.
- The Collector is the authority for conversion of mortgage of the land or in discharge of his powers, he has issued the N.A. Order, after making necessary enquiry in that regard. The legal principle is that, the order, so passed by the competent authority is proper by adoption the necessary legal requirement & the procedure. The details of N.A. Order are referred to the Law of Land.
21. Whether the mortgage is created by any body or other regulations having a bearing on the mortgage security, other regulations law, whether Section, under the Land Act, 1957 regulations, Local Area Regulations, Government Chambers, etc.
- All the time of passing of N.A. Order, the authority concerned, the Collector is legally bound to follow the procedure laid down under Madras Land Revenue Code, 1946 & the Rules thereunder & thereafter only the order of N.A. Order is to be passed. When the N.A. Order is

		proceed & put in records & get without any due the Collector has followed all the required procedure & Mortgage recorded under Entry No. 11 in the format.
32	(a) Whether the property is subject to any pending or proposed land acquisition proceedings? (b) And for any search enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	(a) present. It is not affected by any pending or proposed land acquisition proceedings. (b) Enquiry made with L&A Office revealed that no acquisition proceedings are pending. However, for reply to writing, the Bank may submit an application under PUA Act which may take time due to pendency of a huge number of applications with the L&A Office.
21	(a) Whether the property is involved in or subject matter of any litigation which is pending or continued? (b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any indication of its future enforcement? (c) Whether the documents have any court seal or stamping which points out any litigation/controversy/uncertainty to exist in respect of the property in question? In such case please submit relevant documents.	(a) Summary of mortgage record does not reveal any adverse litigation entry indicating pendency of litigation or dispute. (b) Summary of mortgage record does not reveal any adverse litigation entry indicating pendency of litigation or dispute. (c) No court seal or stamping are found on the title documents of power of attorney, passed by the
24	(a) In the case of partnership firm, whether the property belongs to the firm and the firm is properly registered. (b) Property belonging to company, whether listed, or unlisted? Whether firm/other per the state has been compliance per applicable Law.	(a) Property offered does not belong to partnership firm. (b) Company offered does not belong to partnership firm.
25	(a) Whether the owner (s) creating mortgage have authority to create mortgage for and on behalf of the firm. (b) Whether the property belongs to a Limited company. Check the borrowing powers, Board resolution, authorization to create mortgage, execution of documents, Registration of one party should file in Company Registrar (ROC), Articles of Association/ Provision for constitution etc.	(a) Property offered does not belong to partnership firm. (b) Property offered as security is taken for development by the applicant company. These documents should be obtained before creation of mortgage in favour of the Bank. Bank's stamp should be retained on the records of ROC. <u>Bank should obtain search report of ROC from practicing Company Secretary.</u>
26	In case of Societies Association, the record authority is power to borrow, and whether the mortgage can be created, and the records maintained by them.	The Property is not a society prop.
27	(a) Whether the PDA is involved in the chain of title? (b) Whether the PDA involved is not accepted with interest, i.e. a Development Agreement with a power of attorney. If so, power really whether the same is a legal document and once it has entered into the title in favour of the mortgagee/ developer, can it such be involved in the project.	(a) PDA is involved in chain of title. (b) PDA is coupled with interest. PDA is in the register.

(c) If said PDA Document is executed by the PDA holder, does clearly the PDA involved is duly executed by the Holder via Company / Firm / Individual or Proprietor. Contents is signed of their Partners / Employees / Authorized Representatives, is sign the Agreement Letter, PDA's, Agreement of Sale, Sale there etc. in favour of buyers of PDA units (Builder's PDA, or all documents).	PDA is confirmed by the purchaser in favour of the developer company along with signed Development Agreement.
(d) In case of Builder's PDA, whether a certified copy of PDA is provided and the same are verified / compared with the original PDA.	Original PDA is verified.
(e) In case of Common PDA's & PDA other than Builder's PDA, please clarify the following circumstances of PDA.	
(i) Whether the Original PDA is verified and the title investigation is done on the basis of original PDA?	Highest PDA is verified.
(ii) Whether the PDA is a registered one?	PDA is registered.
(iii) Whether the PDA is a specific or general one?	PDA is general.
(iv) Whether the PDA contains a specific authority for execution of the document in question?	Yes.
(v) Whether the PDA was in force and not revoked or had become invalid on the date of execution of the document in question? If yes, clarify whether the same has been ascertained from the Office of Sub-Registrar(s)?	As per the record made available to me & the record of the Sub-Registrar, I have reason to believe to opine that the PDA is reasonable & valid till date. I cannot make any precise opinion whether PDA is valid or not. To protect better interest of the buyer in the light of Column (a) to (iv) I submit to get confirmation from owner / its associates of PDA that, the PDA executed by him is valid till date.
(vi) Please comment on the continuance of PDA?	PDA is pending.
(vii) The Unregistered status on the enforceability and validity of the PDA.	PDA is enforceable in law.
26. Whether property is being created by a PDA. Include check particulars of the Power of Attorney and the content of the same as given therein and whether the same is properly executed / stamped / authenticated in terms of the Law of the place, where it is executed.	PDA is enforceable in law.
27. Is the property is a flat / apartment or residential building?	Commercial complex, check and comment on the following:
(a) Developer's Form: Contents flow to the final building.	The details with respect to the land ownership and physical details in form of the project plan is there.
(b) Development Agreement / Power of Attorney.	The details with respect to Development Agreement & Power of Attorney are in order as received & disclosed in detail in Flow of title page(s) refer the same.
(c) Extent of Authority of the Developer/holder.	Developer has power to sell + mortgage the flats.

(d) Independent verification of the land and/or building in question:	I have viewed & verified all the documents supplied to me & on the basis of these documents & record I have verified the same in the manner officers & have given me independent detailed report of verification of title of the property & all the facts & details are mentioned in flow or true for the bank reference.
(e) Assurances for Sale/Title independently:	Not Applicable. Builder himself has offered the security.
(f) Payment of price, stamp duty:	Not Applicable. Builder himself has offered the security.
(g) Enforcement or registration of Sale Agreement/Assignment agreement, etc.:	Not Applicable. Builder himself has offered the security.
(h) Approval of building plan, permission or representation authority, etc.:	Not Applicable. Builder himself has offered the security.
(i) Compliance in terms of society/condominium concerns:	The building is submitted to the provisions of Maharashtra Apartment Ownership Act, by the owner & he has executed the required registered Deed of Declaration viz. Part of the said Act, which is referred by me in the Column of Flow of Title.
(j) Ownership Certificate/amount/letter of payment:	Not submitted hereby owner/owner.
(k) Membership details in the society, etc.:	The building is submitted to the provisions of Maharashtra Apartment Ownership Act, by the owner & he has executed the required registered Deed of Declaration viz. Part of the said Act, which is referred by me in the Column of Flow of Title.
(l) Name of society:	The building is submitted to the provisions of Maharashtra Apartment Ownership Act, by the owner & he has executed the required registered Deed of Declaration viz. Part of the said Act, which is referred by me in the Column of Flow of Title.
(m) No objection letter from the Society:	The building is submitted to the provisions of Maharashtra Apartment Ownership Act, by the owner & he has executed the required registered Deed of Declaration viz. Part of the said Act, which is referred by me in the Column of Flow of Title.
(n) All legal compliances under the Land & Building laws regarding ownership of Sale/Agreements of the above Regulations, Development Control Regulations, Environmental & Societal Laws etc.:	The owner/Developer has completed all the legal compliances for the purpose of obtaining necessary permission for construction from the relevant authority & as the said authority is satisfied in the consent has issued the necessary construction permission to the approved the construction plan.
(o) Regulations for forming the Bank club in the name of Housing Society, if any.	Not Applicable.
(p) Is the property is a vacant land and construction is going to be made approval of any authority or regulations if any.	Not Applicable.
(q) Whether the marketing papers of the project like title deed documents such as approved plan, agreement plan etc.	Yes.

91.	Examinations, Attachments, and / or claims member of Government, Central or State or other local authorities or third party claims, claims and details thereof.	Not observed from the documents produced before me.
92.	The valid record under the Encumbrance Certificate and the name of the person in whose name the encumbrance is created and if any satisfaction of mortgage money.	N/A.
93.	Details regarding property tax or land revenue or land cesses or other statutory dues paid, word remedy.	The owner/developer paid all the dues till the date of construction permission. In reply to queries asked for, say last, only offering receipts of payments of dues till date but he has already started to be troubled with such dues are of recurring nature and payable every successive year. The receipts for payments of these taxes are to be obtained from the owner & however till he clears the entire outstanding of the recurring year.
94.	Urban land ceiling clearance, whether required and its status in fact.	Provisions of Urban Land Ceiling Act are not applicable to the present property.
95.	Whether No Objection Certificate under the Income Tax Act is required / Obtained.	No Objection Certificate under the Income Tax Act not submitted by the applicant for period. However, the title of the property owner is not affected due to non payment of income tax. The verification of title of the property, chain of transactions and alteration of title is to be carried out with reference to Transfer of Property Act. I have examined the documents submitted to me and on examination of the said documents, I have given my opinion. The Income tax dues have priority over bank's dues even though bank holds valid mortgage charge on the property. As such, the Bank has no objection with the Department in the name of the Owner / Developer till the date of completion of sale deed and thereafter in the name of borrower every year till the account is closed.
96.	Details of R/C sub-division cases/ Easements pertaining to the property in question.	THE NAME OF THE PERSONS OWNERS IS MENTIONED IN THE R/C EXTRACT.
97.	Whether the right of mortgage is reflected as such in the revenue Municipal Village records?	Yes.
98.	(a) Whether the property offered is clearly demarcated.	As per the documents submitted by me the property offered is clearly demarcated in the plan.
	(b) Whether the demarcation / portion of the property is legally valid.	The competent authority has approved the layout plan & construction plan. When the competent authority has approved the layout plan & construction plan, in that case we have no alternative to say that the demarcation made thereon is legally valid.
	(c) Whether the boundary has been shown as per documents?	As per the construction plan submitted to the property is reflected.
99.	Whether, the property can be identified from the following documents, if any revealed or such as being?	Following documents and discrepancy / doubtful
	(a) documents in relation to electric connection	The record of electricity connection is not produced me for scrutiny.

	(b) document in relation to water contribution	However, in my opinion, it does not affect the title of the property. The record of water contribution is not produced for me for sending.
	(c) document in relation to water tax registration. This application	However, in my opinion, it does not affect the title of the property. The record of Water Tax Registration is not produced for me for sending.
	(d) other utility bills, etc.	However, in my opinion, it does not affect the title of the property. The record of other utility bills are not produced for me for sending.
		However, in my opinion, it does not affect the title of the property.
35.	In respect of the boundaries of the property, where there is a difference/discrepancy in any of the title documents or any other documents given as evidence (e.g., utility bills, etc.) on the actual current boundary? If so please elaborate document on the same	I have mentioned the boundaries of the property on the basis of documents produced before me. No action report not produced before me for my personal. No boundaries are mentioned, on the two existing utility bills issued by service department & there is no such notice preceding house. District Council on different property is also to the facts stated above.
36.	If the valuation report and the approved plan are made available prior to submission for same including the comments on the description and boundaries of the property on the said documents and the initial remarks	Valuation report are produced before me for my record
	If the valuation report approved plan are not available at the time of preparation of TR, shall mention those comments subsequently on making an amendment to the agreement?	The comments in title deed & the boundaries & description given in the approved valuation plan will prima facie be accepted as correct.
40.	Are there restriction/condition of mortgage under any local or special ordinance, deeds or other regulations or documents relating to property and title etc.	There is no any restriction of condition of mortgage the property is mortgaged to property Stamp Duty for mortgage is charged by paid as per the Bombay Stamp Act at the relevant time.
41.	Whether the bank will be able to enforce SARFESI ACT, if required against the property offered as security?	The bank will be able to enforce SARFESI Act.
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 original documents duly verified and as per any prescription is between the Bank & the applicant	Original Title Documents should be obtained in the custody of the bank prior to mortgage & disbursement of the loan
43.	Whether the prevailing law & constitutional provisions of the borrower follow their usual practice permits creation of mortgage and additional provisions if any to be taken in such case	The Agreement to sell is in the name of individual named person. As such the above is not applicable to the present case.
44.	Additional request/issue on investigation of title as per local law.	Kindly obtain documents mentioned in the conditions of sale of this TWR & Loan for use of creation of mortgage by deposit of title deeds, we verify that the deposit of following title deeds/documents would create a valid and enforceable mortgage of this TWR & compliances referred there under should be

[illegible]

5	Certified copy of intimation order No 4944 dated 15.05.2013 approved by the competent authority on 01.02.2013 taken in favour of Shri/She the Trustee of Sri Sri Chakrathani in favour of (1) Shri. T. Uma Gangadhar Reddy, (2) Shri. Anand Uttamrao Karthik, (3) Smt. Sangeeta Paramaswamy Reddy, (4) Smt. Smita Shrinant Mondlik, (5) Smt. Renuka Sangeeta Laxmi and (6) Smt. Shilpa Uttamrao Karthik in respect of land situated at Cat. No.736 (Old Cat No.2253), village Chikahanna, Taluk and District Anantapur when on account of death of predecessor sri. Kanchaiah Uttamrao Karthi.	Certified copy passed by me.
6	Original Registered Deed/Instrument Agreement No.4953-2913 dated 15.01.2013 executed by (1) Shri. Srinivas Gangadhar Reddy (2) Shri. Uma Gangadhar Reddy, (3) Shri. Anand Uttamrao Karthik, (4) Smt. Sangeeta Paramaswamy Reddy, (5) Smt. Smita Shrinant Mondlik, (6) Smt. Renuka Sangeeta Laxmi and (7) Smt. Shilpa Uttamrao Karthik in favour of M/s. P. K. Venkatesh India Pvt. Ltd. in respect of land measuring 1 Hectare 24 B or 3 A or 2 Gunthas situated at Cat. No. 736 (Old Cat No.2253), village Chikahanna, Taluk and District Anantapur.	Original passed by me.
7	Original Registered Instrument General Power of Attorney No.4954-2913 dated 02.06.2013 executed by (1) Smt. Srinivas Gangadhar Reddy (2) Shri. Uma Gangadhar Reddy, (3) Shri. Anand Uttamrao Karthik, (4) Smt. Sangeeta Paramaswamy Reddy, (5) Smt. Smita Shrinant Mondlik, (6) Smt. Renuka Sangeeta Laxmi and (7) Smt. Shilpa Uttamrao Karthik in favour of M/s. P. K. Venkatesh India Pvt. Ltd. in respect of land measuring 1 Hectare 24 B or 3 A or 2 Gunthas situated at Cat. No. 736 (Old Cat No.2253), village Chikahanna, Taluk and District Anantapur.	Original passed by me.
8	Original Registered Power of Attorney No.4955-2913 dated 02.06.2013 executed by (1) Smt. Kanchaiah Gangadhar Reddy (2) Shri. Uma Gangadhar Reddy, (3) Shri. Anand Uttamrao Karthik, (4) Smt. Renuka Paramaswamy Reddy, (5) Smt. Smita Shrinant Mondlik, (6) Smt. Renuka Sangeeta Laxmi and (7) Smt. Shilpa Uttamrao Karthik in favour of (1) Dr. Smt. Sri. Kanchaiah Reddy, (2) Shri. P. Uma Gangadhar Reddy and (3) Shri. Sangeeta Uttamrao Karthik in respect of land measuring 1 Hectare 24 B or 3 A or 2 Gunthas situated at Cat. No. 736 (Old Cat No.2253), village Chikahanna, Taluk and District Anantapur.	Original passed by me.
9	Xerox copy of Regular Registration Deed No 4956-2913 dated 21.02.2013 executed by (1) Smt. Srinivas Gangadhar Reddy (2) Shri. Uma Gangadhar Reddy, (3) Shri. Anand Uttamrao Karthik, (4) Smt. Sangeeta Paramaswamy Reddy, (5) Smt. Smita Shrinant Mondlik, (6) Smt. Renuka Sangeeta Laxmi and (7) Smt. Shilpa Uttamrao Karthik through their GSA Indira M/s. P. K. Venkatesh India Pvt. Ltd. through its Director Shri. Smt. Venkatesh Reddy in favour of Anantapur District Corporation, Anantapur in respect of and measuring 108022 sq.mts. situated at Cat. No. 45 (Old Cat No.1219), village Chikahanna, Taluk and District Anantapur.	Xerox copy passed by me.
10	Xerox copy of Property Tax Receipt No 4958-2913 dated 03.11.2013 issued by the Anantapur Municipal Corporation, Anantapur in favour of (1) Shri. Srinivas Gangadhar Reddy (2) Shri. T. Uma Gangadhar Reddy, (3) Shri. Anand Uttamrao Karthik, (4) Smt. Sangeeta Paramaswamy Reddy, (5) Smt. Smita Shrinant Mondlik, (6) Smt. Renuka Sangeeta Laxmi and (7) Smt. Shilpa Uttamrao Karthik in respect of land situated at Cat. No.736 (Old Cat No.2253), village Chikahanna, Taluk and District Anantapur.	Xerox copy passed by me.

1	Scanned copy of Affidavits Relinquishment Deed No.AG16-1-1494 dated 24.12.2013 submitted to Sri. Sumathi Gopalakrishna Shajin (1) Sri. Uthar Ganesha Karthik, (2) Sri. Arund Uthamas Karthik, (3) Sri. Sanku Paramand Shajin, (5) Sri. Sanku Srinivas Murdik, (6) Sri. Neelu Shajin Lada and (7) Sri. Shilpa Uthamas Karthik through their GPA holder M/s. Priya Ventures India Pvt. Ltd. through its Director Sri. Nirm. Venkatesh Raju in favor of Annangabad Municipal Corporation, Annangabad in respect of Plot measuring 166.49 square meters situated at Cat No. 76 (C1) Cat No.225-3, village Chikalthana, Taluk and District Annangabad.	Scanned copy passed by me.
2	Original Grant Deed Formulation No.1A KRA/MA/SPA/ SARAYU/SSNR/2013-2015 dated 11.12.2013 issued by the Annangabad Municipal Corporation, Annangabad in favor of (1) Sri. Sumathi Gopalakrishna Shajin (2) Sri. Uthar Ganesha Karthik, (3) Sri. Arund Uthamas Karthik, (4) Sri. Sanku Paramand Shajin, (5) Sri. Sanku Srinivas Murdik, (6) Sri. Neelu Shajin Lada and (7) Sri. Shilpa Uthamas Karthik through their GPA holder M/s. Priya Ventures India Pvt. Ltd. through its Director Sri. Nirm. Venkatesh Raju in respect of Plot No.1 measuring 404.05 square and Plot No.2 measuring 403.30 square, and plot No.3 measuring 2035.74 square, <u>totally measuring 3042.09 square</u>, situated at situated at Cat No. 76 (C1A) Cat No. 225-3, village Chikalthana, Taluk and District Annangabad. Plot No.16 measuring 2035.74 square is earmarked for 110 housing of MIDDA 3 and as per Government Resolution TDPA/225-3A,KRA/4528/2 (1)/H/VI dated 08.11.2013.	Original passed by me.
3	Original Affidavition Deed No.1A KRA/MA/SPA/ SARAYU/SSNR/2013-2015 dated 11.12.2013 issued by the Annangabad Municipal Corporation, Annangabad in favor of (1) Sri. Sumathi Gopalakrishna Shajin (2) Sri. Uthar Ganesha Karthik, (3) Sri. Arund Uthamas Karthik, (4) Sri. Sanku Paramand Shajin, (5) Sri. Sanku Srinivas Murdik, (6) Sri. Neelu Shajin Lada and (7) Sri. Shilpa Uthamas Karthik through their GPA holder M/s. Priya Ventures India Pvt. Ltd. through its Director Sri. Nirm. Venkatesh Raju in respect of Plot No.1 measuring 404.05 square, and Plot No.2 measuring 403.30 square situated at situated at Cat No. 76 (C1) Cat No.225-3, village Chikalthana, Taluk and District Annangabad.	Original passed by me.
4	Scanned copy of Affidavition Deed No.1A KRA/MA/SPA/ SARAYU/SSNR/2013-2015 dated 17.12.2013 issued by the Annangabad Municipal Corporation, Annangabad in favor of (1) Sri. Sumathi Gopalakrishna Shajin (2) Sri. Uthar Ganesha Karthik, (3) Sri. Arund Uthamas Karthik, (4) Sri. Sanku Paramand Shajin, (5) Sri. Sanku Srinivas Murdik, (6) Sri. Neelu Shajin Lada and (7) Sri. Shilpa Uthamas Karthik through their GPA holder M/s. Priya Ventures India Pvt. Ltd. through its Director Sri. Nirm. Venkatesh Raju in respect of the No. measuring 404.05 square and Plot No.2 measuring, 403.30 square situated at situated at Cat No. 76 (C1) Cat No.225-3, village Chikalthana, Taluk and District Annangabad.	Scanned copy passed by me.
5	Original Commencement Certificate No.6392013 is in file No.167172013-16 dated 17.12.2013 are by Annangabad Municipal Corporation, Annangabad in favor of (1) Sri. Sumathi Gopalakrishna Shajin (2) Sri. Uthar Ganesha Karthik, (3) Sri. Arund Uthamas Karthik, (4) Sri. Sanku Paramand Shajin, (5) Sri. Sanku Srinivas Murdik, (6) Sri. Neelu Shajin Lada and (7) Sri. Shilpa Uthamas Karthik through their GPA holder M/s. Priya Ventures India Pvt. Ltd. through its Director Sri. Nirm. Venkatesh Raju in respect of Plot No.1 measuring 404.05 square and Plot No.2 measuring, 403.30 square situated at situated at Cat No. 76 (C1) Cat No.225-3, village Chikalthana, Taluk and District Annangabad.	Original passed by me.

Ed. J. J. J. J. J.
ATTORNEY

Plot 342 is not located 20 years i.e. 1967 to 1987 owned by the Tulu of Raja Chikilanga in respect of land ownership; 1. Estate 14 B situated at Grl No 704, Village Chenthere, Taluka and District Mangalore show the name of Smt. Sant. Conghee Parothan; Bankable in ownership 1992/26 place prior to year 1945 recorded title mutation survey No 1 and two

namely (1) Smt. Yamunadevi Chinnasa Kandlik and (2) Smt. Sumantibi Gangadharasa Shetye in respect of their share in the year prior to 1982 to 1987 returned to the mother-in-law No. 125 and the names (1) Smt. Yamunadevi Chinnasa Kandlik, (2) Smt. Anand Chinnasa Kandlik, (3) Smt. Sargita Premchand Shetye, (4) Smt. Sumita Shrinani Mandlik, (5) Smt. Neeta Sanyal Tadi and (6) Smt. Shilpa Chinnasa Kandlik in respect of the year 2006 to 2015 marked vide mutation entry No. 5995.

The mutation entry No. 525 dated 12.02.1984 approved by the competent authorities on 10.01.1984 has been taken in record of rights by the Taluqa of Sijga Chikahana in favour of (1) Smt. Yamunadevi Chinnasa Kandlik and (2) Smt. Sumantibi Gangadharasa Shetye in respect of land situated at Gat No. 725 (Old Gat No. 12572) village Chikahana, Taluka and District Annapurna in record of death of previous owner Smt. Gangadhar Chinnasa Dattatreya.

The mutation entry No. 509 dated 02.04.1984 approved by the competent authorities on 10.01.1984 has been taken in record of rights by the Taluqa of Sijga Chikahana in favour of (1) Smt. Yamunadevi Chinnasa Kandlik and (2) Smt. Sumantibi Gangadharasa Shetye in respect of their returned share in land situated at Gat No. 725 (Old Gat No. 12572) village Chikahana, Taluka and District Annapurna.

The mutation entry No. 595 dated 15.09.2003 approved by the competent authorities on 02.04.2003 has been taken in record of rights by the Taluqa of Sijga Chikahana in favour of (1) Smt. Yamunadevi Chinnasa Kandlik, (2) Smt. Anand Chinnasa Kandlik, (3) Smt. Sargita Premchand Shetye, (4) Smt. Sumita Shrinani Mandlik, (5) Smt. Neeta Sanyal Tadi and (6) Smt. Shilpa Chinnasa Kandlik in respect of land situated at Gat No. 725 (Old Gat No. 12572) village Chikahana, Taluka and District Annapurna in record of death of previous owner Smt. Yamunadevi Chinnasa Kandlik.

The Agricultural Development Agreement No. 523 dated 15.05.2015 has been entered by (1) Smt. Sumantibi Gangadharasa Shetye (2) Smt. Yamunadevi Chinnasa Kandlik (3) Smt. Anand Chinnasa Kandlik, (4) Smt. Sargita Premchand Shetye, (5) Smt. Sumita Shrinani Mandlik, (6) Smt. Neeta Sanyal Tadi and (7) Smt. Shilpa Chinnasa Kandlik in favour of M/s. Parda Ventures India Pvt. Ltd. in respect of land measuring 1.00 acre 21 B. or 1 Acre 4 Gunthas situated at Gat No. 725 (Old Gat No. 12572) village Chikahana, Taluka and District Annapurna.

The Agricultural Development Agreement No. 523 dated 15.05.2015 has been entered by (1) Smt. Sumantibi Gangadharasa Shetye (2) Smt. Yamunadevi Chinnasa Kandlik, (3) Smt. Anand Chinnasa Kandlik, (4) Smt. Sargita Premchand Shetye, (5) Smt. Sumita Shrinani Mandlik, (6) Smt. Neeta Sanyal Tadi and (7) Smt. Shilpa Chinnasa Kandlik in favour of M/s. Parda Ventures India Pvt. Ltd. in respect of land measuring 1.00 acre

Old Plot No 2 Area 2 Gramas situated at Old No. 716 (Old Cat No 2257), village Chikalthana, Taluka and District Anantnag.

Now Registered Deed of Surrender (Withdrawal/Relinquishing) No. A/2015-2270 dated 06.10.2015 has been executed by (1) Smt. Sumant Gargacharan Shrivastava (2) Smt. Urmil Gargacharan Kardikar (3) Smt. Anand Urmil Kardikar (4) Smt. Sangha Parmarand Shrivastava (5) Smt. Sonam Shrivastava Mandlik (6) Smt. Neeta Sangha Loda and (7) Smt. Shilpa Urmil Kardikar in favour of (1) Dr. Sanjay Chaudhary Shrivastava (2) Mrs. Aruna Gupta Kardikar and (3) Shri. Sanjay Phomdar in respect of land measuring 1.14 Hectare 24 B or 3 Acre 2 Gunthas situated at Old No. 716 (Old Cat No. 2257), village Chikalthana, Taluka and District Anantnag. As per the Power of Attorney, any and all persons among the witnesses jointly and severally warrant the correctness on behalf of the donors.

Now Registered Relinquishment Deed No. A/2015-2270 dated 11.10.2015 has been executed by (1) Smt. Sumant Gargacharan Shrivastava (2) Smt. Urmil Gargacharan Kardikar (3) Smt. Anand Urmil Kardikar (4) Smt. Sangha Parmarand Shrivastava (5) Smt. Sonam Shrivastava Mandlik (6) Smt. Neeta Sangha Loda and (7) Smt. Shilpa Urmil Kardikar through their GPA holder Mrs. Preeti Venkatesh Loda P.O. Ltd. through its Director Smt. Neeta Venkatesh Bagadiya in favour of Anantnag Municipal Corporation, Anantnag in respect of land measuring 1.14 Hectare 24 B or 3 Acre 2 Gunthas situated at Old No. 716 (Old Cat No. 2257), village Chikalthana, Taluka and District Anantnag.

Now Property Tax Receipt No. A/2015-201 dated 06.11.2015 has been issued by the Anantnag Municipal Corporation, Anantnag in favour of (1) Smt. Sumant Gargacharan Shrivastava (2) Smt. Urmil Gargacharan Kardikar (3) Smt. Anand Urmil Kardikar (4) Smt. Sangha Parmarand Shrivastava (5) Smt. Sonam Shrivastava Mandlik (6) Smt. Neeta Sangha Loda and (7) Smt. Shilpa Urmil Kardikar in respect of land situated at Old No. 716 (Old Cat No. 2257), village Chikalthana, Taluka and District Anantnag.

Now Registered Relinquishment Deed No. A/2015-2270 dated 14.11.2015 has been executed by (1) Smt. Sumant Gargacharan Shrivastava (2) Smt. Urmil Gargacharan Kardikar (3) Smt. Anand Urmil Kardikar (4) Smt. Sangha Parmarand Shrivastava (5) Smt. Sonam Shrivastava Mandlik (6) Smt. Neeta Sangha Loda and (7) Smt. Shilpa Urmil Kardikar through their GPA holder Mrs. Preeti Venkatesh Loda P.O. Ltd. through its Director Smt. Neeta Venkatesh Bagadiya in favour of Anantnag Municipal Corporation, Anantnag in respect of land measuring 0.6159 hectares situated at Old No. 716 (Old Cat No. 2257), village Chikalthana, Taluka and District Anantnag.

Now Final Local Permission No. A/ KRA/ MANAP/ NARAVI/ 2500/ 2015 dated 11.12.2015 has been issued by the Anantnag Municipal Corporation, Anantnag in

This Amangmahal Lagun, also referred to the Amangmahal Lake No.13 KRA Malaga, NARAY SSND No. 5 1918 and 112 and has been owned by the Amangmahal Municipal Corporation, Amangmahal in favor of (1) Smt. Sumathi Chingdama Kadiak (2) Smt. Ellen Chingdama Kadiak, (3) Smt. Anand Chingdama Kadiak, (4) Smt. Sength Chingdama Kadiak, (5) Smt. Saram Chingdama Kadiak, (6) Smt. Nait Chingdama Kadiak and (7) Smt. Sength Chingdama Kadiak through their COA holder Mr. Edie Vianzon, Inc. Ltd. through its Director, Smt. M. Chingdama Kadiak in respect of Plot No.1 measuring 498.06 sq.m. and Plot No.2 measuring 498.06 sq.m. totally measuring 996.12 square meters situated at address of Lot No. 730 and Lot No.2253, village Chingdama, Talika and District Amangmahal.

1. The Document Certificate No.0072019418 on File No.00720192019418 dated 17.12.2019 has been issued by Amergasnet Scientific Corporation, Arranged in Russian by Dr. Sumathi Gopichandran Shrinile (2) Sr. Anna Sumathi Venthile, (3) Sr. Anna Uthappa Venthile (4) Sr. Vengal Sumathi Venthile, (5) Sr. Sumita Shrinant Venthile, for West Coast Energy Field and (6) Sr. Shrinu Uthappa Venthile through their GPA holder Mrs. Padma Vengal Shrinile Ltd through the Director Smt. N. Sri Vanaprasad through the offices of the Soil Surveying 4031.68 sq.m and The Soil Surveying 4031.68 sq.mms. fields.

admeasuring 817.05 square feet situated at Grl No. 736 (Old Grl No.2253), village Chikabara, Taluka and District Annapurna.

That, Approved Building Map issued to the Government Certificate No.095/2015 is in File No.4331/2015 dated 17.12.2015 has been issued by Annapurna Municipal Corporation, Annapurna in favour of (1) Smt. Sumrubi Gangadharwar Shikole (2) Shri. Uman Gangadharwar Kadike, (3) Shri. Anant Umanwar Kadike, (4) Smt. Sangita Parmanand Shikole, (5) Smt. Suresh Shrinani Mundlik, (6) Smt. Neela Sangey Laddurani (7) Smt. Shilpa Umanwar Kadike through their OPA letter No. 2. P. The contents of the OPA letter is as under: Shri. Anant Umanwar Kadike in respect of Plot No. 1 admeasuring 491.05 square feet and Plot No.2 admeasuring 428.20 square feet, totally admeasuring 919.25 square feet situated at Grl No. 736 (Old Grl No. 2253), village Chikabara, Taluka and District Annapurna.

That, N. A. Order No.15 /2016 dated 08/04/2016 (AMTAD) MAP No. 224/16 (Grl No. 1566/16), ANAPURNA MUNICIPALITY KRA 157 dated 14.04.2016 has been issued to the Collector Annapurna in favour of (1) Smt. Sumrubi Gangadharwar Shikole (2) Shri. Uman Gangadharwar Kadike, (3) Shri. Anant Umanwar Kadike, (4) Smt. Sangita Parmanand Shikole, (5) Smt. Suresh Shrinani Mundlik, (6) Smt. Neela Sangey Laddurani (7) Smt. Shilpa Umanwar Kadike through their OPA letter No. 2. P. The contents of the OPA letter is as under: Shri. Anant Umanwar Kadike in respect of land admeasuring 124000 square feet situated at Grl No. 736 (Old Grl No.2253), village Chikabara, Taluka and District Annapurna.

The Registered Titled of Chikabara No.400/65-1 dated 9/10/2005 has been submitted by (1) Smt. Sumrubi Gangadharwar Shikole (2) Smt. Uman Gangadharwar Kadike, (3) Smt. Anant Umanwar Kadike, (4) Smt. Sangita Parmanand Shikole, (5) Smt. Suresh Shrinani Mundlik, (6) Smt. Neela Sangey Laddurani (7) Smt. Shilpa Umanwar Kadike through their OPA letter No. 2. P. The contents of the OPA letter is as under: Smt. Anant Umanwar Kadike in respect of bearing 270887, 270888 & 270889 being submitted on land admeasuring 1 Hectare 24 B or 1 Acre 24 Guntha situated at Grl No.736 (Old Grl No.2253), village Chikabara, Taluka and District Annapurna.

The approved A Titled Land Undertaking dated 26/02/2016 has been executed by the applicant company depicting that, plot No.3 admeasuring 4000 square feet, situated in HIG Industrial and MIDCDA Road and proposed to give within six months from the date of allotment to the Government. Resolution (P.O. No. 2770A/KRA/43/2015 (2) /2015) dated 04.11.2015. The company has also undertaken to depose the security with relevant properly holding state bank/ NAPS.

On perusal of the above said documents, given in support and record of record of rights, I am of the opinion that (1) Smt. Sumrubi Gangadharwar Shikole (2) Shri. Uman Gangadharwar

Answer - C:

² This has been examined in detail, taking into account all the conditions in the worldwide literature, and the author believes that:

4. Following sending a Fund Record-Transfer Record and Release Title Deed, certified copies of each document obtained from the appropriate register office are forwarded to the relevant LCC, thereby verify the genuineness of the Title Transfer. Simultaneously, if any, has been clarified by making necessary enquiries.

* Under no circumstances (except in the case of a bona fide sale) shall the insurance proceeds be payable to the insured or his estate, but shall be payable to the beneficiary named in the policy.

This para. 9a.5 is not applicable, as there is no practice of issuing Throughput Certificate in this country.

8. In case of Sam's disappearance, things in favour of the Bank, there are no other, and no changes other than already stated in the First Fort meeting and agreed to by the Montanans and the Bank. (Deeds, which may be made to suit)

⁸ The Required Morning if absent will be available at no fee, for the listing of the morning removed. See File Version 2016 April 14 - 20170414.

5. Secondly, Mr. Pinar Varghese India Pvt. Ltd., Ahmedabad has not disclosed, also not Karnataka Government has reported that it has not 100% but has around 50% shares are genuine and a valid Registered Mortgage can be issued by Mr. Pinar Varghese India Pvt. Ltd., Ahmedabad and the said Mortgage would be enforceable.

10. In case of creation of Registered Marriage by deposit of original title deeds, I certify that the details stated in the title deeds documents would constitute valid and enforceable marriage.

(a) Unga, Registered Development Agreement No. 456/2013 dated 25/06/2013 has been executed by Mr. Suresh Kumar Ganeswarao Shajin (P), Mr. Uday Ganeswaro Kaidika (P), Mr. Anand Chinnawa Kaidika (P) and Unga Parliament (b) and (c) Sri

Smta Shrinani Mundli, (6) Smt. Neta Suresh Dada and (7) Smt. Nilima Chaturvedi with an Area of 283.74 sq.m. (28374 sq.ft) in respect of their adjoining Plot No. 24 B or 3 Area 2 Gurdhar located at Cat No. 736 (Old Cat No. 2257), Village Chikhilbara, Taluka and District Anandapur.

- (b) Original registered instrument (Conveyance Deed) No. 800/12116 dated 05.05.2017 has been executed by (1) Smt. Sarmita Chughdharan Shukla (2) Shri. Dharm Gargeshwar Kauria (3) Smt. Anand Chaturvedi and a (4) Smt. Sangita Chaturvedi Shukla, (5) Smt. Smita Shrinani Mundli, (6) Smt. Neta Suresh Dada and (7) Smt. Nilima Chaturvedi Kauria in favor of M/s. Jide Vasthrey Ltd. Pvt. Ltd. in respect of their adjoining Plot No. 24 B or 3 Area 2 Gurdhar located at Cat No. 736 (Old Cat No. 2257), Village Chikhilbara, Taluka and District Anandapur.

- (c) Original registered Affidavit cum Undertaking dated 25.02.2016 executed by the applicant company depositing that plot No. 24 B measuring 283.74 square, is earmarked for housing and AFFAIR to and the provision for plan 4 for six months from the date of execution, as per Government Resolution FDP-1515-PR&R-13/2012 (7) of NAYAL dated 08.12.2015. The company has also undertaken to explore the specific welfare work for people having same caste status.

- (d) No any alleged impediments for execution of the project under the applicable law rules and regs.

SCHEDULE OF THE PROPERTY

BOUNDARIES OF PROJECT LAND

(As per approved 2017/2018)

Plot No. 24 measuring 283.74 square, situated at Village Chikhilbara Cat No. 736 (Old Cat No. 2257), Village Chikhilbara, Taluka and District Anandapur.

ON ONE TOWARDS EAST	900 MTR. WIDE ROAD
ON ONE TOWARDS WEST	OPEN SPACE AND ROAD LAYOUT.
ON ONE TOWARDS NORTH	PERFECT NO. OF SAME LAYOUT.
ON ONE TOWARDS SOUTH	900 MTR. WIDE ROAD

That, as per clause (11) of registered Development Agreement, any two members of the officers should be taken into confidence by the developer before executing any sale deed or transfer or mortgage.

That, as per clause (13) of the registered Development Agreement, the developer is authorized to mortgage the land and building of the project for obtaining loan from any Bank or Financial institution.

Total 14 per Registered Power of Attorney (Without Consideration) No.AG6-3-2317 dated 15.06.2015 are two persons totally means (i) Dr. Smilak, Chandhan Shinde, (ii) Shri. Uman Ganpat Kardik and (iii) Shri. Sanjay Bhanudas Lantel are authorized to sign execute registered Agreement to sale, Sale deed, mortgage deed etc

As soon it is necessary that, by all the means should (i) Dr. Smilak, Chandhan Shinde, (ii) Shri. Uman Ganpat Kardik and (iii) Shri. Sanjay Bhanudas Lantel should sign the registered mortgage as "consentors".

I have inspected the record of registry and index - II of the Office of S.A. Registrar, Ahmednagar last 30 days & made available to me through "office search" app. I have deposited the registration charges amount Rs. 740/- with receipt (TRR No.2709/748573201) dated 24.02.2016 which is attached hereto.

Hence this report

Place : Ahmednagar,
Date : 26.02.2016


P.K. Patil
Ahmednagar.

