



CHALLAN
MTR Form Number-6

GRN	MP100409243750167C	BARCODE			Date	06/02/2018-11:30:15		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee				TAX ID (If Any)				
	Other Items				PAN No. (If Applicable)				
Office Name	AR55_AURANGABAD SJT SUB REGISTRAR				Full Name		ADV VINOD E NAVHATE		
Location	AURANGABAD				Flat/Block No.				
Year	2016-2017 One Time				Premises/Building				
Account Head Details		Amount in Rs.		Road/Street					
0030072201 SEARCH FEE		750.00		Area/Locality		AURANGABAD			
				Town/City/District					
				PIN					
				Remarks (If Any)					
				SEARCH FEES OF 30 YEARS GUT NO 150					
				VILLAGE KUMBHEPHAL TO AND DIST AURA					
				NGARAD					
				Amount in Words		Seven Hundred Fifty Rupees Only			
Total		750.00							
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA									
Cheque/DD Details				Bank CIN		REF No.		00040572018060896149 KC3221865	
Cheque/DD No				Date		06/02/2018-11:30:38			
Name of Bank				Bank Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : Not Available

[illegible]

VINOD E. NAVHATE
ADVOCATE

HOUSE NO. 1045,
GAWALIPURA, CHAVANI,
AURANGABAD

MOBILE NO. 9226779371

Date:- 08/09/2016

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 / BU seeking opinion	State Bank of India, Aurangabad.			
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Oral Instruction			
	c) Name of the Borrower/Project Report	PROJECT REPORT			
2.	a) Name of the unit/concern/company/person offering the property (ies) as security.	" BHUVI VRUNDAYAN"			
	b) Constitution of the unit/ concern/ person/ body /authority offering the property for creation of charge.	M/S. BHUVI LANDMARKS LLP THROUGH ITS DESIGNATED PARTNERS SHRI PRAVIN DHANRAJ SOMANI			
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc)	PROJECT REPORT			
3.	Complete or full description of the immovable property(ies) offered as security for creation of mortgage whether equitable/registered mortgage.	Lead Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.			
	(a) Survey No.	Gut No. 150			
	(b) Door no. (in case of house property)	Gut No. 150/Part			
	(c) Extent/Acre including plinth/built up area in case of house property	To the extent of 00 H. 20 R.			
	(d) Locations like name of the place, village, city, registration, sub-district etc.	Kumbhephal Tq and Dist. Aurangabad.			
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				
5.	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 Advocate.
	1	1973-71	That, 7/12 extract has been issued by the concern Talathi in the name of Shri Janardhan Tukaram Goje in respect of land Gut No. 150 to the extent of 92 H. 34 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.	CERTIFIED	CERTIFIED PERSUED BY ME
	2	04/8/2016	That, Non Agricultural Order under section 44 of M. L. R. of 1966 has been issued by the Collector Office Aurangabad in the name of Shri Janardhan Tukaram Goje in respect of land Gut No. 150 to the extent of 2000 Sq. Mtrs. Situated at village Kumbhephal Tq and Dist. Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME
	3	31/03/2016	That, Regd. Sale deed bearing its daybook No. 2310 dated 31/03/2016 has been executed by Shri Janardhan Tukaram Goje in favour of M/s. Bhavi Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME

(Signature)

4	25/05/2016	That, Mutation entry bearing its number 5575 has been issued by the concern Talathi in the name of M/s. Bhuvu Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.	CERTIFIED	CERTIFIED PERSUED BY ME
5	Years 2016	That, 7/12 extract has been issued by has been issued by the concern Talathi in the name of M/s. Bhuvu Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.	CERTIFIED	CERTIFIED PERSUED BY ME
6	31/08/2016	That, Construction Permission has been issued by the Collector office Aurangabad vide its file No.CONSTRUCITON PERMISSION 2016/MASHAKA/LAND-ENAP-34/VILLAGE KUMBHEPHAL/AURANGABAD/CR NO 88 dated 31/08/2016 in the name of M/s. Bhuvu Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME
7	31/08/2016	That, Regd. Deed of Declaration bearing its daybook No. 3434 dated 31/08/2016 has been executed by M/s. Bhuvu Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad. And thereby said construction known as "Bhuvu Vrundavan".	ORIGINAL	ORIGINAL PERSUED BY ME
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 TIR)			Verified from True copy with the relevant Sub-registrar Office
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?			YES.
	b) If Such online/computer records are available, whether any 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?			NO.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?			AURANGABAD
	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?			Sub-registrar Office Aurangabad.
	c) Whether search has been made at all offices named at (b) above?			YES.
	d) Whether the searches in the offices of registering authorities or any other reveal registration of multiple title documents in respect of the property in question?			NO
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/inter to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for further period, depending on the need of clearance of such clog on the Title.			Yes, Chain of title tracing the tile from the oldest title deed to the latest title deed. There is no any Minor's interest.
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.)			OWNERSHIP RIGHT.

10.	If leasehold, Whether,	NO.
	a) Lease Deed is duly Stamped and registered	N.A.
	b) Lessee is permitted to mortgage the Leasehold right,	N.A.
	c) Duration of the Lease/unexpired period of lease,	N.A.
	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.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt./grant/ allotment/ Lease-cum / Sale Agreement, whether,	N.A.
	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A.
	Whether the mortgagor is competent to create charge on such property,	N.A. -Project report
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
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 including court permission to be obtained and the reasons for coming to the conclusion.	NO
14.	If the property has been transferred by way of Gift/Settlement Deed, Whether:	NO
	a) The gift/ Settlement Deed is duly Stamped and registered;	N.A.
	b) The Gift / Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	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;	N.A.
	e) Whether there is any restriction on the Donor in executing the Gift / Settlement Deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	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;	N.A.
	h) Any other aspects affecting the validity of the title passed through the gift/ Settlement Deed.	N.A.
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 valid and enforceable mortgage.	Not applicable.
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	
	(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.	
	(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?	N.A.
	(b) Whether Will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	(c) Whether the property is mutated on the basis of Will?	N.A.
	(d) Whether the original Will is available?	N.A.
	(e) Whether the original death certificate of the testator is available?	N.A.
	(f) What are the circumstances and / or documents to establish the Will in question is the last and final Will of the testator?	N.A.
	(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.)	

(22)

17.	(a) Whether the property is subject 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?	N. A.
	(c) Precautions / Permissions, if any in respect of the above cases for creation of mortgage?	N. A.
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, right of female members etc.	N. A.
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N. A.
19.	(a) Whether the property belongs to any trust or is subject to the right 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?	N. A.
	(c) If so additional precautions /permissions to be obtained for creation of valid mortgage?	N. A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N. A.
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 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?	N.A.
	(c) In case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed / permission obtained.	YES
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, coastal 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 implication of its future enforcement?	NO.
	(c) Whether the title document has any court seal / marking which points out any litigation of its future enforcement?	NO
24.	(a) In case of Partnership firm, whether the property belongs to the firm and the deed is properly registered.	Property owned by M/s. Bhavi Landmarks LLP
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable Laws.	YES
	(c) Whether the person (s) creating mortgage has / has 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, authorization to create mortgage/ execution of documents, Registration of any prior charge with the Company 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, bye-laws.	NO
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 so, 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.	N.A.
	(c) In case the title document is executed by the POA holder, please clarify the POA involved is (i) one executed by the Builders viz. Companies / Firms / Individual or Proprietary Concerns in favour of their Partners / Employers / Authorized Representatives to sign flat Allotment Letters, NOCs' Agreement of Sale, Sale Deeds etc. in favour of buyers of flats / units (Builder's POA) or (ii) Common POA.	N.A.

(Signature)

	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has verified / compared with the original POA.	N.A.
	(e) In case of Common POA (i. e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	i. Whether the Original POA is verified and the title investigations are done on the basis of original POA?	N.A.
	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?	
	(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?)	N.A.
	(g) Please comment on the genuineness of POA?	N.A.
	(h) The Unequivocal opinion on the enforceability and validity of the POA?	N.A.
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.	N. A.
29.	If the property is a flat / apartment or residential / commercial complex, check and comment on the following:	Property is Residential.
	(a) Promoter's /Land Owner's title to the land building;	a) Land owners Title.
	(b) Development Agreement /Power of Attorney;	YES
	(c) Extent of Authority of the Developer/builder;	OWNERSHIP
	(d) Independent title verification of the Land and/ or building in question;	N.A.
	(e) Agreement for Sale (duly registered);	N. A.
	(f) Payment of proper stamp duty;	N. A.
	(g) Requirement of registration of Sale Agreement* development agreement, POA, etc;	N. A.
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Permission of Construction issued Collector office Aurangabad
	(i) Conveyance in favour of society/ condominium concerned	N. A.
	(j) Occupancy Certificate/ allotment letter of possession;	N.A.
	(k) Membership details in the society etc.;	N. A.
	(l) Share Certificate;	N. A.
	(m) No objection Letter from the Society;	N. A.
	(n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	YES.
	(o) Requirements, for noting the Bank charge on the records of Housing Society, if any;	N.A.
	(p) If the Property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N. A.
	(q) Whether the numbering pattern of the units / flats tally in all documents such as approved plan, agreement plan, etc.	YES
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.	N.A.
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.	30 Years
32.	Details regarding property tax or land revenue or land revenue or other statutory dues paid, what remedy?	Yes
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	N. A.
	(b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	N. A.
34.	Details of RTC extracts/mutation extracts/Kathas extract pertaining to the property in question.	N. A.
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal / Village records?	Land owners name are appeared in 7/12 extract.

(C) e

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 per documents?	Yes
37.	Whether, the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? (r) Document in relation to electricity connection; (s) Document in relation to water connection; (t) Document in relation to Sales Tax Registration, if any applicable; (u) Other utility bills, if any.	Yes
38.	In respect of the boundaries of the property, whether there is a differences/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.	NO.
39.	If the Valuation report and / or approved 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 tilt in the title deeds. (If the valuation report approved plan are not available at the time of preparation of TIR, please provide those comments subsequently, on making the same available to the advocate)	YES MENTIONED IN SCHEDULE
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.	NO
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 extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	N. A.
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.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	N. A.
45.	Additional Suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Original Title Documents should be obtained prior to mortgage & disbursement of the loan from proposed borrower
46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Proposed Borrower

FLOW OF TITLE

That, 7/12 extract has been issued by the concern Talathi in the name of Shri Jnanardhan Tukaram Goje in respect of land Gut No. 150 to the extent of 02 H. 34 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.

That, Non Agricultural Order under section 44 of M. L. R. of 1966 has been issued by the Collector Office Aurangabad in the name of Shri Jnanardhan Tukaram Goje in respect of land Gut No. 150 to the extent of 2000 Sq. Mts. Situated at village Kumbhephal Tq and Dist. Aurangabad.

That, Regd. Sale deed bearing its daybook No. 2310 dated 31/03/2016 has been executed by Shri Jnanardhan Tukaram Goje in favour of M/s. Bhuvli Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.

That, Mutation entry bearing its number 5575 has been issued by the concern Talathi in the name of M/s. Bhuvli Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.

That, 7/12 extract has been issued by has been issued by the concern Talathi in the name of M/s. Bhuvli Landmarks LLP through its Partners Shri Pravin Dhanraj Somani in respect of land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.

That, Construction Permission has been issued by the Collector office Aurangabad vide its file No.CONSTRUCTION PERMISSION 2016/MASHAKA/LAND-3/NAP-34/VILLAGE KUMBHEPHAL/AURANGABAD/CR NO 88 dated 31/08/2016 in the name of M/s. Bhuv Landmarks LLP through its Partners Sri Pravin Dhanraj Somani in respect of land Gat No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad.

That, Regd. Deed of Declaration bearing its daybook No. 3434 dated 31/08/2016 has been executed by M/s. Bhuv Landmarks LLP through its Partners Sri Pravin Dhanraj Somani in respect of land Gat No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhephal Tq and Dist. Aurangabad. And thereby said construction known as " Bhuv Vrundavan".

Date: 08/09/2016

Place: Aurangabad


VINOD E. NAVHATE
Advocate

CERTIFICATE OF TITLE

I HAVE EXAMINED THE Original Title Deeds and other Xerox documents relating to the schedule property(ies) and offered as security by way of Equitable 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 Equitable Mortgage is created by proposed purchasers, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

1)I have examined the Documents in detail, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.

1A)I confirm having made a search in the Land/Revenue records. 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 on making search.

1B) Following scrutiny of Land Records/Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

2A)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.

THERE IS NO PRACTICE OF ISSUANCE OF ENCUMBRANCE CERTIFICATE IN SUB-REGISTRAR OFFICE AT AURANGABAD.

2B)In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges as already stated herein. (Delete, whichever is inapplicable).

3)The Mortgage if created will be available to the Bank for the Liability of the proposed purchasers.

4)I certify that M/s. Bhuv Landmarks LLP through its authorized Partner has an absolute, clear, and Marketable title over the Schedule Property(ies). I further certify that a valid mortgage can be created by proposed borrower/purchaser after execution of registered sale deed in his/her favour by M/s. Bhuv Landmarks LLP through its authorized Partner as mentioned their share in Regd. Correction Deed of Declaration deed.

5) On perusal of the aforesaid documents revenue record Aurangabad, I am of the opinion that issued by the M/s. Bhuv Landmarks LLP through its authorized Partner are lawful owners of schedule property. M/s. Bhuv Landmarks LLP through its authorized Partner having title is perfect, clear, marketable and free from all encumbrances. And the same will pass on to the proposed purchasers on execution of registered sale deed in their favour by the M/s. Bhuv Landmarks LLP through its authorized Partner.

- a) Original registered Agreement to Sale executed by M/s. Bhavi Landmarks LLP through its authorized Partner in favoring the proposed applicant/ Borrower.
- b) Original registered Sale Deed executed by M/s. Bhavi Landmarks LLP through its authorized Partner in favoring the proposed applicant/ Borrower.
- c) Original Tripartite Agreement in each case between a) M/s. Bhavi Landmarks LLP through its authorized Partner b) Proposed Borrowers and c) Bank should be taken.
- d) Original Notarized Affidavit for No Dues, and No lien, No any other project Finance of any Financial Institution from M/s. Bhavi Landmarks LLP through its authorized Partner on each case should be taken.

SCHEDULE OF THE PROPERTY/IES

BOUNDARIES: Land Gut No. 150 to the extent of 00 H. 20 R. Situated at village Kumbhophel Tq and Dist. Aurangabad.

Towards East:- Land of Shri Vijay Goje in the same land gut no. 150

Towards West:- 15.00 mtrs wide road

Towards North:- Land of Shri Ankush Goje in land gut no. 345

Towards South:- Remaining land Gut No. 150

I have inspected the record of registry and Index - II register of the Office of Sub-Registrar, Aurangabad for last 30 dated 08/09/2016 and have deposited requisite charges towards search fees on the very day under which is annexed hereto.

Date: 08/09/2016
Place: Aurangabad


VINOD E. NAVHATE
Advocate