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deposit. If not, the modality, procedure to be followed to create a valid and enforceable mortgage:	
b. Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share:	Not applicable
c. Whether the partition made is valid in law and the mortgagor has acquired a mortgageable 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.	Not applicable
e. Whether any of the documents in question are executed counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	-----
16. Whether the title documents include any testamentary documents/wills?	
a. In case of wills, whether the will is registered will or unregistered will?	Not applicable
b. Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
c. Whether the property is mutated on the basis of will?	Not applicable
d. Whether the original will is available?	Not applicable
e. Whether the original death certificate of the testator is available?	Not applicable
f. What are the circumstances and/or documents to establish the will in question is the last and final will if the testator?	Not applicable
17. (a) Whether the property is subject to any wakf rights?	Not applicable
(b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
(c) precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not applicable

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18. (a) Where the property is a HUF/joint family property, mortgage is created for family 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 member etc. (b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable Not applicable
19. a) Whether the property belongs to any trust or is subject to the rights of any trust? b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? c) If so additional precautions/permissions to be obtained for creation of valid mortgage? d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable Not applicable Not applicable Not applicable
20. a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage. 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? c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable Not applicable Yes, Non Agriculture permission is on record N.A. Tax Paid receipt is on record
21. Whether the property is affected by any local laws or other regulations having a	Not applicable
22. a) Whether the property is subject to any pending or proposed land acquisition proceedings? b) Whether any search/enquiry is made with the Land Acquisition office and the outcome	Not applicable Not applicable

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of such/enquiry.	
23. a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not applicable
b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
c) Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	Not applicable
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?	Yes
c) Whether the person (s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Yes
25. Whether the property belongs to Limited company, check the Borrowing powers, Board resolution, Authorization to create mortgage/execution of documents, registration of any prior charges with the company, register, articles of association/provision for common seal etc.	Not applicable
b. In case of societies, association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions bye-laws.	Not applicable

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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. bearing on the creation security (viz. agricultural laws, weaker sections, minorities, land laws, SEZ regulations, coastal zone regulations, Environmental clearance, etc.	Yes
27. a) whether any POA is involved in the chain of title?	Not Applicable
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 favor of the builder/ developer and as such is irrevocable as per law.	Not Applicable
c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the builders viz. companies / firms /individual or proprietary concerns in favor of their partners/employees/authorized representatives to sign Flat allotment letters, NOCs, Agreements of sale, sale deeds, etc. in favor of buyers of flats units (Builders POA) or (II) other type of POA (common POA)	Not Applicable
d) In case of Builders POA whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
e) In case of common POA (i.e. POA other than Builders POA), please clarify the following clauses in respect of POA.	Not Applicable
i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
ii) Whether the POA is a registered one?	Not Applicable
iii) Whether the POA is a special or general	Not Applicable