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one?	
iv) Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
g) Please comment on genuineness of POA?	Not Applicable
H) the unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28. Whether mortgage is being created by a POA holder, check genuineness of the power given therein and whether the same is properly executed / stamped / authenticated in terms of the law of the place, where it is executed.	No
29. If the property is a flat/Apartment or residential/commercial complex, check:	
a. Promoter/land owner's title to the land/Building.	Yes
b. Development agreement/power of attorney:	Not Applicable
c. Extent of authority of the developer/ builder.	Yes
d. Independent title verification of the land and or building in question	Yes
e. Agreement for sale (duly registered)	Sale Deed is registered
f. Payment of proper stamp	Yes
g. Requirement of registration of sale agreement development agreement POA etc.	NIL
h. Approval of building plan, permission of appropriate/ local authority etc.	Permission is obtained
i. Conveyance in favor of society/condominium concerned.	NO
j. Occupancy certificate/ allotment	NO

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letter/letter of possession.	
k. Membership details in the society	NO
l. Share certificate	NO
m. No objection letter from the society.	NO
n. All legal requirement under the local/ municipal laws, regarding ownership of flats/apartments/building regulations, development control regulations, co. Operative societies laws etc.	NO
o. Requirements for noting the bank charges on the records of the housing society if any;	Charge can be noted on 7/12 extract and Notice of Intimation within the 30 days from date of creation equitable mortgage by deposit of title deed is to be given
p. If the property is vacant land and construction is yet to be made approval of layout and other precautions if any.	Not Applicable
q. Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Yes as per the plan
30. Encumbrances, attachment and or claims whether of government central or state or other local authorities or third party claims, liens etc. and detail thereof.	Not applicable
31. The period covered under the encumbrances certificates and the name of the person in whose favor be encumbrances is created and if so satisfaction of charge if any.	From 2003 to 2015
32. Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and not paid What remedy?	Yes, N.A. Tax is paid
33. a. Urban land ceiling clearance, whether required and if so, details thereon:	Not Applicable
b. Whether no objection certificate under the income tax act is required/obtained:	Not Applicable

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34. Details of RTC extract/mutation extracts/ khata extract pertaining to the property in Question.	Mention in Para No. 8
35. Whether the property offered as security is clearly demarcated?	Yes
36. a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property are legally valid? c) Whether the property has clear access as per documents?	Yes Yes 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 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 occasion to verify from Valuation report and utility bill etc. because no valuation report or utility bills available for verification.
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 sand that in the title deeds. (If the valuation report and or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate)	As explained in above Para No. 8

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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 extract duly certified etc. as also any precaution to be taken by Bank in this regards.	Charged should be created in other right column of 7/12 extract of said Plot
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.	Not Applicable
44. Additional aspects relevant for investigation of title as per local laws.	NIL
45. Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Intimation of notice of equitable mortgage must be given as sec. 89 (c) of The Indian Registration Act
46. The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Omsai Buildcon Partnership Firm, Borrower
47. It is certified that there is no provision of issuing non-encumbrance certificate from office of Sub-registrar.	No Provision

Place: Nasik

Dated: 17/04/2015

Signature of Advocate

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