Gajendra A. Jachak,

Advocate

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TO WHOM SO EVER IT MAY CONCERNED

Report of Investigation of Title in respect of immovable Property

1	a) Name of the Branch/ Business Unit/Office seeking opinion.			**To Whom So Ever It May Concerned.**	
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.			Ref. No. Dated :	
	c) Name of the Borrower.			**M/s. Sahas Land Developers & Infra Developers Pvt. Ltd. through its Director Shri Surendra Ramchandra Mahakalkar,** r/o. Gitai Nagar, Nagpur road Wardha, Tq Dist.Wardha.	
2	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.			As above.	
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.			**M/s. Sahas Land Developers & Infra Developers Pvt. Ltd. through its Director Shri Surendra Ramchandra Mahakalkar.**	
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)			As a joint applicant.	
3	Complete or full description of the immovable property/ (ies) offered as security including the following details.			As given below.	
	(a) Survey No.			Svy. no. 426/1A	
	(b) Door/House no. (in case of house property)			Plot no. 14 to 17	
	(c) Extent/ area including plinth/ built up area in case of house property			Having total area of plots 683.50 sq.mtr (As per amalgamation order)	
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries			Mouza- Sawangi (Meghe), Mouza no.138, Talathi Saza no.19, within limits of G.P. Sawangi (Meghe) & having Registration Dist. and Sub Dist. Wardha.	
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.			As given below.	
	Sl. No	Date	Name/ Nature of the Document	Original/ certified copy/certified extract / photocopy.	In case of copies, whether the original was scrutinized

				etc.	by the Advocate
	1	20/12/18	Copy of registered sale-deed of plot no. 14 in favour of present owner vide document no. 3373/2018.	Original	Yes
	2	17/10/18	Copy of registered sale-deed of plot no. 15 in favour of present owner vide document no.3195/2018	-do-	Yes
	3	29/01/11	Copy of registered sale-deed of plot no. 16 in favour of present owner vide document no.2664/2018.	-do-	Yes
	4	20/12/18	Copy of registered sale-deed of plot no. 17 in favour of present owner vide document no. 3372/2018.	-do-	Yes
	5.	05/08/11	Copy of previous registered sale-deed of plot no. 14 & 17 vide document no.6591/2011.	-do-	Yes
	6.	05/08/11	Copy of previous registered sale-deed of plot no. 15 vide document no.6584/2011	-do-	Yes
	7.	05/08/11	Copy of previous registered sale-deed of plot no. 16 vide document no.6591/2011	-do-	Yes
	8.	19/12/18	Copy of 7/12 extract of plot no. 14 to17	-do-	Yes
	9.	25/01/11	Copy of N.A. order of field survey no. 426/1A.	-do-	Yes
	10	25/01/11	Copy of Sanction Lay-out map	-do-	Yes
	11	15/03/19	Copy of amalgamation order of plot no. 14 to 17 issued by S.D.O. Wardha alongwith map.	-do-	Yes
	12	27/05/19	Copy of construction permission letter issued by S.D.O. Wardha	-do-	Yes
	13	27/05/19	Copy of approved construction map	-do-	Yes
5	a) 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.)			The original copies of sale deeds are available and compared with the record available at the office of Sub-Registrar, Wardha, therefore certified copies are not obtained.	
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrars office have been verified page by page with the original documents submitted?			Not Applicable	
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. **(In case originals title deed is not produced for comparing with certified or ordinary copies should be handled more diligently and cautiously)**			Not applicable	
6	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through its Director any online portal or computer system?			The records of Sub-Registrar office are available from the year 1990 to 2019 for verification only on computer system through its Director NET and on computer system at the office of Sub-Registrar and the revenue records are not available through its Director any online	

		portal.
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	I have verified the record available at the office of Sub-Registrar on computer system and on that basis it appears that the schedule property is in the name of present owner.
	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?	The genuineness of the stamp paper is not possible to be got verified from any online portal. But as the Sub-Registrar has accepted the stamp at the time of execution of any document therefore, it can be say that the stamp papers are genuine one.
7	a)Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Wardha, Tah Dist.Wardha.
	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?	It is not possible to have registration of documents in respect of the property in question, at more than one office of Sub-Registrar/ District Registrar-General.
	c)Whether search has been made at all the offices named at (b) above?	At Sub-Registrar Wardha only.
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not applicable
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 a period of not less than 30 years is mandatory.(Separate Sheets may be used)**	Title History given below

TITLE HISTORY

That, the title history for last 15 yrs. from this date shows the following chain of transactions. Originally the field svy.no. 426/1A, area 2.02 HR situated at mouza Sawangi (Meghe) Tq. and Dist. Wardha was owned and possessed by Shri Pradip Gopinath Nikhade, Shri Manoj Narayanrao Jagtap and Shri Shriniwas Sambsiv Dhyawartiwar, all r/o. Wardha, Tq. Distt. Wardha. Thereafter they applied for conversion of said land into non agricultural residential use before S.D.O., Wardha and S.D.O., Wardha passed the order in Rev.case no. NAP-34/Sawangi(Meghe)-88/2009-2010, vide order dated 25/01/2011 thereby granted sanction layout for residential purposes. Thereafter various plots were laid down therein including Plot no. 14 to 17.

Thereafter the above owner Shri Pradip Gopinath Nikhade, Shri Manoj Narayanrao Jagtap and Shri Shriniwas Sambsiv Dhyawartiwar sold out the plot no. 14, area 151.87 sq.mtr. i.e. 1634.12 sq.ft. and plot no. 17, area 303.74 sq.mtr. i.e. 3268.24 sq.mtr. respectively to Shri Swapnil Khedikar, r/o. Nagpur, Distt. Nagpur by way of

registered sale-deed on dated 05/08/2011 for a valuable consideration of Rs. 3,60,000/- before Sub-Registrar, Wardha vide document no. 6591/2011. Same day they sold out the plot no. 15, area 173.50 sq.mtr. i.e. 1886.86 sq.mr. to Shri Ashok Laxmichand Kruplani, r/o. Nagpur road, Wardha by way of registered sale-deed for a valuable consideration of Rs. 2,06,000/- before Sub-Registrar, Wardha vide document no. 6584/2011. Same day they sold out the plot no. 16, area 205.91 sq.mtr. i.e. 2215.19 sq.mr. to Shri Shubham Shyam Kuldhariya, r/o. Nagpur road, Wardha by way of registered sale-deed for a valuable consideration of Rs. 2,44,000/- before Sub-Registrar, Wardha vide document no. 6590/2011.

Thereafter Shri Shubham Shyam Kuldhariya sold out the plot no. 16, area 205.91 sq.mtr. i.e. 2215.19 sq.mr. to M/s. Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandra Mahakalkar, r/o. Gitai Nagar, Nagpur road, Wardha by way of registered sale-deed on dated 08/08/2018 for a valuable consideration of Rs. 7,15,000/- before Sub-Registrar, Wardha vide document no. 2664/2018.

Thereafter Ashok Laxmichand Kruplani sold out the plot no. 15, area 173.50 sq.mtr. i.e. 1886.86 sq.mr. to M/s. Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandra Mahakalkar, r/o. Gitai Nagar, Nagpur road, Wardha by way of registered sale-deed on dated 17/10/2018 for a valuable consideration of Rs. 7,00,000/- before Sub-Registrar, Wardha vide document no. 3195/2018.

Thereafter Shri Swapnil Khedikar sold out the plot no. 14, area 151.87 sq.mtr. i.e. 1634.12 sq.ft. to M/s. Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandra Mahakalkar, r/o. Gitai Nagar, Nagpur road, Wardha by way of registered sale-deed on dated 20/12/2018 for a valuable consideration of Rs. 8,50,000/- before Sub-Registrar, Wardha vide document no. 3373/2018. Same day he sold out the plot no. 17, area 151.87 sq.mtr. i.e. 1634.12 sq.ft. to M/s. Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandra Mahakalkar, r/o. Gitai Nagar, Nagpur road, Wardha by way of registered sale-deed for a valuable consideration of Rs. 8,50,000/- before Sub-Registrar, Wardha vide document no. 3372/2018. As per above sale-deeds the name of present owner / borrower M/s. Sahas Land & Infra Developers Pvt. Ltd. Through its Director Shri Surendra Ramchandra Mahakalkar has been mutated in revenue record and Talathi of mouza issued a 7/12 extract in his name of above plot no. 14 to 17. Since from then he is absolute owner, title holder and possessor of said plot no. 14 to 17.

Thereafter, the said owner Shri Surendra Ramchandra Mahakalkar applied before SDO, Wardha on dated 08/12/2018 for getting permission for amalgamation of plot no. 14 to 17 and as per application the SDO, Wardha passed the amalgamation order vide case no. 55/Misc-80/2018-19 on dated 15/03/2019 and thereby amalgamated the above plots area into total area of 683.50 sq mtr. The town planning authority also approved the amalgamation map on dated 18/02/2019 vide their letter no. 5340/2018.

	Thereafter, Shri Surendra Ramchandra Mahakalkar decided to develop the plot no 14 to 17 and to construct the residential flats thereon. For the same they applied before the G.P. Sawangi (Meghe) for construction permission and G.P.Sawangi (Meghe) send the proposal to the B.D.O. Panchayat Samitee, Wardha and Town Planning authority, Wardha. The Town Planning authority Wardha vide their letter No. Const.per./Mouza Sawangi(Meghe)/S.K.426/ 1A/Plot no.14,15,16,17/Tq.Wardha/ TPW/903, dated 17/05/2019 and approved the construction map and S.D.O. Wardha also approved vide its letter dated PSV-3/construction/SDO/KV/SR 221/2019, dated 27/05/2019 subject to conditions mentioned therein. Thus the permission for construction is duly accorded. He paid all the revenue and G.P taxes and cess upto date in respect of said plots. The title of the borrowers is clear, marketable and transferable. The property is found to be free from all types of encumbrances. Thus the links in the chain of title has been properly established. All the transactions have been duly verified from the record of Sub Registrar, Wardha by paying search fee of Rs.375/- vide search receipt no.MH00270516201920E, dt. 15/06/2019 for the period from 2005 to 2019 i.e. total 15 years. The original search receipt is enclosed herewith.	
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.)	Full ownership right individually creating charge over his property.
10.	If leasehold, whether;	No.
	a)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 Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No.
	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,	Yes.
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not required.
12.	If occupancy right, whether;	No.
	a)Such right is heritable and transferable,	Not applicable.
	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 such conclusion.	Not applicable.
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,	Not applicable.
	b) The Gift/Settlement Deed has been attested by two	Not applicable.

	witnesses;	
	c) The Gift/Settlement Deed transfers the property to Donee;	Not applicable.
	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 person and whether there is a need for any other person to join the creation of mortgage;	Not applicable.
	h) Any other aspect affecting the validity of the title passed through its Director 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. (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 mort gable 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?	No.
	(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 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, 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.)	Not applicable.
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?	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.	Not applicable.
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	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	Not applicable.

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	whether trust deed specifically authorizes the mortgage of the property?	
	(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 Agricultural land and whether there are any restrictions for creation/enforcement 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?	Not applicable.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	That the property out of field Svy. no 426/1A of mouza Sawangi (Meghe) which is duly diverted for non-agricultural residential purposes as per order passed by S.D.O. Wardha on 25/01/2011 in revenue case no.NAP-34/Sawangi (Meghe)-88 /2009-10.
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, 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.	Not applicable
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?	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.	Not-applicable
	b. Property belongs to partners, whether thrown out on hotchpots, weather formalities for the same have been completed as per applicable laws.	Not applicable.
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Borrower himself creating mortgage in that respect.
25.	a) 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 charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not applicable.
	b) i) Whether the property (to be mortgaged) is purchased by the above company from any other company or limited liability partnership (LLP) firm? Yes / No.	No.
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with registrar of companies (ROC) in respect of such vendor company / LLP (Seller) and the vendee	Not applicable

	company (purchaser ?)	
	iii) Whether the above search of charge reveals any prior charges / encumbrances, on the property (proposed to be mortgaged) created by the vendor company (Seller ?) Yes / No.	No.
	iv) If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied ? Yes / No.	Not applicable.
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.	Not applicable.
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.	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 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 POA) or (ii) other type of POA (Common POA).	Not applicable
	(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.	Not applicable
	(e) In case of Common POA (i.e. POA other than Builder's 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? 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?	Not applicable Not applicable Not applicable 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 the 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 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.	No.
29.	If the property is a flat/ apartment or residential /commercial complex, check and comment on the following:	No, property is a open plots
	(a) Promoter's/Land owner's title to the land/ building;	The plot owners **M/s. Sahas Land Developers & Infra Developers Pvt. Ltd. through its Director Shri Surendra Ramchandra Mahakalkar** are the absolute joint owner, possessors and title holders of plots mentioned above.
	(b) Development Agreement/Power of Attorney;	Not applicable.

	(c) Extent of authority of the Developer/builder;	Not applicable
	(d) Independent title verification of the Land and/or building in question;	Not-applicable
	(e) Agreement for sale (duly registered);	Not-applicable
	(f) Payment of proper stamp duty;	Not applicable.
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not-applicable
	(h)Approval of building plan, permission of appropriate /local authority, etc.;	The owner / borrower obtained a permission for construction from S.D.O. & Town Planner, Wardha.
	(i) Conveyance in favour of Society/ Condominium concerned;	Not applicable.
	(j) Occupancy Certificate/allotment letter/letter of possession;	Not applicable
	(k) Membership details in the Society etc.;	Not applicable.
	(l) Share Certificates;	Not applicable.
	(m) No Objection Letter from the Society;	Not applicable.
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Duly completed.
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; (p) If the property is a vacant land and construction is yet to be made, approval of lay-out 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.	Not applicable.
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.	The property is free from all types of 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 for the period of 2005 to 2019 i.e. total 15 years on which basis I satisfy that the **M/s. Sahas Land Developers & Infra Developers Pvt. Ltd. through its Director Shri Surendra Ramchandra Mahakalkar** acquires clear and marketable title on the schedule property.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	All the revenue and G.P. taxes are paid upto date to the concerned authority.
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.	Not applicable.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	Mutation effected in G.P. and Revenue record by the concerned G.P. and Revenue Authority.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Muncipal/Village records?	The name of mortgagor are reflected as owner in the revenue and G.P. 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 per documents? **(The property should be legally accessible through**	Yes. Yes. Yes.

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	its Director normal carriers to transport goods to factories / houses, as the case may be)	
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.	No.
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 elaborate/ comment on the same.	I have mentioned the boundaries in schedule of property.
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 are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	The valuation report is not produced before me.
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, property is free from all types of encumbrances.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Y / N)	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.	The original title deed /documents of the schedule property are available for creation of equitable mortgage.
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.	Not required.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Affidavit be obtained from the borrower stating that, the schedule property is free from all types of encumbrances, and there is no any litigations are pending in any court or before revenue authority and property is not subject of any acquisitions or requisitions to safeguard the interest of Bank.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	The borrower **M/s. Sahas Land Developers & Infra Developers Pvt. Ltd. through its Director Shri Surendra Ramchandra Mahakalkar** themselves creating charge by executing Equitable mortgage.

Date: 15/06/2019
Place: Wardha

G. A. Jachak
Advocate
Mohini Nagar,
Nagpur Road, Wardha

Signature of the Advocate

SCHEDULE OF THE PROPERTY (IES)

All piece and parcel of Land bearing plot no. 14 to 17, out of field survey no. 426/1A, which is duly diverted and situated at mouza Sawangi (Meghe), Mouza no. 139, Talathi Saza, P.H.No. 19 in Tq. & Dist. Wardha, total area of above plots 683.50 sq.mtr. and approved construction area 814.992 sq.mtr. is ; admeasuring as follows;

Plots no. 14 to 17 (As per amalgamation order)

Having total area 683.50 sq.mtr.
and approved construction area 814.992 sq.mtr.

And Amalgamated area Bounded;- (As per approved construction map.)

On towards east - 9th mtr. wide Lay-out road.
On towards west - 9th mtr. wide Lay-out road.
On towards north - 9th mtr. wide Lay-out road.
On towards south - Plot no. 13B & 18A.

Place : Wardha.
Date : 15/06/2019

G. A. Jachak
Signature of the Advocate
Mohini Nagar,
Nagpur Road, Wardha

CHALLAN
MTR Form Number-6

GRN	MH002705165201920E	BARCODE		Date	15/06/2019-11:52:21	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV G A JACHAK
Location	WARDHA		
Year	2019-2020 One Time	Flat/Block No.	WARDHA
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	375.00	Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZ SAWANGI M. FSNO.426/1A PLOT NO.14 TO 17 AREA 683.50 SQ MTR SEARCH FROM 2005 TO 2019-15 YRS
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019061558609	IK0ABZNJU1
Cheque/DD No.		Bank Date	RBI Date	15/06/2019-11:52:51	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. 9960444070

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

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