M/S. Aaditya Lifespaces And Infraventure Pvt. Ltd. decided to develop a Commercial-cum- Residential Scheme and build an Estate/Township i.e. Group Housing Scheme under the name and style of "GANGAWANI GARDENS" having Bungalows, Multistoried buildings containing various Apartments therein as per Sanctioned Plan and Building Permit duly sanctioned by NIT, Nagpur vide Building Permit No. _____ dated _____.

(d) Borrower(s) :-

The Borrower/s will be the prospective buyers/customers who desire to purchase the Bungalows and Apartments in the said Group Housing scheme/building constructed on the said land known as GANGAWANI GARDENS by M/S. Aaditya Lifespaces And Infraventure Pvt. Ltd.

5. Search and Investigation ;

5.1	The persons who is/are the present owner/s of the property	M/S. AADITYA LIFESPACES AND INFRAVENTURE PVT. LTD.
5.2	Whether the party has absolute, clear and marketable title over the property proposed to be mortgaged and can create to valid mortgage on the property.	YES
5.3 a)	What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy rights, possessory rights, minor's right or any other type of right? Clarify.	Freehold Rights/Full ownership
	b) Leasehold immovable property. (where the land/building(s) is/are leasehold), please verify the term of lease (s) the name and address(es) of the lessor(s) and whether any permission/NOC from the lessor(s)/competent authority is required for transfer (such as mortgage/sale, etc.) of the property).	No
5.4	Whether there is any restriction/prohibition under the personal laws of the owner / mortgagor to hold the property under the title deeds through which he has derived the title.	No
5.5	Whether the latest title deeds and the immediately previous title deeds are available in originals.	Yes
5.6	Whether the building tax/land revenue has been paid, upto date.	Paid upto
5.7	Whether any dues recoverable as land revenue are outstanding.	No
5.8	In case of facility is sought for construction purpose :-	

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