

5.	Whether certified copy of all title document are obtained from 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.) (b)(i) Whether all the pages in the certified copies of Title documents which are obtained directly from Sub-Registrars Office have been verified page to page with the original documents submitted? (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 to page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently and cautiously).	Scheme Originals are available and registration entries are verified from Concerned Sub Registrar Offices and Indexes thereof are also available and verified. Original copies of title documents are page to page verified from Sub-Registrars Office records. The total page numbers in the copy tally page to page with the SRO records.
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 of cross checking are made and the comments/findings in this regard.	On lines Computers Records are made available since 2012-13.
	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?	Genuineness of the stamp paper is got verified from online portal available since the year 2013.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Nagpur City
	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, Nagpur City No. 1 to 6 and 8 and 9 (Now No. 9 office is abolished)
	c) Whether search has been made at all the offices named at (b) above?	Yes, wherever the Documents concerned are Registered.
	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?	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/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)	Chain of title is provided herein under.

9.	Nature of Title of the intended Mortgager over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Apartment Scheme Known and Styled as "PYRAMID NEST" consisting of Ground Floor and Eight Upper Floors, Ground Floor consists of Parking for all the flats and Each of First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Floor consists of Six (6) independent and self-contained separate Apartments. Thus there are in all 48 (Forty Eight) Apartments being constructed on Amalgamated Plot No. 8 & 9, covering NIT regularized area of 1662.90 Sq. Mtrs., in the layout of Shramik Co-op. Housing Society Ltd., Nagpur, being portion of Kh. No. 39/1, 39/2, of Mouza Mankapur, P.H. No. 11, City Survey No. 2, Sheet No. 8 & 9, Plot bearing Corporation House No. 3431/8 & 3431/9, Ward No. 57, Situated at Royal Town, Mankapur, Nagpur.
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 mortgager with or without conditions,	N.A.
	The mortgager is competent to create charge on such property.	N.A.
	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;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities/procedure to be followed and the reasons for coming to such conclusion.	Nil Observed
14.	If the property has been transferred by way of Gift/Settlement Deed, whether;	N.A.

	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 Deed or by a separated writing or by implication 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 any whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	(a) In case of partition/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.	N.A.
	(b) Whether mutation has been effected and whether the mortgager is in possession and enjoyment of his share.	N.A.
	(c) Whether the partition made is valid in law and the mortgager has acquired a mortgageable title thereon.	N.A.
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/compiled with.	N.A.
	(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?	N.A.
16.	Whether the title documents include any testamentary documents/wills?	N.A.
	(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? (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.)	N.A.

17.	(a) Whether the property is subject to any waqt rights?	N.A.
	(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 necessary, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights 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 rights of any trust?	N.A.
	(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/enforcement of mortgage.	Property is not an Agricultural Land for Residential Purpose.
	(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?	Lands of Kh. No. 39/1 and 39/2 converted for non-agriculture residential use as per N.A. Order passed by the Additional Collector, Nagpur Dt. 21.05.1996, in Revenue Case No. 34/NAP-34/1995-96 in respect of land of Khasra No. 39/1 & 2.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	N.A. as the land is already converted in to Non Agricultural use.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creations security (viz. Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	Nil Observed
22.	(a) Whether property is subject to any pending or proposed land acquisition proceedings?	Nil Observed
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A. as the land is regularized by the Govt. Under Gunthewari Development Act 2001 also.
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Nil Observed

	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	(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.	Nil Observed
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N.A.
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
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 charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc. (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. (b)(ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in request of such vendor company/LLP (seller) and the vendee company (purchaser)? (b)(iii) Whether above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No (b)(iv) If the search reveals encumbrances/ charges, whether such charge/encumbrances have been satisfied? Yes/No.	The property is presently belonging to Pvt. Ltd. Company and hence following formalities has been duly complied. 1) Company Board Resolution for Selling the scheme land of the Company and also for authorizing particular directors there for. 2) NIL other ROC Charge Certificate regarding the Property in question. The property is not purchased from the other company or limited liability Partnership Firm (LLP). N.A. N.A. 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.	N.A.
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.