

Annexure-E

Checklist for scrutiny of TIR by the branches

The officials scrutinizing the TIR need to verify and examine each and every columns/ paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such scrutiny.

Name of the borrower : S.S. TRADERS (Proprietorship- Mr. Prakash Sampatrao Chorge)

Name of the Advocate submitted the TIR : Adv. Umesh A. Shinde

Number & Date of TIR : Dt: 11/03/2024

Short description of the property covered by TIR: All the piece and parcel of land bearing,

| S. No. | Details | Y/ N |
|--------|--|------|
| 1. | Whether the advocate submitted the TIR is in Bank's panel of lawyers identified for submission of TIR? | Y |
| 2. | Whether the report and certificate submitted by the advocate are in the Bank's prescribed format? | Y |
| 3. | Whether the TIR by the advocate is unconditional? | Y |
| 4. | If the TIR has any conditions, whether the same are complied with? | Y |
| 5. | As per the TIR, whether the documents of title are complete in all respects and sufficient to convey a clear, absolute and marketable title to the property | Y |
| 6. | a) As per the TIR, whether the property offered as security to the Bank is unencumbered/ unattached? b) Whether the Advocate who has issued TIR has taken search in the Registrar of Companies where the borrower is a company. In case the borrower has purchased the property (which is to be mortgaged) from another company, the Advocate has to make search in the ROC for both the companies. What are the observations/comments of the advocate on item No. 5 (b) and 25 (b) i to iv of Annexure-B. | Y |
| 7. | As per the TIR, whether the persons seeking to secure the property to the Bank have a clear and marketable title thereto and are legally capable of creating the charge thereon in favour of the Bank? | Y |
| 8. | As per the TIR, whether the property is subject to any tenancy law which will affect the Bank's rights eventually to take possession thereof or cause it to be sold or otherwise exercise its rights as mortgagee? | N |
| 9. | As per the TIR, whether the property offered is an agricultural property and if so additional precautions in respect of the acceptability of such security have been examined? | N |
| 10. | Whether the advocate has made searches of the registers and other records maintained by the Sub-Registrar of Assurances, Collector and/or other revenue authorities for ascertaining whether there is any outstanding mortgage or charge on the property to be mortgaged to the Bank? | Y |
| 11. | Whether the advocate has confirmed that he has conducted independent Search in the Records of Sub-Registrar Office(s) concerned and that the documents, convey Clear, Absolute and Marketable Title and are sufficient for creation of a valid Mortgage? | Y |
| 12. | Whether the TIR reveals involvement of any gift deed, PoA, or other circumstances attracting special precautions? (Two TIRs from Advocates need to be obtained in these cases). | Y |





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| 13. | Whether the advocate has also submitted the fee receipt for conducting Search in the Office of Sub-Registrar(s) along with the TIR? | Y | | | | |
| 14. | Whether the property particulars mentioned in the Title Deed (Sale Deed/ Khatauni) tally with those in the Non Encumbrance Certificate, approved Building Plan and TIR, etc.? | Y | | | | |
| 15. | Whether all the Original Documents and other Link Documents as stipulated by the advocate in the TIR are obtained? | Y | | | | |
| 16. | In respect of loans of Rs.1.00 crore and above whether:- a) search of title/encumbrance was made by the advocate for a period of not less than 30 years? | Y | | | | |
| | b) Whether satisfactory search report (TIR) is obtained from two advocates irrespective of amount in all segments (including Housing Loans) in the following cases:- i. Properties offered by third party guarantors whether individual or non-individual. ii. Properties acquired through Gift deed. iii. Properties sold by Power of Attorney holders. | Y | | | | |
| | b) In case of Housing Loans where properties do not fall into the abovementioned categories, a satisfactory Title Investigation Report (TIR) from two different empanelled advocates (**) should be obtained in the following cases:- <table border="1"><tr><td>In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores.</td><td rowspan="3">Satisfactory TIR from two different empanelled advocates should be obtained.</td></tr><tr><td>In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount isRs.1 crore and above.</td></tr><tr><td>Second Sales and Loan amount isRs.1 crore and above.</td></tr></table> In case of Housing Loans, wherever In House Legal Team has been created one TIR shall be obtained from them and one TIR shall be obtained from the empanelled Advocate. | In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores. | Satisfactory TIR from two different empanelled advocates should be obtained. | In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount isRs.1 crore and above. | Second Sales and Loan amount isRs.1 crore and above. | |
| In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores. | Satisfactory TIR from two different empanelled advocates should be obtained. | | | | | |
| In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount isRs.1 crore and above. | | | | | | |
| Second Sales and Loan amount isRs.1 crore and above. | | | | | | |
| 17. | Whether the TIR or any other documents in the matter reveal any pending or concluded litigation in respect of the property offered as security and whether the impact of such litigation has been satisfactorily explained/ got examined? | N | | | | |
| 18. | (a) Findings, if any in respect of the property offered as the security in the valuation report? (b) Whether there is any inconsistency in the TIR and valuation report in respect of the property? | N | | | | |

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|------------------|---|--|
| | CSO | Relationship Manager |
| Signature |  |  |
| Name | PRADEEP CHOPADE | SHWETA SABLE |
| Designation | CSO | RMSME |
| Branch/Unit | MIDC SATARA | MIDC SATARA |
| Date of scrutiny | 13/03/2024 | 13/03/2024 |

18 19 20 21 22

SEARCH REPORT

To

State Bank of India

MIDC Branch

Name of Borrower.:

*S.S Traders through Proprietor
Mr.Prakash Sampatrao Chorge*

From :

Mr.Umesh A.Shinde

(B.S.L,LL.M)

Advocate

Add:Gajanan Plaza,Flat no.3B

Visawa park,Satara

Mo.9850560218,8208149440



CHALLAN
MTR Form Number-6



| | | | | | | | | | | |
|-----------------------|--------------------|---------|--|--|-----------------------------------|---------------------|---------------------------|---------|---|--|
| GRN | MH017093152202324U | BARCODE | | | Date | 11/03/2024-18:52:52 | | Form ID | | |
| Department | | | | | Inspector General Of Registration | | | | | |
| Type of Payment | | | | | Search Fee | | | | | |
| Type of Payment | | | | | Other Items | | | | | |
| Office Name | | | | | PUR_SASWAD PURANDAR SUB REGISTRAR | | Full Name | | adv Umesh A shinde search fee 30 yrs | |
| Location | | | | | PUNE | | Flat/Block No. | | Duplex Flat no 02 Veeraj CTS no 1127 | |
| Year | | | | | 2023-2024 One Time | | Premises/Building | | Shivtakrar Purander Dist pune | |
| Account Head Details | | | | | Amount In Rs. | | Road/Street | | Shivtakrar Purander Dist pune | |
| 0030072201 SEARCH FEE | | | | | 750.00 | | Area/Locality | | pune | |
| | | | | | | | Town/City/District | | | |
| | | | | | | | PIN | | 4 1 5 0 0 1 | |
| | | | | | | | Remarks (If Any) | | | |
| | | | | | | | Amount In | | Seven Hundred Fifty Rupees Only | |
| Total | | | | | 750.00 | | Words | | | |
| Payment Details | | | | | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | | Bank CIN | | Ref. No. | | 00040572024031183903 CPADPPWOV5 | |
| Cheque/DD No. | | | | | Bank Date | | RBI Date | | 11/03/2024-18:24:53 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 :
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 8208149440



MR. UMESH AMRUTRAO SHINDE

(B.S.L,LL.M)

ADVOCATE

MO.9850560218 ,8208149440

RESI : ABHYUDAY ARCADE, FLAT NO.3, VISA WA PARK, SATARA.

OFFI: GAJANAN PLAZA, FLAT NO.3A, VISA WA PARK, SATARA

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Annexure – B

TITLE INVESTIGATION CUM SEARCH REPORT

To,

Branch Manager,

State Bank of India

MIDC Branch

| | | |
|---|---|--|
| 1 | a)Name of the Branch/ BU seeking opinion. | MIDC Branch |
| | b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. | Dtd.05/03/2024 |
| | c)Name of the Borrower | S.S Traders through Proprietor Mr.Prakash Sampatrao Chorge |
| 2 | a.Type of loan | Loan against property |
| | b. Type of property | Non agricultural plots |
| 3 | a)Name of the unit/concern/ company/person offering the property/ (ies) as security. | Bhagyashri Prakash Chorge |
| | b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge. | proprietor |
| | c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Borrowers |
| 4 | a.Value of loan (Rs. In crores) | |
| 5 | Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/ registered mortgage. | All that piece and parcel of Duplex Flat number 02 on the ground floor of the building and first floor of the scheme names as "VEERAJ" |
| | a)Survey No. | Plot no.1 and 2 in CTS number 1127 (Old Survey number 38A/1/A1/1/5 and 38A1/2B) |
| | b)Door no(in case of house property) | ----- |
| | c) Extent/ area including plinth/ built up area in case of house property | Carpet area : 104.329 sq.meters |
| | d)Locations like name of the place, village, city, registration, sub-district etc. | At Nira Shivtakrar Tal.Purander Dist.Pune. |
| 6 | a)Particulars of the documents scrutinized-serially | 1.City Survey extract of the said properties (Cer- |



- 2 -

| and chronologically | | | | | <p>tified)</p> <p>2.special power of attorney at serial number 5012/2016</p> <p>3.Gift deed at serial number 1256/2016 and index II (photocopy)</p> <p>4.non agricultural order dtd.12/01/2006 (Certified)</p> <p>5.Layout plan sanctioned by town planning department dtd. 16/11/2005 (Certified)</p> <p>6.Building permission issued by Subdivisional officer Daund Purander dtd.19/01/2019 (Certified)</p> <p>7.Approved building plan copy by Town planning department dtd.02/01/2018 (certified)</p> <p>8.Occupancy certificate dtd.12/03/2020 (certified)</p> <p>9.Original agreement to sale at serial number 3265/2019 and index II</p> <p>10.Original sale deed at serial number 5118/2021 and index II</p> <p>11.List of documents Vishweshwar Sahakari Bank Ltd. dtd. 16/ 02/ 2024 (certified)</p> |
|---|------------|---|---|---|---|
| b))Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. | | | | | Originals and certified |
| Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined. | | | | | |
| SR no | Date | Nature of document | Original certified copy/ certified extract /photocopy etc | In case of copies, whether the original was scrutinized by the advocate. - No. Original document are with The Vishweshwar Sahakari Bank Ltd Pune. | |
| 1 | 13/08/2021 | Copy of sale deed at serial number 5118/2021 and index II | Photocopy | | |
| 2 | 27/05/2019 | Copy of agreement to | Photocopy | | |



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| | | | | | |
|---|---|--|---|--|--------------------------------|
| | | | sale at serial number 3265/2019 and index II | | |
| 7 | Whether certified copy of all documents are obtained from the relevant sub-registrar office and compared with the documents made available by the propose mortgagor?(Please also enclose al such certified copies and relevant fee receipts alongwith the TIR.) (HL If the value of loan = > Rs.1 Crore and in case of commercial loans irrespective of loan component) | | | | Yes |
| | b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (in case originals title deed is not produced for comparing the certified or ordinary copies ,the matter should be handed more diligently and cautiously) | | | | Yes |
| | b) ii) Where all pages in the the certified copies of the title documents which are obtained directly from sub registrar office have been verified page to page with the original documents submitted ? (In case originals title deed is not produced for comparing with the certified or ordinary copies .The matter should be handled more diligently & cautiously). | | | | Yes |
| 8 | 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? b)If such online/computer records are available,whether any verification or cross checking are made and the comments/findings in this regards | | | | Yes Yes |
| | c)Whether the genuineness of the stamp paper is possible to be got verified form any online portal and if so whether such verification was made? | | | | Yes |
| | d.Whether proper registration of documents completed .Details thereof to be provided | | | | Yes |
| 9 | a)Property offered as security falls within the jurisdiction of which sub-registrar office? | | | | Purander Registrar of- fice |
| | b)Whether it is possible to have registration of docu- | | | | No |



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| | ments 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. | |
| | c)whether search has been made at all the offices named at (b)above | yes |
| | 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 |
| 10 | <p>a.chain of titles tracing out the title to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current holder.</p> <p>b. And wherever Minors 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</p> <p>In the 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)</p> <p>C.Nature of Minors 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</p> | <p>Separate sheet is attached.</p> <p>No minors interest is involved</p> <p>Not applicable</p> |
| 11 | 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 rights |
| | If ownership rights, | Yes |
| | a. Details of conveyance documents | Sale deed at serial number 5118/2021 |
| | b.Whether the document is properly stamped | yes |
| | C.Whether document is properly registered | yes |
| | | |
| | 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)Durantion of lease/unexpired period of lease. | Not applicable |



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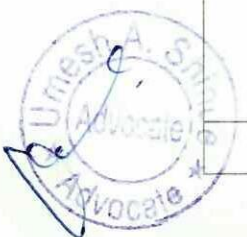
RESI : ABHYUDAY ARCADE, FLAT NO. 3, VISAWA PARK, SATARA.

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| | | |
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| | 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 |
| | If Govt grant/ allotment/Lease-cum/Sale Agreement, whether/Occupancy/Inam Holder/Allottee etc. Whether | NO |
| | a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions | Not applicable |
| | b) the mortgagor is competent to create charge on such property. | Not applicable |
| | c) 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 applicable |
| | If occupancy right, whether; | NO |
| | a) Such right is heritable and transferable, | Not applicable |
| | b) Mortgage can be created. | Not applicable |
| | | |
| 12 | If the property has been transferred by way of gift/settlement deed whether | yes |
| | a) The gift/settlement deed is duly stamped and registered | Yes |
| | b) The gift/settlement deed has been attested by two witnesses | Yes |
| | c) The gift/settlement deed transfers the property to the donee | Yes |
| | 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 | Yes |
| | e) whether there is any restriction on the donor in executing the gift settlement in question | NO restriction on donor in executing the gift |
| | f) whether the donee is in possession of the gifted property. | Donees has sold the property |
| | g) whether any life interest is reserved for the donor or any other person and whether there is need for any person to join the creation of mortgage. | No life interest reserved for donor or any other persons hence no need to join any other person for creation of mortgage |
| | h) Any other aspect affecting the validity of the title | NO |



| | | |
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| | passed through the Gift/settlement deed. | |
| 13 | 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. | Not applicable |
| | b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. | Not applicable |
| | c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. | Not applicable |
| | d) In respect of partition by decree of court, whether such decree becomes final and all other conditions/formalities are completed/complied with | Not applicable |
| | 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 |
| 14 | 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 original will is available? | Not applicable |
| | e) Whether the original death certificate is 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? | Not applicable |
| | g) 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 reply on the will, availability of mother/Original title deeds are to be explained) | Not applicable |
| 15 | a) Whether the property is subject to wakf Rights? | NO |
| | b) Whether 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 | Not applicable |



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| | above cases for creation of mortgage? | |
| 16 | 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 of such cases? | Not applicable |
| 17 | a)whether the property belongs to any trust or is subject to the rights of any trust? | NO |
| | b)whether trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? | Not applicable |
| | c)If so, additional precautions/ permissions to be obtained for creation of valid mortgage? | Not applicable |
| | d)Requirements of any for creation of mortgage as per the central/state laws applicable to the trust in the matter. | Not applicable |
| 18 | If the property is Agricultural land, a) 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 title and right to enforce the mortgage? | Not applicable |
| | C) In the case of conversion of Agricultural land for commercial purpose or otherwise whether requisite procedure followed/permission obtained. | NA permission obtained . |
| 19 | A.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, Coastal Zone regulations, environmental clearance etc.) b.Additional aspects relevant for investigation of title as per local laws. | No |
| 20 | 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. | Yes. Not subject to acquisition |



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| 21 | 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 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. | Not applicable |
| 22 | 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 on hotchpot?whether formalities for the same have been completed as per applicable laws? | Not applicable |
| | c)Whether the persons creating mortgage has/have authority to create mortgage for and on behalf of the firm. | Not applicable |
| 23 | Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, 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. | Not applicable. |
| | 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 company (purchaser) ? | Not applicable. |
| | iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No. | Not applicable. |
| | iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No | Not applicable. |
| 24 | 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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| 25 | a) Whether the POA is involved in the chain of title? | Yes |
| | b) Whether the POA involved is one coupled with interest, i.e. 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 | Only builders POA for completion of acts on behalf of builder |
| | c) In case of the title document executed by POA holder, please clarify whether 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, agreement to sale, sale deeds etc. in favour of buyers of flats/units (Builders POA) or ii) other type of POA (Common POA) | POA by builder |
| | 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 | Yes |
| | e) In case of common POA (i.e. POA other than POA) please clarify the following clauses in respect of POA | |
| | i) Whether the POA is verified and title investigation is done on the basis of POA? | Yes |
| | ii) Whether POA is registered one? | Yes |
| | iii) Whether the POA is a special or general one? | Special |
| | iv) Whether the POA contains the special authority for execution of title document in question? | Yes |
| | 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?) | POA was in force and not revoked on date of execution of document in question |
| | g) Please comment on the genuineness of POA | Genuine POA |
| | h) The unequivocal opinion on the enforceability and validity of POA? | Enforceable and valid POA |
| 26 | Whether the mortgage has been created by 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 law of the place, where it is executed. | NO |
| 27 | If the property is a flat/apartment or residen- | Duplex Flat |



| | | |
|--|--|--|
| | <p>tial/commercial complex, check and comment on the following:</p> <p>a) Promoter's/Land owner's title to the land/ building</p> <p>b) Development Agreement/Power of Attorney</p> <p>c) Extent of authority of the Developer/builder</p> <p>d) Independent title verification of the Land and/or building in question</p> <p>e) Agreement for sale (duly registered)</p> <p>f) Payment of proper stamp duty</p> <p>g) Requirement of registration of sale agreement ,development agreement, POA etc.</p> <p>h) Approval of building plan ,Permission of appropriate/local authority etc.</p> <p>i) Conveyance in favour of society/condominium concerned.</p> <p>j) Occupancy certificate/allotment letter/letter of possession</p> <p>k) Membership details in society etc.</p> <p>l) Share certificate:</p> <p>m) No objection letter from society</p> <p>n) All legal requirements under the local/Municipal laws regarding ownership of flats / apartments /building regulations, development control regulations, Co-operative societies laws etc.</p> <p>o) Requirements for noting the bank charges on the records of the housing society if any;</p> <p>p) If the property is vacant land and construction is yet to be made, approval of layout and other precautions if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement etc.</p> | <p>Not applicable</p> <p>Only POA</p> <p>Not applicable</p> <p>Not applicable</p> <p>Yes</p> <p>Yes</p> <p>Sale deed executed</p> <p>Yes</p> <p>NO</p> <p>Occupancy obtained ..</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Layout is approved.</p> <p>Yes</p> |
| | II.A Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N. | No |
| | II.B Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, | Not applicable building is completed |
| | II.C Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed? | Not applicable |
| | II.D Whether the details of the apartment/ plot in question are verified with the list of number and types | Not applicable |



MR.UMESH AMRUTRAO SHINDE

(B.S.L,LL.M)

ADVOCATE

MO.9850560218 ,8208149440

RESI :ABHYUDAY ARCADE,FLAT NO.3, VISA WA PARK,SATARA.

OFFI: GAJANAN PLAZA,FLAT NO.3A,VISA WA PARK,SATARA

| | | |
|----|---|---|
| | of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? | |
| 28 | Encumbrances,attachments,and/or claims whether of government, central or state or other local authorities or third party claims, liens etc and details thereof | Yes.Charge of The vishweshwar Sahakari Bank Ltd Pune is seen |
| 29 | The period covered under the encumbrance certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge if any. | Since 2022 |
| 30 | Details regarding property tax or land revenue or other statutory dues paid /payable as on date and if not paid,what remedy? | Tax receipts not furnished |
| 31 | 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 Not applicable |
| 32 | a)Details of RTC extracts/mutation entries/khata extracts pertaining to the property in question | As above |
| | b)Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records? | No |
| 33 | 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 normal carriers to transport goods to factories / houses, as the case may be). | Yes Yes Yes |
| 34 | A) 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. B) Discrepancies/doubtful circumstances if any revealed on such scrutiny ? | Yes Yes Not applicable No No |
| 35 | Whether the documents i.e. Valuation report /Approved sanctioned plan reflect/indicate any differ- | No discrepancies. |



| | | |
|----|--|--|
| | ance/discrepancy in the boundries in relation to the title document/other document(IF the Valuation report/and or approved plan are not available at the time of preparation of TIR,please provide comment subsequently on receipt of the same.) | |
| 36 | a.Whether Bank will be able to enforce SARFAESI Act if required against the property offered as security? | Yes |
| | b.Property is SARAFAESI compliant (Y/N) | Yes |
| 37 | a.Whether the Original title deed are available for creation of equitable mortgage ? | Yes. |
| | b.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 by the bank in this regard. | Not applicable |
| 38 | Additional suggestions if any to safeguard the interest of bank /ensuring the perfection of security | NoC /Nil/repayment letter and reconveyance deed from The Vishweshwar Sahakari Bank Ltd Pune be obtained. |
| 39 | The specific persons who are required to create mortgage /to deposit documents creating mortgage | Bhagyshree Prakash Chorge |
| | | |

Date:11/03/2024

Place:SATARA



Signature of Advocate

Annexure C

CERTIFICATE OF TITLE

1.I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **equitable Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said **equitable Mortgage** is created, it will satisfy the requirements of creation of **equitable Mortgage** and I further certify that:

2.I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records.I also confirm having verified and checked the records of the relevant Government offices/sub-registrars offices, revenue records, Municipal/panchayat office, Land acquisition office, registrar of companies office, wakf board(whether applicable).I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4.Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate(EC) I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

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5. There are prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1993 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. **Charge of The Vishweshwar Sahakari Bank Ltd Pune is seen on the present property**

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of Not applicable (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **S.S Traders through Proprietor Mr.Prakash Sampatrao Chorge**

9. I certify that **Bhagyashree Prakash Chorge** have an absolute, clear and Marketable title over the Schedule property I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable equitable mortgage:-

1. Original sale deed at serial number 5118/2021 and index II
2. Original agreement to sale at serial number 3265/2019 and index II
3. Copy of approved building plan
4. Copy of occupation certificate
5. NOC/Nil/repayment letter and reconveyance deed from the Vishweshwar Sahakari Bank Ltd Pune.

There are no legal impediments for creation of the equitable Mortgage under any applicable Law/ Rules in force.

11. The property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

All that piece and parcel of residential duplex Flat number 02 carpet area 104.329 sq.meters on the ground and first floor of the building known as "VEERAJ" constructed on Plot no.1 and 2 out of CTS number 1127 (Old S.N.38A1/A1/1/5 and 38A1/2B at Neera Shivtakrar Tal.Purander Dist.Pune.

EAST: Road

South: Margin space Parking and Flat numbers 101 and 102

West: CTS no 1128

North: Road

Place: SATARA

Date: 11/03/2024


Signature of the Advocate

-14-

Separate sheet :

Clause 8 above:- chain of titles tracing out the title to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current holder.And wherever Minors 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 :-

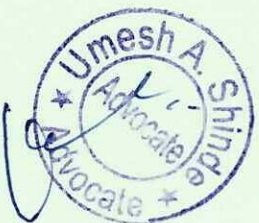
The aforementioned building is constructed on Plot no.1 and 2 out of CTS number 1127 (Old S.N.38A1/A1/1/5 and 38A1/2B at Neera Shivtakrar Tal.Purander Dist.Pune.Hence it is necessary to state the brief history and flow of title of the said property :-

1. Originally the aforementioned property Survey number 38A1/1A/1/1/5 and 38A1/2B (The said land were also recorded as CTS numbers 1125 and 1127) were owned and possessed by Shivajirao Sahebrao Kakade]prior to year 1999.
2. Thereafter on the application of the said owner to the Subdivisional officer Bhore for the purpose of non agricultural permission and Subdivisional officer Bhore granted the non agricultural permission to the said properties vide its office order numbered as NA/SR/2/2006 DTD.12/01/2006.The layout plan of the said property was sanctioned by the town planning department vide its office order numbered as REKHANKAN/NABP/MOUJE NEERA SHIVTAKRAR/S.N.38 PAI/NIWASI/SASANPU/2568 DTD. 16/ 11/ 2005. Hence as per City survey entry dtd.10/06/2013 on city Survey cards the above lands are amalgamated and divided in the approved plots and separate city survey cards are opened for each of the plots.The plot number 1 and 2 in CTS number 1127 were formed and opened as new cards in the name of shivajirao Sahebrao Kakade. The 7/12th extracts of old Survey numbers 38A1/1A/1/1/5 and 38A1/2B are closed after said non agricultural permission.
3. Thereafter it is seen that Shivajirao Sahebrao Kakade expired on 21/01/2008 and hence as per Mutation entry dtd.10/02/2015 the names of his legal heirs namely 1.Satish Shivajirao Kakade 2.Shirish Shivajirao Kakade ,3.Sanjay Shivajirao Kakade and 4. Suresh Shivajirao Kakade were recorded as owners and possessor of the said properties.
4. Threafer Priyaraj Satishrao Kakade and Tejaswini Priyaraj Kakade executed a partnership deed on 23/01/2016 and thereby formed a partnership firm named as "TEJVEER INFRA".
5. Thereafter it is seen that 1.Satish Shivajirao Kakade 2.Shirish Shivajirao Kakade ,3.Sanjay Shivajirao Kakade and 4. Suresh Shivajirao Kakade executed the gift deed of the said plots and some other lands in favour of Messers Tejveer Infra through partners namely Priyaraj Satish Kakade



and Mrs. Tejashwini Priyaraj Kakade .The said gift deed is duly registered at serial number 1256/2016 dtd.22/02/2016 and recorded to CTS extract on 30/04/2016.

6. Thereafter Messers Tejveer Infra through partners Mrs. Tejashwini Priyaraj Kakade executed the special power of attorney for execution of all deed relating to the partnership firms in favour of Messers Tejveer Infra through partners namely Priyaraj Satish Kakade vide registered document at serial number 5012/2016 dtd, 22/08/2016.
7. Threafter it is seen that on the application of Messers Tejveer Infra through partners to the subdivisional officer Daund Purander for the purpose of construction permission and construction permission was issued vide its office order numbered as BP/SR/60/2018 DTD.19/01/2019. The building plan is sanctioned by the town planning department vide its office order numbered as BP/MOUJE SHIVTAKRAR/TAL.PURANDER/CTS NO.1127 PAI/PLOT NUMBER 1 AND 2/NARABA/06 DTD.02/01/2018. The said building is known as "VEERAJ" .The said building is completed on 12/03/2020 vide completion certificate issued by the Subdivisional officer Purander numbered as BHO/PR/SR/03/2020 DTD.12/03/2020.
8. Thereafter it is seen that Messers Tejveer Infra through partners namely Priyaraj Satish Kakade as a POA holder for other partner executed the registered agreement to sale of residential duplex Flat number 02 carpet area 104.329 sq.meters on the ground and first floor of the building known as "VEERAJ" constructed on Plot no.1 and 2 out of CTS number 1127 (Old S.N.38A1/A1/1/5 and 38A1/2B) at Neera Shivtakrar Tal.Purander Dist.Pune in favour of Sou.Bhagyashree Prakash Chorge .The said agreement to sale is registered at serial number 3265/2019 dtd.27/05/2019.
9. Thereafter it is seen that Messers Tejveer Infra through partners namely Priyaraj Satish Kakade as a POA holder for other partner executed the registered sale deed of residential duplex Flat number 02 carpet area 104.329 sq.meters on the ground and first floor of the building known as "VEERAJ" constructed on Plot no.1 and 2 out of CTS number 1127 (Old S.N.38A1/A1/1/5 and 38A1/2B) at Neera Shivtakrar Tal.Purander Dist.Pune in favour of Sou.Bhagyashree Prakash Chorge .The said sale deed is registered at serial number 5118/2021 dtd.13/08/2021.
10. Thereafter it is seen that Prakash Sampatrao Chorge availed loan to the tune of Rs.50000000/- from The Vishweshwar Sahakari Bank Ltd Pune vide registered mortgage of the said plots and said mortgage deed is executed at serial number 1280/2022 and also supplementary



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mortgage deed at serial number 3864/2022 dtd.27/05/2022 .Hence there is charge of said Bank on the present property.

11.Hence present borrower is the absolute owner and possessor of the said property and hence said property can very well be mortgaged for the loan to be obtained from State Bank of India subject to obtaining NOC/Nil/repayment letter and reconveyance deed from The Vishweshwar Sahakari Bank Ltd Pune.

SATARA
11/03/2024



Mr. Umesh A. Shinde
ADVOCATE
Mr. Umesh A. Shinde
(B.S.L,LL.M) Advocate
Abhyuday Arcade, Flat No. 3,
Visava Park, Satara.
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MR. UMESH AMRUTRAO SHINDE

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RESI : ABHYUDAY ARCADE, FLAT NO.3, VISA WA PARK, SATARA.

OFFI: GAJANAN PLAZA, FLAT NO.3A, VISA WA PARK, SATARA

Checklist for scrutiny of TIR by the branches

The officials scrutinizing the TIR need to verify and examine each and every columns/ paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such scrutiny.

Name of the borrower : S.S. TRADERS (Proprietorship- Mr. Prakash Sampatrao Chorge)

Name of the Advocate submitted the TIR : Adv. Tejaswini Ashokrao Patil

Number & Date of TIR : Dt: 11/03/2024

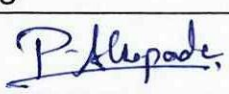
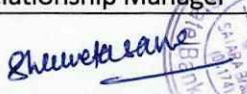
Short description of the property covered by TIR: All the piece and parcel of land bearing,

| S. No. | Details | Y/ N |
|--------|--|------|
| 1. | Whether the advocate submitted the TIR is in Bank's panel of lawyers identified for submission of TIR? | Y |
| 2. | Whether the report and certificate submitted by the advocate are in the Bank's prescribed format? | Y |
| 3. | Whether the TIR by the advocate is unconditional? | Y |
| 4. | If the TIR has any conditions, whether the same are complied with? | Y |
| 5. | As per the TIR, whether the documents of title are complete in all respects and sufficient to convey a clear, absolute and marketable title to the property | Y |
| 6. | a) As per the TIR, whether the property offered as security to the Bank is unencumbered/ unattached? b) Whether the Advocate who has issued TIR has taken search in the Registrar of Companies where the borrower is a company. In case the borrower has purchased the property (which is to be mortgaged) from another company, the Advocate has to make search in the ROC for both the companies. What are the observations/comments of the advocate on item No. 5 (b) and 25 (b) i to iv of Annexure-B. | Y |
| 7. | As per the TIR, whether the persons seeking to secure the property to the Bank have a clear and marketable title thereto and are legally capable of creating the charge thereon in favour of the Bank? | Y |
| 8. | As per the TIR, whether the property is subject to any tenancy law which will affect the Bank's rights eventually to take possession thereof or cause it to be sold or otherwise exercise its rights as mortgagee? | N |
| 9. | As per the TIR, whether the property offered is an agricultural property and if so additional precautions in respect of the acceptability of such security have been examined? | N |
| 10. | Whether the advocate has made searches of the registers and other records maintained by the Sub-Registrar of Assurances, Collector and/or other revenue authorities for ascertaining whether there is any outstanding mortgage or charge on the property to be mortgaged to the Bank? | Y |
| 11. | Whether the advocate has confirmed that he has conducted independent Search in the Records of Sub-Registrar Office(s) concerned and that the documents, convey Clear, Absolute and Marketable Title and are sufficient for creation of a valid Mortgage? | Y |
| 12. | Whether the TIR reveals involvement of any gift deed, PoA, or other circumstances attracting special precautions? (Two TIRs from Advocates need to be obtained in these cases). | Y |





| | | |
|-----|---|---|
| 13. | Whether the advocate has also submitted the fee receipt for conducting Search in the Office of Sub-Registrar(s) along with the TIR? | Y |
| 14. | Whether the property particulars mentioned in the Title Deed (Sale Deed/ Khatauni) tally with those in the Non Encumbrance Certificate, approved Building Plan and TIR, etc.? | Y |
| 15. | Whether all the Original Documents and other Link Documents as stipulated by the advocate in the TIR are obtained? | Y |
| 16. | In respect of loans of Rs.1.00 crore and above whether:- a) search of title/encumbrance was made by the advocate for a period of not less than 30 years? b) Whether satisfactory search report (TIR) is obtained from two advocates irrespective of amount in all segments (including Housing Loans) in the following cases:- i. Properties offered by third party guarantors whether individual or non-individual. ii. Properties acquired through Gift deed. iii. Properties sold by Power of Attorney holders. b) In case of Housing Loans where properties do not fall into the abovementioned categories, a satisfactory Title Investigation Report (TIR) from two different empanelled advocates (**) should be obtained in the following cases:- In respect of Housing Loans where the RERA registration is available and Loan amount is above Rs.5 crores. In respect of Housing Loans where RERA registration is <i>not</i> available and Loan amount is Rs.1 crore and above. Second Sales and Loan amount is Rs.1 crore and above. Satisfactory TIR from two different empanelled advocates should be obtained. In case of Housing Loans, wherever In House Legal Team has been created one TIR shall be obtained from them and one TIR shall be obtained from the empanelled Advocate. | Y |
| 17. | Whether the TIR or any other documents in the matter reveal any pending or concluded litigation in respect of the property offered as security and whether the impact of such litigation has been satisfactorily explained/ got examined? | N |
| 18. | (a) Findings, if any in respect of the property offered as the security in the valuation report? (b) Whether there is any inconsistency in the TIR and valuation report in respect of the property? | N |

| | | |
|------------------|---|--|
| | CSO | Relationship Manager |
| Signature |  |  |
| Name | PRADEEP CHOPADE | SHWETA SABLE |
| Designation | CSO | RMSME |
| Branch/Unit | MIDC SATARA | MIDC SATARA |
| Date of scrutiny | 13/03/2024 | 13/03/2024 |





Adv. Tejaswini Ashokrao Patil (Shirgaonkar)

BSL, LLM, MA (Political Science)

Notary Government of India

☎ 98 5000 79 80 / 866 877 0127

✉ tejaswini1311@gmail.com

📍 34, Shreedhar Swami Housing Society, Shahunagar, Godoli, Satara - 415002

📍 41, Hem Empire Opp. Tehsil Office, Satara - 415001

Annexure - B

TITLE INVESTIGATION CUM SEARCH REPORT

To,

Branch Manager,

State Bank of India

MIDC Branch Satara

| | | |
|---|--|---|
| 1 | a)Name of the Branch/ BU seeking opinion. | MIDC Branch Satara |
| | b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. | Dt. 27/02/2024 |
| | c)Name of the Borrower | S.S Traders Through Prop. Mr.Prakash Sampatrao Chorage |
| 2 | a.Type of loan | Loan against property |
| | b. Type of property | Duplex Flat |
| 3 | a)Name of the unit/concern/ company/person offering the property/ (ies) as security. | S.S Traders Through Prop. Mr.Prakash Sampatrao Chorage |
| | b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge. | Individual |
| | c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Borrowers |
| 4 | a.Value of loan (Rs. In crores) | |
| 5 | Complete or full description of the immovable propert/(ies) offered as security for creation of mortgage whether equitable/ registered mortgage. | All that piece and parcel of land bearing, Duplex Flat No. 02 on Ground and First floor area 72.78 Sq. Mtrs., , carpet area 104.329 Sq. Mtrs., saleble area with adjoining terrace area 37.498 Sq. Mtrs., and |



| | | |
|---|--|--|
| | | adjoining open space area 89.186 Sq. Mtrs., on the Ground floor of ownership scheme named "veeraj" constructed on lands bearing Plot Nos 1 & 2 in CTS No. 1127 (Old Survey No) 38A1/A1/1/5 and 38A1/2B) Situated at Nira-Shivtakrar, Tal. Purandhar, Dist. Pune Which is within the jurisdiction of Sub Registrar Office Purandhar |
| | a)Survey No. | Flat No. 02, CTS No. 1127 |
| | b)Door no(in case of house property) | ----- |
| | c) Extent/ area including plinth/ built up area in case of house property | Area Ground and First floor area 72.78 Sq. Mtrs., , carpet area 104.329 Sq. Mtrs., saleble area with adjoining terrace area 37.498 Sq. Mtrs., and adjoining open space area 89.186 Sq. Mtrs., on the Ground floor |
| | d)Locations like name of the place, village, city, registration, sub-district etc. | Nira-Shivtakrar, Tal. Purandhar, Dist. Pune |
| 6 | a)Particulars of the documents scrutinized-serially and chronologically | All Photocopies 1. Agreement to sale dt. 27/05/2019 at sr. no. 3265/2019 2. Sale deed dt. 13/08/2021 at sr. no. 5118/2021 2. NA order dt. 12/01/2006 |



| | | | | | |
|---|--|------------|-------------------------------------|---|--|
| | | | | | 3. Layout sanction plan dt. 16/11/2005 4. Gift deed No. 1256/2016 5. Revised Building permission dt. 19/01/2019 6. Revised building sanction plan dt. 19/01/2020 7. Occupancy Certificate dt. 12/03/2020 7. POA sr. no. 5012/2016 dt. 22/08/2016 8. Property Extract 9. Mutation Entries |
| | b))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. | | | | Originals and certified |
| | In case of copies, whether the original was scrutinized by the advocate. | | | | |
| | S R n o | Date | Nature of document | Original certified copy/ certified extract /photocopy etc | Originals are in custody of Vishweshwar Sahakari Bank Ltd, Pune |
| | 1 | 27/05/2019 | Agreement to sale sr. no. 3265/2019 | Photocopy | |
| | 2 | 13/08/2021 | Sale deed dt. at sr. no. 5118/2021 | Photocopy | |
| 7 | Whether certified copy of all documents are obtained from the relevant sub-registrar office and compared with the documents made available by the propose mortgagor?(Please also enclose al such | | | | Yes |



| | | |
|---|---|-------------------------|
| | certified copies and relevant fee receipts alongwith the TIR.) (HL If the value of loan = > Rs.1 Crore and in case of commercial loans irrespective of loan component) | |
| | b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (in case originals title deed is not produced for comparing the certified or ordinary copies ,the matter should be handed more diligently and cautiously) | Not Applicable |
| | b) ii) Where all pages in the the certified copies of the title documents which are obtained directly from sub registrar office have been verified page to page with the original documents submitted ? (In case originals title deed is not produced for comparing with the certified or ordinary copies .The matter should be handled more diligently & cautiously). | Not Applicable |
| 8 | 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? b)If such online/computer records are available,whether any verification or cross checking are made and the comments/findings in this regards | Yes Yes |
| | c) Whether the genuineness of the stamp paper is possible to be got verified form any online portal and if so whether such verification was made? | Yes |
| | d.Whether proper registration of documents completed .Details thereof to be provided | Yes |
| 9 | a)Property offered as security falls within the jurisdiction of which sub-registrar office? | Sub Registrar Purandhar |



| | | |
|----|--|-----|
| | 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. | Yes |
| | c)whether search has been made at all the offices named at (b)above | Yes |
| | 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 |
| 10 | <p>a.chain of titles tracing out the title to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current holder.</p> <p>1 All that piece and parcel of land bearing, Duplex Flat No. 02 on Ground and First floor area 72.78 Sq. Mtrs., , carpet area 104.329 Sq. Mtrs., saleble area with adjoining terrace area 37.498 Sq. Mtrs., and adjoining open space area 89.186 Sq. Mtrs., on the Ground floor of ownership scheme named "Veeraj" constructed on lands bearing Plot Nos 1 & 2 in CTS No. 1127 (Old Survey No) 38A1/A1/1/5 and 38A1/2B) Situated at Nira-Shivtakrar, Tal. Purandhar, Dist. Pune Which is within the jurisdiction of Sub Registrar Office Purandhar , For the Convenience above property referred to as "Said Property" is Presently owned by Mr.Prakash Sampatrao Chorage.</p> <p>a) Pursuant to a Non-Agricultural Permission dated 12/01/2006, a land measuring 2583.29 sq. mtrs. in Survey No. 38A/1A/1/1/5 and 38A/1/2B at village Nira-Shivtakrar, Taluka- Purandar, District - Pune, previously owned by Shivajirao Sahebrao Kakade, received approval from the Sub Divisional Officer, Bhor.</p> <p>b) A mutation entry on city survey cards on 10/06/2013 amalgamated and divided the aforementioned lands into approved plots, with separate city survey cards opened for each part. Plot Nos. 1 and 2 in City Survey No. 1127 were recorded in the name of Shivajirao Sahebrao Kakade.</p> <p>c) VII XII extracts of Survey No. 38A/1A/1/1/5 and 38A/1/2B were closed subsequent to the Non-Agricultural Permission on</p> | |



12/01/2006 as NA/SR/2/2006 dt. 21/01/2006 and lay put sanction plan as REKHANKAN/NAP/MOUJE NIRA-SHIV TAKRAR/SA.NO 38/NIVASI/SA.S/PU/2568 dt. 16/11/2005.

d) A mutation entry on city survey cards on 10/02/2015 confirmed the intestate death of Shivajirao Sahebrao Kakade on 21/01/2008. Heirs, namely Satish Shivajirao Kakade, Shirish Shivajirao Kakade, Sanjay Shivajirao Kakade, and Suresh Shivajirao Kakade, were recorded as owners on city survey cards.

e) On 23/01/2016, Priyraj Satishrao Kakade and Mrs. Tejswini Priyraj Kakade established a partnership firm named "Tejveer Infra" through a partnership deed.

f) Gifted by Satish Shivajirao Kakade and others, the said plots, along with other lands, were transferred to M/s Tejveer Infra, a registered partnership firm, through a gift deed executed on 22/02/2016. Mutation entry on 30/04/2016 recorded the developer's name on city survey cards as the owner.

g) The Sub Divisional Officer, Purandar, granted a revised building permission on 19/01/2019 as BNDH/S.R/60/2019 dt. 19/01/2019, allowing construction on the said plots.

h) M/s Tejveer Infra granted authority to Mr. Priyraj Satish Kakade through a special general power of attorney registered on 22/08/2016 at sr. no. 5012/2016 dt. 22/08/2016, authorizing him to execute deeds on behalf of the partnership firm.

i) The developer constructed an ownership scheme named "VEERAJ" on the said land.

j) The Sub Divisional Officer, Purandar, issued an Occupancy Certificate on 12/03/2020, allowing occupation of the ownership scheme "VEERAJ."

k) By Agreement For Sale, executed on 27/05/2019 and registered on 27/05/2019 at RE No. 3265/2019, M/s Tejveer Infra agreed to sell Duplex Flat No. 02 in "VEERAJ" to Mrs. Bhagyashri Prakash Chorage.

l) The Developer, through its authorized partner, sold the said property to Mrs. Bhagyashri Prakash Chorage (the Present Owner)



through a Sale Deed executed on 12/08/2021 and registered on 13/08/2021 at RE No. 5118/2021.

M. Prakash Chorge further mortgaged above Duplex Flat in favor of Vishweshwar Sahakari Bank Ltd, Pune, to secure a loan from the aforementioned bank. The mortgage deed was officially registered at the office of the sub-registrar in Phaltan under serial number 1280/2022, dated 29/03/2022.

As the said lands are freehold non-agricultural lands, there is no requirement to obtain any additional permission for the mortgage of the said property under any Central or State Act or Rule.

This is to certify that, the property in consideration is open plot property. The said property is deemed suitable for creating perfect security through a Register Mortgage, and such security can be legally enforced in accordance with the provisions outlined in the Code of Civil Procedure 1908 and the SARFAESI Act.

A thorough search of the aforementioned property has been conducted, revealing no adverse entries affecting to the title of Mr.Prakash Sampatrao Chorage except the charge of Vishweshwar Sahakari Bank Ltd, Pune.

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| dt | <p>b. And wherever Minors 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</p> <p>In the 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)</p> <p>C. Nature of Minors 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</p> | <p>No minors interest is involved</p> <p>Not applicable</p> |
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| 11 | 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 |
| | If ownership rights, | Yes |
| | a. Details of conveyance documents | Sale deed dt. 13/08/2021 at sr. no. 5118/2021 |
| | b. Whether the document is properly stamped | Yes |
| | c. Whether document is properly registered | Yes |
| | 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 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 |
| | If Govt grant/ allotment/Lease-cum/Sale Agreement, whether/Occupancy/Inam Holder/Allottee etc. Whether | No |
| | a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions | Not Applicable |
| | b) the mortgagor is competent to create charge on such property. | Not Applicable |
| | c) Whether any permission from Govt or any other authority is required for | Not Applicable |



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| | creation of mortgage and if so whether such valid permission is available | |
| | If occupancy right, whether; | No |
| | a)Such right is heritable and transferable, | Not Applicable |
| | b) Mortgage can be created. | Not Applicable |
| 12 | 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 witnesses | Not Applicable |
| | c) The gift/settlement deed transfers the property to the 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 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 need for any person to join the creation of mortgage. | Not Applicable |
| | h) Anyother aspect affecting the validity of the title passed through the Gift/settlement deed. | No |
| 13 | 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. | Not Applicable |
| | b))Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. | Not Applicable |
| | c)Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon. | Not Applicable |



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| | d).In respect of partition by decree of court,whether such decree becomes final and all other conditions/formalities are completed/complied with | Not Applicable |
| | 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 |
| 14 | Whether the title documents include any testamentary documents/wills? a)In case of wills,whether the will is registered will or unregistered will? | No 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 original will is available? | Not Applicable |
| | e)Whether the original death certificate is 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? g.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 reply on the will,availability of mother/Original title deeds are to be explained) | Not Applicable |
| 15 | a)Whether the property is subject to wakf Rights? | NO |
| | b) whether property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties? | Not Applicable |



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| | c)precautions/permissions if any in respect of the above cases for creation of mortgage? | Not Applicable |
| 16 | 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 of such cases? | Not Applicable |
| 17 | a)whether the property belongs to any trust or is subject to the rights of any trust? | No |
| | b)whether trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? | Not Applicable |
| | c)If so, additional precautions/permissions to be obtained for creation of valid mortgage? | Not Applicable |
| | d)Requirements of any for creation of mortgage as per the central/state laws applicable to the trust in the matter. | Not Applicable |
| 18 | If the property is Agricultural land, a) 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 title and right to enforce the mortgage? | Not Applicable |
| | C) In the case of conversion of Agricultural land for commercial purpose or otherwise whether requisite procedure followed/permission obtained. | NA order dt. 12/01/2006 |



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| 19 | A. 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, Coastal Zone regulations, environmental clearance etc.) b. Additional aspects relevant for investigation of title as per local laws. | No |
| 20 | 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 |
| 21 | 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 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. | Not Applicable |
| 22 | 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 on hotchpot? Whether formalities for the same have been completed as per applicable laws? | Not Applicable |
| | c) Whether the persons creating mortgage has/have authority to create mortgage for and on behalf of the firm. | Not Applicable |
| 23 | Whether the property belongs to a Limited Company, check the Borrowing powers. | Not Applicable |



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| | BOD resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, 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. | Not Applicable |
| | 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 company (purchaser) ? | Not Applicable |
| | iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No. | Yes, Charge of Vishweshwar Sahakari Bank Ltd, Pune |
| | iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No | No |
| 24 | 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 |
| 25 | a)Whether the POA is involved in the chain of title? | Yes |
| | b)Whether the POA involved is one coupled with interest, i.e. 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 | Yes |



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| | c)In case of the title document executed by POA holder,please clarify whether 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,agreement to sale,sale deeds etc.in favour of buyers of flats/units(Builders POA) or ii)other type of POA(Common POA) | Executed by Partner |
| | 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 | Yes |
| | e)In case of common POA(i.e.POA other than POA)please clarify the following clauses in respect of POA | Special POA |
| | i)Whether the POA is verified and title investigation is done on the basis of POA? | Yes |
| | ii)Whether POA is registered one? | Yes |
| | iii)Whether the POA is a special or general one? | Special |
| | iv)Whether the POA contains the special authority for execution of title document in question? | Yes |
| | 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?) | In Force |
| | g)Please comment on the genuinness of POA | Genuine |
| | h)The unequivocal opinion on the enforceability and validity of POA? | Valid POA |
| 26 | Whether the mortgage has been created by POA holder ,check genuinness of the power of attorney and the extent of the powers given therein and whether the | NO |



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| | same is properly executed/ stamped/ authenticated in terms of law of the place, where it is executed. | |
| 27 | <p>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</p> <p>a) Promoter's/Land owner's title to the land/ building Yes</p> <p>b) Development Agreement/Power of Attorney Yes</p> <p>c) Extent of authority of the Developer/builder Not Applicable</p> <p>d) Independent title verification of the Land and/or building in question Yes</p> <p>e) Agreement for sale (duly registered) Yes</p> <p>f) Payment of proper stamp duty</p> <p>g) Requirement of registration of sale agreement ,development agreement, POA etc. Sale deed executed</p> <p>h) Approval of building plan ,Permission of appropriate/local authority etc. Yes</p> <p>i) Conveyance in favour of society/condominium concerned. Not Applicable</p> <p>j) Occupancy certificate/allotment letter/letter of possession Yes</p> <p>k) Membership details in society etc. No</p> <p>l) Share certificate: No</p> <p>m) No objection letter from society No</p> <p>n) All legal requirements under the local/Municipal laws regarding ownership of flats / apartments /building regulations, development control regulations, Co-operative societies laws etc. Not Applicable Not Applicable Not Applicable Yes</p> <p>o) Requirements for noting the bank charges on the records of the housing society if any; Not Applicable</p> <p>p) If the property is vacant land and construction is yet to be made, approval of layout and other precautions if any. Layout is approved. Yes</p> | |



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| | q)Whether the numbering pattern of the units/flats tally in all documents such as approved plan,agreement etc. | |
| | II.A Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N. | No |
| | II.B Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, | Not Applicable . |
| | II.CWhether the registered agreement for sale as prescribed in the above Act/Rules there under is executed? | Not Applicable |
| | II.D Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? | Not Applicable |
| 28 | Encumbrances,attachments,and/or claims whether of government, central or state or other local authorities or third party claims, liens etc and details thereof | Charge of Vishweshwar Sahakari Bank Ltd, Pune |
| 29 | The period covered under the encumbrance certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge if any. | Not Applicable |
| 30 | Details regarding property tax or land revenue or other statutory dues paid /payable as on date and if not paid,what remedy? | Not Applicable |
| 31 | a)Urban land celiling clearance,whether required and if so details thereon b)Whether no objection certificate under the income tax act is required/obtained. | Not Applicable Not Applicable |
| 32 | a)Details of RTC extracts/mutation entries/khata extracts pertaining to the property in question | As above |



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| | b)Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records? | Yes |
| 33 | 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 normal carriers to transport goods to factories / houses, as the case may be). | Yes Yes Yes |
| 34 | A) 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. B) Discrepancies/doubtful circumstances if any revealed on such scrutiny ? | No Not Applicable Not Applicable No No |
| 35 | Whether the documents i.e. Valuation report /Approved sanctioned plan reflect/indicate any difference/discrepancy in the boundries in relation to the title document/other document(IF the Valuation report/and or approved plan are not available at the time of preparation of TIR,please provide comment subsequently on receipt of the same.) | No |
| | a.Whether Bank will be able to enforce SARFAESI Act if required against the property offered as security? | Yes |
| | b.Property is SARAFAESI compliant (Y/N) | Yes |



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| 37 | a. Whether the Original title deed are available for creation of equitable mortgage ? | Yes. |
| | b. 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 by the bank in this regard. | Not Applicable |
| 38 | Additional suggestions if any to safeguard the interest of bank /ensuring the perfection of security | No |
| 39 | The specific persons who are required to create mortgage /to deposit documents creating mortgage | S.S Traders Through Prop. Mr.Prakash Sampatrao Chorage |

Date :11/03/2024

Place : Satara

Signature of Advocate

ADV. TEJASWINI A. PATIL
 (Shirgaonkar)
 BSL.,LLM.,MA.
 NOTARY GOVT. OF INDIA)
 34, Shreedhar Swami Housing Society,
 Shahunagar, Godoli, Satara. M.-9850007980
 email.-tejaswini1311@gmail.com



Adv. Tejaswini Ashokrao Patil (Shirgaonka)

BSL, LLM, MA (Political Science)

● Notary Government of India

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📍 34, Shreedhar Swami Housing Society, Shahunagar, Godoli, Satara - 415002

📍 41, Hem Empire Opp. Tehsil Office, Satara - 415001

Annexure C

CERTIFICATE OF TITLE

1.I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Register Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Register Mortgage is created, it will satisfy the requirements of creation of Register Mortgage and I further certify that:

2.I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records.I also confirm having verified and checked the records of the relevant Government offices/sub-registrars offices, revenue records, Municipal/panchayat office, Land acquisition office, registrar of companies office, wakf board(whether applicable).I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4.Following scrutiny of Land Records/ Revenue Records and relative Title Deeds,certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate(EC) I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5.There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1994 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds **except the Charge of Vishweshwar Sahakari Bank Ltd, Pune**

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7.Minor/(s) and his/ their interest in the property/(ies) is to the extent **of Not applicable** (Specify the share of the Minor with Name). (Strike out if not applicable).

The Mortgage if created, will be available to the Bank for the Liability of Intending Borrower S.S Traders Through Prop. Mr.Prakash Sampatrao



9. I certify that S.S Traders Through Prop. Mr.Prakash Sampatrao Chorage have an absolute, clear and Marketable title **except the Charge of Vishweshwar Sahakari Bank Ltd, Pune** over the Schedule property I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a

valid and enforceable Register Mortgage:-

- ✓ 1. Agreement to sale dt. 27/05/2019 at sr. no. 3265/2019 **XC**
- ✓ 2. Sale deed dt. 13/08/2021 at sr. no. 5118/2021 **XC**
- ✓ 2. NA order dt. 12/01/2006
- ✓ 3. Layout sanction plan dt. 16/11/2005
- ✓ 4. Revised Building permission dt. 19/01/2019
- ✓ 5. Revised building sanction plan dt. 19/01/2020
- ✓ 6. Occupancy Certificate dt. 12/03/2020
- ✓ 7. POA sr. no. 5012/2016 dt. 22/08/2016
- ✓ 8. Property Extract
- ✓ 9. NOC/Nill certificate of **Vishweshwar Sahakari Bank Ltd, Pune**
10. Reconveyance deed after execution

There are no legal impediments for creation of the **Register Mortgage** under any applicable Law/ Rules in force.

11. The property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing, Duplex Flat No. 02 on Ground and First floor area 72.78 Sq. Mtrs., , carpet area 104.329 Sq. Mtrs., saleable area with adjoining terrace area 37.498 Sq. Mtrs., and adjoining open space area 89.186 Sq. Mtrs., on the Ground floor of ownership scheme named "veeraj" constructed on lands bearing Plot Nos 1 & 2 in CTS No. 1127 (Old Survey No) 38A1/A1/1/5 and 38A1/2B) Situated at Nira-Shivtakrar, Tal. Purandhar, Dist. Pune

Which is within the jurisdiction of Sub Registrar Office Purandhar bounded as,

East : Road

South : Margin Space, Parking & Flat No. 101 & 102

West : CTS No. 1128

North : Road

Place: Satara

Date: 11/03/2024

ADV. TEJASWINI A. PATIL
(Shirgaonkar)
BSL.,LLM.,MA.
NOTARY (GOVT. OF INDIA)
34, Shreedhar Swami Housing Society,
Shahunagar, Godoli, Satara. M.-9850007980
email.-tejaswini1311@gmail.com



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|-----------------------|--------------------|---------|--|--|-----------------------------------|---------------------|---------------------------|---------|---|--|--|
| GRN | MH016994542202324E | BARCODE | | | Date | 09/03/2024-15:23:02 | | Form ID | | | |
| Department | | | | | Inspector General Of Registration | | | | | | |
| Search Fee | | | | | TAX ID / TAN (If Any) | | | | | | |
| Type of Payment | | | | | Other Items | | PAN No.(If Applicable) | | | | |
| Office Name | | | | | PUR_SASWAD PURANDAR SUB REGISTRAR | | Full Name | | ADV T A PATIL | | |
| Location | | | | | PUNE | | | | | | |
| Year | | | | | 2023-2024 One Time | | Flat/Block No. | | NIRA SHIVTAKARAR | | |
| Account Head Details | | | | | Amount In Rs. | | Premises/Building | | | | |
| 0030072201 SEARCH FEE | | | | | 750.00 | | Road/Street | | CTS NO 1127 FLAT NO 02 | | |
| | | | | | | | Area/Locality | | PUNE | | |
| | | | | | | | Town/City/District | | | | |
| | | | | | | | PIN | | | | |
| | | | | | | | Remarks (If Any) | | | | |
| | | | | | | | YEAR 1994 TO YEAR 2024 | | | | |
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| | | | | | | | Amount In | | Seven Hundred Fifty Rupees Only | | |
| Total | | | | | 750.00 | | Words | | | | |
| Payment Details | | | | | BANK OF MAHARASHTRA | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | | Bank CIN | | Ref. No. | | 02300042024030957750 009707983 | | |
| Cheque/DD No | | | | | Bank Date | | RBI Date | | 09/03/2024-15:23:58 Not Verified with RBI | | |
| Name of Bank | | | | | Bank-Branch | | BANK OF MAHARASHTRA | | | | |
| Name of Branch | | | | | Scroll No. , Date | | Not Verified with Scroll | | | | |

Department ID: _____ Mobile No: 9850007980
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "राइय ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.



