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 Registered / Equitable Mortgage is created, it will satisfy the requirements of creation of registered / 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 have made a search in the Land/ Revenue records. I also confirm having verified and Checked the records of the relevant Government Office,/Sub-Registrar(s) office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which prevent the Title Holder From creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to Necessary on my part or by my agent in making search.
- 4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such Title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I here by 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 01-1-1991 to 30-04-2021 pertaining to the Immovable Property/ (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
- 6. In case of second/subsequent charge in favors of the Bank, there are no other mortgages/charges Oth er than already sated in the Loan documents and agrees to by the Mortgagor and be bank (Delete, whichever is inapplicable).
- 7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of NIL (Specify the Share of the Minor with Name). (Strike out if not applicable).
- 8 The Mortgage if created, will be available to the Bank Liability of the intending Borrwes, Mr. Rakesh Singh S/O Mr. Chandrashekhar Singh R/O- 33 Prempath Cantt. Jhansi and Mr. Nikhil Chhabra S/O Mr. Kishan Chhabra R/O- 360 Civil Lines .Jhansi and Mr. Mayur Agarwal S/O Mr. Rajesh Agarwal R/O- 790 C.P Mission Compound Jhansi
- 9 1 certify that shri / Smt / M/s Mr. Rakesh Singh S/O Mr. Chandrashekhar Singh R/O- 33 Prempath Cantt. Jhansi and Mr. Nikhil Chhabra S/O Mr. Kishan Chhabra R/O- 360 Civil Lines .Jhansi and Mr. Mayur Agarwal S/O Mr. Rajesh Agarwal R/O- 790 C.P Mission Compound Jhansi has an absolute, clear and Marketable title over the Schedule property /(ies) I further certify that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the original title deeds and the said Mortagage would be enforceable.
- 10, In case of creation of Mortagage by deposit of title deeds, we certify that the deposit of origina title deeds / documents the certified copies of which have been examined would create a valid and enforceable mortgage,,,
 - a. Copy of Khatoni 1387-1392 fasli and Aakar Patra 45
 - b. Copy of Khatoni 1423-1428 fasli
 - c. Original Copy of Agreement to Sale dt. 16-05-2012.
 - d. Original Copy of Sale deed dt. 25-06-2012
 - e. Copy of Lay out Plan Approoved by JDA
 - f. Copy of BOD Resolution
 - g. Copy of Regiatration certificate in Uttar Pradesh RERA

There are no legal impediments for creation of the mortgage on production of title deeds the certified copies of which I have examined under any applicable law / rules in force

SCHEDULE OF THE PROPERTY / IES

Land Araji no. 490/1.890 hect. and 491 /0.607 area 2.497 hect. share 2/3 is area 1.664 Hect. Situated at Mouza Budha Tehsil & Distt. Jhansi (U.P)

Place- Jhansi

Signature of the Advocate

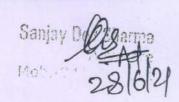
Sanjay Del Jama
Mob. Sel 28 6 12

Advocate

Mob No.9415507182, 8299561106 436/5A Verma coloney O/S Badagaon Gate Jhansi-284002 Date-28-06-2021

Adsanjaydev@gmail.com Annexure-B: Report of Investigation

S. Jh 1		Annexure-B:	Report of Investigation	F T:41 .		Adsanjaydev@gmail.com
1	Na	ame of the Branch/ B	usiness Unit/office seeking Opinio	of little i	n respect	Adsanjaydev@gmail.com of Immovable Property
	Re	ference No, and date	e of the letter under the	n,	State Ban	k of India RBO Jhansi
		Tarrents terracient	Of SCIUTING are forwarded	vhich the	NEC/202	1
	C	Name of the Borro	wer,		Mr Doba	L GI
					R/O- 33	h Singh S/O Mr. Chandrashekhar Singh
					1-7-	Prempath Cantt. Jhansi and Mr. Nikhil JO Mr. Kishan Chhabra R/O- 360 Civil
						of dilu lvii lviaviir Agomusi C/O se
2	Na	me of the Unit/conce	ern/ company/person offering the	D	Dark same T	Vo / JU C.P Wilssion Compound ii
-	1.00	, as security,			Swastik In	fira Developers Jhansi
	Cor	stitution of the Unit	/concern/person/body/authority	Offering the	Company	
	200.00	hard of Caroll Ol	(IIANGA		Swastik In	fra Developers Jhansi
	Sta	te as to under what o	capacity is security offered (whether	er as joint	As Owner	County I I C
3		TO TO THE OTHER	as vuldiantor Ltc 1		As Owner	Swastik Infra Developers Jhansi
-	Seci	trity including the fall	tion of the Immovable Property/(ie	es) offered as	Land Araii	no 490/1 990 hart
lie, i		urity including the fol	nowing Details,		2.497 hect	no. 490/1.890 hect. and 491 /0.607 area. share 2/3 is area 1.664 Hect. Situated at
	(a)	Survey No.			THE PULL	and Telisii & Dieff Inanci (II D)
					Land Aran	no. 490/1 890 best and 401 (0.50)
	/h\ r	N=-11			a. I. J. HICCL	Slidit 2/3 is area 1 664 Work City
-	(c) E	ytent/area includi	ase of house property)		Nil Nil	ha Tehsil & Distt. Jhansi (U.P)
1	(-) -	Acenty area including	plinth/built up area in case of Ho	use property	The state of the s	1.664 Hect
	(a) L distr	ocation like name of	the place ,village ,city Registration	, sub –		
					Boundarie	Mouza Budha Tehsil & Distt. Jhansi (U.P)
4 6	a) Particulars of the documents scrutinized-serially and chron Nature of documents varified and chron			hronologically	The second name of the second na	
						pies or registration extracts Duly certified.
		omy originals of Co	ertified extracts from the register	ring/land/rev	enue/other a	uthorities be examines
II Io		Date	Name/ nature of the		rtified copy/	
10			Documents	Certified ext	tract/	In case of copies, whether the
	1 1200 Photocopy e		etc.	Original was scrutinized by the Advocate.		
	2.	1423-1428 fasli	Khatoni Khatoni	Certified cor	ру	yes
	3.	16-05-2012	Agreement to Sale	Certified cop	by	
	1.	25-06-2012	Sale deed	Сору		
	5.	10-02-2021	JDA approved Plan	Сору		
W	heth	ner certified copy	of all title dean	Yes.		The state of the s
1	compared with the documents made April 11 in And			res.		
						774
Per A	proposed mortgagor? (Please Also enclose all such certified copied and Relevant fee receipts along with the					
TI	R)	and Relevant fee receipts along with the				
(a)	wh	ether the records	of registrar office or rev			
au	riioi	ities relevant to the	property in Question are - 11 11		cords of regist	rar office are not available for verification
ve	rifica	ation through Any on	nline portal or computer system?	1	any online D	Ulidi Or computer System II-
			,	Deen ve	erified person	ally as mentioned in para-30



1	
b) if such online/computer records are available whether any verification or cross checking are made and the comments/findings in this regard	Not Applicable
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?	No.
a) Property offered as security falls with in the Jurisdiction of which sub-registrar office?	Sub-Registrar Office Jhansi
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?	No.
c) whether search has been made at all the offices named at (b) above?	Not Applicable
d) whether the searches in the officer of register authorities or any other records reveal registration of multiple title documents in Respect of the property in question?	No
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 currents 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)	That Khatoni Aakar Patra 45 of Vill. Mouza Budha Tehs & Distt. Jhansi for 1387-1392 fasli Shows that Mr. Babulal S/ Mr. Khuman R/O- Vill- Unnao Gate Jhansi Tehsil & Dist Jhansi (U.P) Was Sankramani Bhumidhar of Land Araji no. 49 Situated at Mouza Budha Tehsil & Distt. Jhansi (U.P) Sing

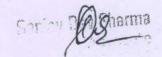
Sanjay Do Garma

to Sale which is regd.In Sub-registrar office Jhansi on date 16. 05-2012 book no.1 vol. no.4940 page 395-416 Sr.no.3450. and there after Mr.Govind Das and Mr. Ram Singh both Son of Mr. Babulal R/O Budha Tehsil & Distt.Jhansi Sold Land Araji no. 490/1.890 hect. and 491 /0.607 area 2.497 hect share 2/3 is area 1.664 Hect. Situated at Mouza Budha

		Tehsil & Distt. Jhansi (U.P) to Mr. Rakesh Singh S/O Mi Chandrashekhar Singh R/O- 33 Prempath Cantt. Jhans and Mr.Nikhil Chhabra S/O Mr. Kishan Chhabra R/C 360 Civil Lines: Jhansi and Mr. Mayur Agarwal S/O Mi Rajesh Agarwal R/O- 790 C.P Mission Compound Jhans through Sale deed dt.16-05-2012 which is regd.In Sub-registra office Jhansi on date 25-06-2012 book no.1 vol. no.499 page 65-114 Sr.no.4472. On the basis of this sale deed name of M Rakesh Singh S/O Mr. Chandrashekhar Singh an Mr.Nikhil Chhabra S/O Mr. Kishan Chhabra and M Mayur Agarwal S/O Mr. Rajesh Agarwal has bee mutated in revenue record order is mentioned in khator also. A residential Colony has been developed on above land b Swastik Infra Developers Jhansi for which Lay out plan ha been approved by Jhansi Development authority throug
		Lay out Plan / Map no.020401014 dt. 10-02-2021
9	Nature of title of the Intended Mortgagor over The property (whether full ownership rights, Lease hold Rights, Occupancy / Possessory Right or Lnam Holder or Govt, Grantee. Allottee etc,	full Ownership right of Mr. Rakesh Singh S/O Mr. Chandrashekhar Singh R/O- 33 Prempath Cantt. Jhans and Mr.Nikhil Chhabra S/O Mr. Kishan Chhabra R/O 360 Civil Lines .Jhansi and Mr. Mayur Agarwal S/O Mr. Rajesh Agarwal R/O- 790 C.P Mission Compound Jhansi
10	If leasehold, whether	No
10	a) lease Deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the Lease hold right,	Not Applicable
	c) duration of the Lease/unexpired period of lease	Not Applicable
	d) if a sub-lease, check the lease deed in favour of lessee as to whether	Not Applicable
	lease deed permits sub – leasing and mortgage by Sub-Lessee also e) Whether the leasehold right permits for the Creation of any superstructure (if applicable)?	Not Applicable
1	f) Right to get renewal of the leasehold right and nature thereof,	
-	If Govt grant/ allotment/ Lease- cum/ sale Agreement whether	No
11		Not Applicable
-	mortgagor with or without Conditions	Yes
1	The mortgagor is competent to create charge on Such property,	7
	Whether any permission from Govt or any other Authority is required for creation of mortgage and if so whether such valid permission is	No
12,	available If occupancy right, whether	No
12,	a) such right is heritable and transferable	Not Applicable
	b) Mortgage can be created	Not Applicable
13,	Nature of Minor's interest, if any and if so Whether creation of mortgage could be possible, The modalities/procedure to be followed including Court permission to be obtained and the reasons For coming	No
	to such conclusion	No.
14,	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
1	C) The Gift/settlement Deed transfers the Property to Donee;	Not Applicable
	d) Whether the done has accepted the gift by signing the Gift/Settlement deed or by a separated writing or by implication or by actions;	
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
1	f) Whether the Donee is in possession of the gifted property;	Not Applicable
-		



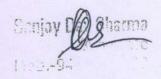
2) whether any life interest is reserved for the Denor or rany other person and whether there is A need for any other person to join the creation Of mortgage:			
h) Any other aspect affecting the validity of the title passed through the giff/settlement deed through the giff/settlement deed substance 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 Mortagage. (b) Whether mutation has been effected and Whether the mortagapor is in possession and Enjoyment of his share, (c) whether the partition made is valid in law. And the mortagapor has acquired a Mortagagable title threeon, (d) in respect of partition by a decree in of court, Whether such decree has become final and All other conditions/ formalities are Completed/ compiled with, (e) whether any of the documents is question are executed in counterparts or in more than one se/ if so additional precautions to be Taken for avoiding multiple mortagage? 16. Whether the title documents include any Testamentary documents / /wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a completent court? (c) whether the property is multated in the Basis of will? (d) Whether the original will is available? (e) whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 Beneficianes about the genuineness/ validity of The will, all paraise have acted upon the will etc, Which are relevant to rely on the will availability of mortagage? (C) Precautions/permissions yill property, belongs to church/Temple or any religious/ other institutions Having any restriction in creation of charges on such properties? (C) Precautions/permissions yill property, whether the Major Coparceners have no objection/join in Execution minor's sha		person and whether there is A need for any other person to join the	
(a) in case of partition/family settlement deeds. Whether the original deed is available for Deposit, if not the modality /procedure to be Followed to create a valid and enforceable Mortgage. (b) Whether mutation has been effected and Whether the mortgagor is in possession and Enjoyment of his share, (c) whether the partition made is valid in law And the mortgagor has acquired a Mortgagable title thereon, (d) in respect of partition by a decree in of court, Whether such decree has become final and All other conditions/ formalities are Completed/ complied with, (e) whether any of the documents is question are executed in counterparts or in more than one se/ if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents / / / / / / / / / / / / / / / / / / /		h) Any other aspect affecting the validity of the title passed	Not Applicable .
Followed to create a valid and enforceable Mortgage.	15	(a) In case of partition/family settlement deeds, Whether the original	No
(b) Whether mutation has been effected and Whether the mortgagor is in possession and Enjoyment of his share, (c) whether the partition made is valid in law And the mortgagor has acquired a Mortgagable title thereon, (d) In respect of partition by a decree in of court, Whether such decree has become final and All other conditions/ formalities are Completed/ compiled with, (e) whether any of the documents is question are executed in counterparts or in more than one so/ if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents / wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original death certificate of The testator is whether the original will is available? (e) whether the original death certificate of The testator is wallable? (f) what are the circumstances and/or Documents to escalation 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 ext. Which are relevant to rely on the will availability of mother/original title deeds are to be Explained.) 17. (a) whether the property is subject to any walf Rights? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (d) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges on such properties. (e) Precautions/ permissions is not charge? (e) Precautions/ permissions to such asser? (e) Precautions/ permissions to such asser? (e) Precautions/ permissions to such asser? (f) Precautions/ permissions to so only trust or is subject to the rights of any			
(c) whether the partition made is valid in law And the mortgagor has acquired a Mortgagable title thereon, (d) in respect of partition by a decree in of court, Whether such decree has become final and All other conditions/ formalities are Completed/ complied with, (e) whether any of the documents is question are executed in counterparts or in more than one sey if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents /vills (a) In case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the bame is probated by a competent court? (c) whether the original will is available? (d) Whether the original death certificate of The testator is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 tert, Which are relevant to rely on the will availability Of mother/original title deeds are to be Explained.) 17. (a) whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18. (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19. (a) Whether the property belongs to any trust or is subject		(b) Whether mutation has been effected and Whether the mortgagor	
(d) In respect of partition by a decree in of court, Whether such decree has become final and All other conditions/ formalities are Completed/ complied with, (e) whether any of the documents is question are executed in counterparts or in more than one se/ if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents / /wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 ett, Which are relevant to rely on the will availability of more relevant to rely on the will availability of more relevant to rely on the will availability of more relevant to rely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or fely on the will availability of more relevant or felvant or felvant or felvant o			Not Applicable
(d) In respect of partition by a decree in of court, Whether such decree has become final and All other conditions/ formalities are Completed/ complied with, (e) whether any of the documents is question are executed in counterparts or in more than one se/ if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents / wills (a) In case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent courre (c) whether the property is mutated in the Basis of will? (d) Whether the property is mutated in the Basis of will? (d) Whether the original death certificate of The testator is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 et, Which are relevant to rely on the will availability Of mother/original title deeds are to be Explained,) 17. (a) whether the property is subject to any walf Rights? (b) Whether 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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19. (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) If soadditional precautions/permissions To be obtained for		(c) whether the partition made is valid in law And the mortgagor	
decree has become final and All other conditions/ formalities are Completed/ compiled with, (e) whether any of the documents is question are executed in counterparts or in more than one se/ if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents / wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 reporty belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such property is a bubject to any walkf Rights? (a) whether 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 Fennale members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property. (a) If so additional precaudions/permissions To be obtained for		(d) in respect of partition, by a decree in of court Whether such	
Completed/ complied with, (e) whether any of the documents is question are executed in counterparts or in more than one se/ if so additional precautions to be Taken for avoiding multiple mortgages? 16. Whether the title documents include any Testamentary documents / wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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,) (B) Whether the property is subject to any walf Rights? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (d) 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 (b) please also comment on any other aspect Which may adversely in the validity of Security in such cases? (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) If soadditional p		decree has become final and All other conditions/ formalities are	
(e) whether any of the documents is question are executed in counterparts or in more than one sey if so additional precautions to be Taken for avoiding multiple mortgages? Whether the title documents include any Testamentary documents / wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Property is mutated in the Basis of will? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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,) (a) whether the property is a buject to any walk flights? (b) Whether 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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the property belongs to any trust or is subject to the rights of any Trust?			
be Taken for avoiding multiple mortgages? Whether the title documents include any Testamentary documents / wills (a) in case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Property is mutated in the Basis of will? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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,) 17. (a) whether the property is subject to any walf Rights? No (b) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for 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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (c) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) Whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property		(e) whether any of the documents is question are executed in	
Whether the title documents include any Testamentary documents / wills (a) In case of wills, whether the will is Registered will or unregistered will?		counterparts or in more than one se/ if so additional precautions to	
/ wills (a) In case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 ext. Which are relevant to rely on the will availability of mother/original title deeds are to be Explained.) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HJF/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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (c) whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.		be Taken for avoiding multiple mortgages?	
(a) In case of wills, whether the will is Registered will or unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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,) 1.7. (a) whether the property is subject to any wakf Rights? (b) Whether the property is a huff-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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (a) Whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) Whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) Whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) Whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) If soadditional precautions/permissions To be obtained for	16,	Whether the title documents include any Testamentary documents	No
unregistered will? (b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original will is available? (f) whether the original death certificate of The testator is available? (g) whether the original death certificate of The testator is available? (g) whether the original death certificate of The testator is available? (g) whether the original death certificate of The testator is available? (g) what are the circumstances and/or Documents to escalation 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,) (a) whether the property is subject to any wakf Rights? (b) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) Whether the property belongs to other or the property of the Property (b) whet	FS		
(b) whether will in the matter needs a Mandatory probate and if so whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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,) 17. (a) whether the property is subject to any walf Rights? (b) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18. (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (c) whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) life soadditional precautions/jermissions To be obtained for Not Applicable.	F.D		
whether the Same is probated by a competent court? (c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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,) 17. (a) whether the property is subject to any walf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) If soadditional precautions/permissions To be obtained for Not Applicable.	8: 9		No. 10 December 1
(c) whether the property is mutated in the Basis of will? (d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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 etr., Which are relevant to rely on the will availability Of mother/original title deeds are to be Explained.) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) If soadditional precautions/permissions To be obtained for Not Applicable.		whether the Same is probated by a competent court?	Not Applicable
(d) Whether the original will is available? (e) whether the original death certificate of The testator is available? (f) what are the circumstances and/or Documents to escalation 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.) 17. (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18. (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19. (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the property belongs to any trust and whether trust deed specifically Authorizes the mortgage of the Property a jif soadditional precautions/permissions To be obtained for Not Applicable.			Not Applicable
(e) whether the original death certificate of The testator available? (f) what are the circumstances and/or Documents to escalation 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,) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
available? (f) what are the circumstances and/or Documents to escalation 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.) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) lif soadditional precautions/permissions To be obtained for Not Applicable.			
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,) 17. (a) Whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18. (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19. (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a lif soadditional precautions/permissions To be obtained for Not Applicable.			Not Applicable
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 Jall 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,) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a lif soadditional precautions/permissions To be obtained for Not Applicable.		(f) what are the circumstances and/or Documents to escalation	Not Applicable
(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,) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
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,) 17. (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any In respect Of the above cases for creation of Mortgage? 18. (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19. (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
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,) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
relevant to rely on the will availability Of mother/original title deeds are to be Explained,) 17, (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
deeds are to be Explained,) (a) whether the property is subject to any wakf Rights? (B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any In respect Of the above cases for creation of Mortgage? (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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for No Applicable.			
(B) Whether the property belongs to church/ Temple or any religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any in respect Of the above cases for creation of Mortgage? (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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
religious/ other institutions Having any restriction in creation of charges On such properties? (c) Precautions/ permissions, if any In respect Of the above cases for creation of Mortgage? (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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.	17,		No
charges On such properties? (c) Precautions/ permissions, if any In respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			Not Applicable
(c) Precautions/ permissions, if any In respect Of the above cases for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
for creation of Mortgage? 18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			Nat Androhio
18, (a) where the property is a HUF/joint family Property, mortgage is created for family Benefit/legal necessity, whether the Major Coparceners have no objection/join in Execution minor's share if any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			Not Applicable
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 (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.	18,		No V-
any, rights of Female members etc (b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.		created for family Benefit/legal necessity, whether the Major	
(b) please also comment on any other aspect Which may adversely affect the validity of Security in such cases? 19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
affect the validity of Security in such cases? 19. (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			
19, (a) Whether the property belongs to any trust or is subject to the rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a) if soadditional precautions/permissions To be obtained for Not Applicable.			Not Applicable
rights of any Trust? (b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a)if soadditional precautions/permissions To be obtained for Not Applicable.	19		No.
(b) whether the trust is a private or public Trust and whether trust deed specifically Authorizes the mortgage of the Property (a)if soadditional precautions/permissions To be obtained for Not Applicable.	-m-4F.3		
(a)if soadditional precautions/permissions To be obtained for Not Applicable.			
			Not Applicable
creation of valid Mortgage ?		deed specifically Authorizes the mortgage of the Property	Not Applicable
(d) Requirements if any for creation of Mortgage as out the Next Applicable		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for	***
		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage ?	Not Applicable.
		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage? (d) Requirements, if any for creation of Mortgage as per the	Not Applicable.
mortgage of Agricultural and the whether there are any Restrictions been developed on above land by Swastik Infra Developer		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage? (d) Requirements, if any for creation of Mortgage as per the central/state lows Applicable to the trust in the mater.	Not Applicable. Not Applicable.
, , , or an analytic and a perception		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage? (d) Requirements, if any for creation of Mortgage as per the central/state lows Applicable to the trust in the mater. (a) If the property is Agricultural land whether The local laws permit mortgage of Agricultural and the whether there are any Restrictions	Not Applicable. Not Applicable. No. property is not Agricultural Land. A residential Colony has
		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage? (d) Requirements, if any for creation of Mortgage as per the central/state lows Applicable to the trust in the mater. (a) If the property is Agricultural land whether The local laws permit mortgage of Agricultural and the whether there are any Restrictions	Not Applicable. Not Applicable. No. property is not Agricultural Land. A residential Colony has been developed on above land by Swastik Infra Developers
Development authority through Lay out Plan / Ma		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage? (d) Requirements, if any for creation of Mortgage as per the central/state lows Applicable to the trust in the mater. (a) If the property is Agricultural land whether The local laws permit mortgage of Agricultural and the whether there are any Restrictions	Not Applicable. Not Applicable. No. property is not Agricultural Land. A residential Colony has
Davidonment and all the Division Divisi		deed specifically Authorizes the mortgage of the Property a)if soadditional precautions/permissions To be obtained for creation of valid Mortgage? (d) Requirements, if any for creation of Mortgage as per the central/state lows Applicable to the trust in the mater. (a) If the property is Agricultural land whether The local laws permit mortgage of Agricultural and the whether there are any Restrictions	Not Applicable. Not Applicable. No. property is not Agricultural Land. A residential Colony has been developed on above land by Swastik Infra Developers Jhansi for which Lay out plan has been approved by Jhans



7	(b) In case of agricultural property other Relevant records/documents	Not Applicable.
	as per local Laws, if any are to be verified to ensure the Validity of the	
	title and right to enforce the Mortgage?	
	(c) In the case of conversion agricultural land For commercial	Not Applicable.
	purposes of otherwise, Whether requisite procedure	
	followed/Permission obtained,	
L,	Whether the property is affected by any local Laws or other regulations	No.
	having a bearing on the Creation security (viz, Agricultural Laws, weaker	
	Sections minorities, Land laws, SEZ Regulations.	
	costal Zone Regulations, Environmental clearance, etc.),	
2,		
1	(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	No.
-	office and the outcome Of such search/enquiry,	
3,	(a) whether the property is involved in or Subject matter of any	Please Obtain Affidavit of Owner in this regard.
	litigation which is Pending or concluded?	
	(b) If so, whether such litigation would adversely Affect the creation	Not Applicable.
	of a valid mortgage or Have any implication of its future	
	Enforcement?	
	(c) whether the title documents have any court Seal/ marking which	No.
	points out any litigation/ Attachment/security to court in resoect of	
	the Property in question? In such case please Comment on such	
	seal/marking,	
,		
*	(a) In case of partnership firm, whether the Property belonging to	No.
	the firm and the deed is Properly registered,	
	(b) Property belonging to partners, whether Thrown on hotchpot?	Not Applicable.
	Whither formalities for The same have been completed as per	
	Applicable laws?	
	(c) whether the person(s) creating mortgage Has/have authority to	Not Applicable.
	create mortgage for And on behalf of the firm,	Not Applicable.
,	Whether the property belongs to a Limited Company, check the	
1	A CONTRACTOR OF THE PARTY OF TH	Yes please obtain BOD resolution in this regard.
	Borrowing power, Board Resolution authorisation to create	
-	Mortgage / execution of documents, Registration Of any prior charges	
	with the company Registrar (ROC), Articles of Association /provision	
	for Common seal etc.	
,	In case of Societies association, the required Authority/power to	No.
	borrower and whether the Mortgage can be created and the	
	requisite Resolutions, bye-laws	
,	(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	Not Applicable
	Development Agreement-Cum-power of Attorney, if so please clarify	Not Applicable
	Whether the same is a registered document And hence is has created	
	an interest in Favour of the builder/developer and as such is	
1	irrevocable as per law,	V.
-		
	(c) In case the title document is executed by the POA holder, please	Not Applicable
	clarify whether the POA Involved is (i) one executed by the Builders Viz.	
	Companies/ Firms/Individual or Proprietary concerns in favour of	
1	their Partners/ Employees/ Authorized Representatives to	
1	sign Flat Allotment Letter, NOCs, Agreements of sale, sale Deeds, etc,	
	in favours of buyers of flats/units (Builder's POA) or (ii) other type of	
	POA (Common POA).	
	(d) In case of Builder's POA, whether a certified Copy of POA is available	Not Applicable
	and the same has Been verified/compared with the original POA,	not applicable
	with the original POA,	N-10 (C-01
+	(e) In case of common POA (i a DOA attack)	Not Applicable
1	(e) In case of common POA (i, e, POA other Then Builder's POA),	
	please clarify the Following clauses in respect of POA,	
	please clarify the Following clauses in respect of POA, i. Whether the original POA is verified and the title investigation is	Not Applicable
	please clarify the Following clauses in respect of POA, i. Whether the original POA is verified and the title investigation is done on the Basis of original POA.	Not Applicable
	please clarify the Following clauses in respect of POA, i. Whether the original POA is verified and the title investigation is done on the Basis of original POA. ii. Whether the POA is a registered one?	Not Applicable Not Applicable
	please clarify the Following clauses in respect of POA, i. Whether the original POA is verified and the title investigation is done on the Basis of original POA. ii. Whether the POA is a registered one? iii. Whether the POA is a special or general One?	Not Applicable
	please clarify the Following clauses in respect of POA, i. Whether the original POA is verified and the title investigation is done on the Basis of original POA. ii. Whether the POA is a registered one? iii. Whether the POA is a special or general One?	
	please clarify the Following clauses in respect of POA, i. Whether the original POA is verified and the title investigation is done on the Basis of original POA. ii. Whether the POA is a registered one?	Not Applicable



11		
	become invalid on the date Of execution of the documents in question? (Please clarify whether the same has been Ascertained from the office of sub-registrar Also?)	
	(g) please comment on the genuineness of POA?	Not Applicable.
+	(h) The unequivocal opinion on the Enforceability and validity of the POA?	Not Applicable.
28.	Whether mortgage is being created by a POA Holder, check genuineness of the powers of Attorney and the extant of the power given Therein and whether the same is property Executed stamped/authenticated in terms of the Law of the place, where it is executed.	No.
29,	Residential/commercial complex, check and Comment on the following; (a) Promoter's/Land owner's title to the land Building; (b) Providence of Assessment	Not Applicable
	(b) Development Agreement/power of Attorney; (c) Extent of authority of the Developer/builder;	Not Applicable
	(d) Independent title verification of the Land And/or building in	Not Applicable
100	question;	Not Applicable
	(e) Agreement for sale (duly registered);	
	(f) Payment of proper stamp duty;	Not Applicable
	(g) Requirement of registration of sale Agreement, development	Not Applicable
	agreement, POA, Etc;	Not Applicable
	(h) Approval of building plan, permission of Appropriate/local authority, etc;	
	 (i) Conveyance in favour of Society/Condominium concerned; (j) Occupancy certificate /allotment letter/letter Of Possession; 	Not Applicable
	(k) Membership details in the society etc;	Not Applicable
	(I) share Certificates;	Nieb Acciliantia
-	(m) No objection Letter from the society; (n) All legal requirements under the Local / Municipal laws,	Not Applicable
		Black Applicable
	regarding ownership of Flats/Apartments/Building Regulations, Development Control Regulations, co-Operative	Not Applicable
	societies 'Laws etc;	Not Applicable Not Applicable
	(o) Requirement for nothing the Bank charges On the records of the	Not Applicable Not Applicable
	Housing Society Any;	Not Applicable
	(p) Is the property is a vacant land and Construction is yet to be made,	Not Applicable
	approval of Lay –out and other precautions, if any,	Not Applicable
	(q) whether the numbering pattern of the Units/flats tally in all	Not Applicable
	documents such as Approved plan, agreement plan, etc.	Not Applicable
30	Encumbrances, Attachments and/or claims Whether of	
50	government, central or state or Other Local authorities or	registrar office, Jhansi no encumbrance was Found
	third party claims, Liens etc, and details thereof,	above property.
21	The period covered under the Encumbrances Certificate and the	30 preceding years i.e. 01-01-1991 to 30-04-2021 for Whi
31,		
	name of the person in whose Favour the encumbrance is created	Inspection receipt No. 2021191011571 dt. 25-06-20:
	and if so Satisfaction of charge , if any,	Issued by Sub-Registrar Office, Jhansi is enclose Herewith.
32,	Details regarding property tax or land revenue or Other statutory dues paid/payable as o date And if not paid, what remedy?	Not Applicable
33.	(a) Urban land ceiling clearance, whether Required and if so, details	Not Applicable
	thereon, (b) whether No objection certificate under the Income Tax Act is	
	required/obtained.	
34.	Details of RTC extracts/mutation extracts/ katha Extracts pertaining to	Not Applicable
34.	the property in question.	Not Applicable
35.	Whether the name of mortgage is reflected as Owner in the revenue/Muncipal/village records.	Yes
36.	(a) whether the property offered as security Clearly demarcated?	Yes.
	(b) whether the demarcation/ partition of the Property is legally valid?	Yes.
	(c) whether the property has clear access as Per documents?	Yes.
37.	Whether the property can be identified from the Following documents,	Not Applicable
100	and discrepancy/doubtful Circumstances, if any revealed on such	
	scrutiny?	
	(a) Document in relation to electricity	



11		
	(b) Document in relation to water connection; (c) Documents in relation to Sales Tax Registration , if any application; (d) Other utility bills, if any,	
38.	In respect of the boundaries of the property Whether there is a difference/discrepancy in any Of the title documents or any other documents (such as valuation report, utility bills, est.,) or the Actual current boundary? If so please elaborate/ Comment on the same.	NIL
39.	If the valuation report and/or approved/ Sanctioned plans are made available, PleaseComment on the same including the commentsOn the description and boundaries of the Property on the said document and that in the Title deeds. (If the valuation report and/or approved plan are Not available at the time of preparation of TIR, Please provide there comments subsequently, On making the same available to the advocate.)	NIL
40.	Any bar/restriction for creation of mortgage Under any local or special enactments the property Proper registration of documents, payment of Proper stamp duty etc.	NO
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property Offered as security?	Yes.
42.	In case of absence of original title deeds, details Of legal and other requirements for creation of a Proper, valid and extracts duly certified etc. as Also any precaution to be taken by the Bank in this regard.	Not Applicable
43.	Whether the governing low/constitutional Documents of the mortgagor (other than natural Persons) permits creation of mortgage and Additional precautions, if any to be taken in such Cases.	Yes
44.	Additional aspects relevant for investigation of Title as per local laws.	NIL
45.	Additional suggestions ,if any to safeguard the interest of Bank/ ensuring the perfection of Security.	NIL
46.	The specific persons who are required to create Mortgage/to deposit documents creating Mortgage.	Mr. Rakesh Singh S/O Mr. Chandrashekhar Singh R/O 33 Prempath Cantt. Jhansi and Mr. Nikhil Chhabra S/ Mr. Kishan Chhabra R/O- 360 Civil Lines .Jhansi an Mr. Mayur Agarwal S/O Mr. Rajesh Agarwal R/O- 79 C.P Mission Compound Jhansi
47.	Whether the Real Estate Project Comes Under Real Estate (Regulation and Development) Act,2016	No.
	Whether the Project is registered With the Real Estate Regulatory Authority? if So, the details of such registration are to be furnished.	Not Applicable
	Whether the registered agreement for sale as prescribed in the above Act / Rules there under is executed ?	Not Applicable
	Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked as ploadedby the promoter in the website of Real Estate Regulatory Authority?	Not Applicable

Place: Jhansi

Date - 28-06-2021

Signature of the Advocate

बन्दरको अथवा प्रार्थी द्वारा रखा जाने वाना

स्टर प्रथम

क्रम संक्रमा 2021191011571

झांसी

व्य व प्रवेश पत्र प्रस्तुत करने का दिनाँक 25/06/2021 च्युक्ट या प्रार्थी का नाम संजयदेव शर्मा एड का कारा: मुआयना 1991 वर्ष से 2021 वर्ष तक

ज्ञीचन की धनराशि

- 1. रजिस्ट्रीकरण शुल्क
- 2. प्रतिलिपिकरण शुल्क
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुख्तार के अधिप्रमाणी करण निए शुल्क
- 5 . कमीशन शुल्क
- 6. विविध
- 7 . यात्रिक भत्ता

ा से ठ तक का योग

कुल्क बसूब करने का दिनाँक

दिनाँक वर नेव प्रतिनिपि या तलाश

बनाय पर बापस करने के लिए तैयार किया

रविन्द्रीकरण अधिकारी के हस्ताक्षर

25/06/2021

25/06/2021

\$135°

4 - 5 -