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Pramod V. Kulkarni,
Advocate

"Adarsha" Khare Town, Dharampeth, NAGPUR - 440 010
email : kulkarnivakil@yahoo.com
Phone : 0712 2524449

Dated : 10/08/2013

TITLE VERIFICATION REPORT
In the Matter of : **M/s Radha Madhav Developers**
Rc : Land bearing Survey Nos.247 & 248 in
Mouza : **Jamtha,** Tahsil : Nagpur (Rural), Dist. : [illegible] S.

To,
The Senior Manager,
Punjab & Sind Bank,
16, Central Avenue, NAGPUR.

Dear Sir,

As per your instructions I submit my legal scrutiny report as hereunder

Name & address of the Mortgagor/Title Holder	**M/s Radha Madhav Developers,** Regd.Office : 125, Abhyankar Road, Sitabuldi, Nagpur.

I. Details/description of the documents scrutinized

Sl. No.	Date of document	Name/Type of document	Regn/Ref No. of the document with date	Whether Original/ Certified/ True copy/ Photostat
	12/02/2007	Sale Deed in respect of Survey Nos.247 & 248 in favour of M/s.Radha Madhav Developers.	Sr.No.895/2007, The Office of Sub-Registrar-7, Nagpur	~~Xerox Copy.~~ ORIGINAL
2.	Illegible	Certified copy of Mutation Record (Ferfar Patrak).	Mutation No.2246	~~Xerox Copy.~~ ORIGINAL
3	14/05/2012	Order of Non-Agricultural Conversion of Land in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares	Rev.Case No.309/NAP-34 of 2011-12 issued by the Collector, Nagpur	~~Xerox Copy.~~ ORIGINAL
4.	18/06/2012	N.I.T. Development Agreement in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares.	NIL	[illegible]

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नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

शोध
दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक सन २०

दस्तऐवजाचा प्रकार— शोध अर्ज

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपाल खर्च

नकला किंवा ज्ञापने (कलमे ६४ ते ६७)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

एकूण

दस्तऐवज
नक्कल

रोजी तयार होईल व डाकेने पाठवली जाईल

सह दुय्यम निबंधक
क्र. १० नागपूर

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

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नोंदणी ३९ म.
Regn. 39 m.

[redacted]

शोध

दस्तऐवजाचा/अर्जाचा [redacted] ०५५/२०१३

दिनांक ३/५/२०१३ सन २०

दस्तऐवजाचा प्रकार--- शोध अर्ज

सादर करणाराचे नाव— [illegible]

खालीलप्रमाणे फी मिळाली :—

	रु	पै
नोंदणी फी		
[redacted]) १९७१ – १९८७	३२५=००	
[redacted] नक्कल फी — नव. नं. ३८५		
टपाल खर्च		
नकला किंवा ज्ञापने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण — नमुना		
दंड—कलम २५ अन्वये — १००१ ते २०१३		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ) (१३ वर्षे)		
इतर फी (मागील पानावरील) बाब क्र.		
..		
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..		
.. (अक्षरी, ३२५ तीनशे पंचवीस मात्र)		
एकूण	३२५=००	

दस्तऐवज / नक्कल ... रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

[redacted] दुय्यम निबंधक
[redacted] क्र १० नागपूर

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या [redacted] हवाली करावा

नागपूर

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II. **Details/description of the Property :**

ALL THAT piece & parcel of Agricultural Land admeasuring about 12.19 Hectares i.e. 30.121 Acres, bearing Survey No.248, admeasuring about 10.65 Hectares i.e. about 26.316 Acres, Land Revenue Rs.37.61 per year and Survey Kh.No.247, admeasuring about 1.54 Hectares i.e. 3.805 Acres, Land Revenue 2.85 per year, both lands with Occupant Class-I Bhumiswami Rights, situated at Mouza Jamtha, P.H.No.42, Tahsil -- Nagpur (Rural), District Nagpur, alongwith standing crops, trees and anything and everything standing thereon togetherwith all easement rights like Road, Dhura etc. and which are bounded as under :-

The North	Field Survey No.257
The South	Field Survey Nos.40, 41 & 42
The East	Field Survey Nos.246/1, 249 & 256-B
The West	Field Survey No.39 & Nala

III. Opinion on Flow of Title

Brief history of the property and how the owner/mortgagor has derived the title - Flow of title is to be given chronologically for a minimum period of 30 years (If space is found insufficient, please furnish information in an additional sheet)	1. That the aforesaid Agricultural Land belonged to (1) Shri Natthu s/o Ramaji Mute, (2) Shri Gopal s/o Kisan Mute, (3) Shri Ramesh s/o Kisan Mute, (4) Shri Sheshrao s/o Kisan Mute, (5) Shri Hemraj s/o Kisan Mute, (6) Smt.Bhimabai wd/o Kisan Mute, (7) Shri Bhaiyyaji s/o Ramaji Mute, (8) Shri Sudhakar s/o Dasharath Mute, (9) Shri Arun s/o Dasharath Mute, (10) Shri Suresh s/o Dasharath Mute, (11) Smt.Saraswati w/o Raju Golhar, (12) Smt. Leelabai alias Kamalabai w/o Dasharath Mute, (13) Shri Sanjay s/o Manohar Kamble, (14) Miss Priti d/o Manohar Kamble, (15) Miss Sarika d/o Manohar Kamble & (16) Smt.Bali w/o Vinod Rokde. 2. That, the abovesaid property was inherited property of the abovesaid 16 persons. However, there were disputes in respect of the said Property between them. However, the same i.e. the dispute was settled as per the Compromise Deed dated 01/03/2006 and as such the cases were withdrawn. 3. That thereafter, the abovesaid 16 persons sold the said Property to the captioned M/s.Radha Madhav Developers a

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नागपुर Nagpur

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	Firm, acting through its Authorized Partner Shri Shyamsunder Shivnarayan Sarda, under the Sale Deed detailed at Item No.1 of List of Documents. 4. That the said M/s.Radha Madhav Developers thus became the absolute Owner of the Property and the name of the Firm has been mutated in the Revenue Records as the Owner thereof. 5. That the said M/s.Radha Madhav Developers desire to develop the said Property into a Residential Estate and desire to Mortgage the said Property to your Bank as security for the Financial Assistance sought to be availed by them Bank.
2. Describe nature of title (viz. full ownership rights, leasehold right, occupancy/possessory rights or any other	**Free-Hold Rights.**
a. Whether the lease deed has been registered as required under Law.	Not Applicable.
b. The period of the lease	Not Applicable.
c. Whether any permission/"No Objection Certificate" from lessor is required for creation of mortgage ?	***Yes. It is essential*** to obtain a No Objection Certificate from the Collector, Nagpur, for selling or mortgaging the said Property to your Bank. **Further it is essential to obtain a declaration from the said M/s.Radha Madhav Developers to the effect that they have complied with all the terms and conditions of the Non Agricultural Permission dt.14/05/2012 and also thatof the Agreement dated 18/06/2012 between themselves & N.I.T.**
3. Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security.	Not applicable.
4. State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such possession.	Yes. Since 12/02/2007 i.e. from the date of registration of Sale Deed. However, actual physical possession be got ascertained from our Architect/Valuer.
5. Is/Are the property/ies from encumbrances.	Yes. However, an Affidavit is advised to be obtained; in order to cover the incomplete records, not available for search

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नागपुर
Nagpur

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	and inspection in the Office of the Sub-Registrar, Nagpur (Rural), particularly 2011 -2013. The Affidavit would clarify the following i) That the Title of the captioned M/s.Radha Madhav Developers to the said property is clear, marketable & they can mortgage the said Property to Punjab & Sind Bank, as security for the repayment of the Financial Assistance sought to be availed by the captioned M/s.Radha Madhav Developers. ii) That there is no litigation or legal proceedings etc. of any nature whatsoever, pending before any Court of Law or any other Authority in respect of the said property; nor is the captioned M/s.Radha Madhav Developers, facing any litigation or proceedings, which may jeopardise the said Property. iii) That the captioned M/s.Radha Madhav Developers have not mortgaged, sold, gifted or in any other way, alienated or encumbered the said property in any manner whatsoever. iv) That the said property is not hit by the provisions of the Land Ceiling Act or the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947; nor are the land holdings of the captioned M/s.Radha Madhav Developers, more than the Ceiling Limit prescribed under the existing Laws. v) That the captioned M/s.Radha Madhav Developers shall be submitting the Original Documents to Punjab & Sind Bank.
6. Please give detailed account of creation of charge/mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years.	

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i. The period covered under Encumbrance Certificate issued by the Sub-Registrar of Assurances/ search made in the records/ Registers the Office of the Sub Registrar of Assurances.	Search was sought to be taken from 2001 till date. However, the record was not yet compiled and was not available for inspection & search for the years 2012 – 2013 and this period would be covered in aforementioned affidavit.
ii. Search in respect of companies registered under the Companies Act, 1956.	Not Applicable.
7. Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.	Not applicable, since the land is not under the purview of the Urban Land Ceiling Act, 1976.
8. Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings.	Yes. The land Survey No.248 is duly converted into Non-Agricultural Land as per the Orders of the Collector, Nagpur, as detailed at Item No.3 of List of Documents. However, Survey No.247 is not converted into Non-Agricultural Land and hence **<u>it is essential to obtain permission from the Collector/the Sub-Divisional Officer, Nagpur u/s. 89 of The Bombay Tenancy & Agricultural Lands (Vidarbha Region) Act.</u>**
9 If the Property sought to be mortgaged is agricultural lands,	
i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force.	Not applicable.
ii. whether taking as collateral security for non-agri purposes is possible.	Not applicable.
10. Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No such documents produced in this respect. However, this aspect should be got covered in the Affidavit mentioned above.
11. In case of Partition	
i. whether the same is registered under the Law for time being in fore and original thereof if available for deposit	Not applicable.
ii. in case original is not available and the partition deed is made in more than one copy at the time of registration dul all executants, whether	Not applicable.

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a. to get an affidavit/declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor. b. The share holder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	Not applicable. Not Applicable
12. In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.	Not applicable.
13. In case the mortgage is sought to be created by agent under Power of Attorney, please state whether. a. The Power of Attorney is registered. b. It authorises the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower. c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal.	 Not applicable. Not Applicable. Not applicable.
14. Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/ Municipal Taxes, as the case may be, over the property.	The mortgagor/Present Title Holders should be asked to produce latest Ground Rent Receipt, Non-Agricultural Assessment receipt from Government of Maharashtra and Tax Receipt from Gram Panchayat of Jamtha.
15. In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.	Not applicable.
16 i. Whether [illegible] title deed under which mortgagor acquired title and parent title deeds are available in original. ii. In case the property purchased by mortgagor is portion of larger extent of property, whether availability of [illegible]nal [illegible] document confirmed	Yes. Not applicable.

17.	If owner is a company, Partnership Firm, Trust, or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws)	Deed of Partnership and Resolution for mortgage.
18.	If property/ies to be mortgaged is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor);	Not Applicable
	What are the documents of title available for creating mortgage? List out other Documents/records to be taken from builder/owners and their Bankers.	Not Applicable.
19.	Whether search is made in the registers and the records maintained in the office of Collector and/or Revenue authorities/ Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure	Not applicable
	a. Necessary consent of Civic Body or authority to transfer the property was obtained.	Not applicable.
	b. No litigation in respect of the property to be mortgaged is pending before any Forum.	This aspect would be covered in the aforementioned Affidavit.
	c. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material documents is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety.	The Property is properly identified in the said Agreement and Final Lease. However, physical aspects should be got verified through our Architect/Valuer.
	i. If a property is a building, is the plot in an approved lay-out.	It is an authorised layout approved by the Collector and N.I.T., Nagpur
	ii. Has the building been constructed	Yes. The Mortgagors should be asked to

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	after approval of plan by relevant authorities and assessed to tax.	produce Sanctioned Layout Plans and Building Plans and actual construction to be verified by Bank's Architect/Valuer
1	If the flat is owned/controlled by society, specify special requirements to be taken.	Not Applicable
[illegible]	**[illegible] of Creation of [illegible]**	
22.	Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The persons(s) who shall deposit the title deeds with the bank may be stated.	Yes. i) **Original** documents mentioned in List of Documents. ii) [illegible] C. of Collector [illegible] mortgaging the [illegible] Radha Madhav [illegible] Your Bank. iii) **Original** latest Non-Agri. Tax Receipt, Gram [illegible] Tax Receipt.
23.	If the equitable mortgage by deposit of title deeds is not possible, can there be a simple (registered) mortgage. If so, list out the documents to be held with the bank in addition to the registered mortgage deed.	Equitable Mortgage is possible. It is further advised that the intimation of the Mortgage be registered with The Office of Sub-Registrar, Nagpur (Rural).
[illegible]	Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural/ other properties in favour of Commercial Banks as in some states like U.P. Karnataka, etc.	Not applicable in Maharashtra. However, if the Industry is a "New SSI Unit" then it can get exemption from payment of Stamp Duty, if so certified by the District Industries Centre, Nagpur and adjudicated by Joint District Registrar and Collector of [illegible] N[illegible]

Thus, on the basis of the above documents, search and inspection of the Records available in the Office of the Sub-Registrar, Nagpur (Rural), I, Pramod V. Kulkarni do hereby certify in my capacity as Counsel for Punjab & Sind Bank that the captioned M/s.Radha Madhav Developers has a valid clear, absolute, good, perfect and marketable title (subject to the aforementioned Affidavit being sworn & subject to obtaining N.O.C. of the Collector, Nagpur and N.I.T., Nagpur) to the property shown above.

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This legal opinion has been given without any interest direct or indirect in the captioned mortgagors and after verifying all the necessary relevant papers. However the said M/s.Radha Madhav Developers should be asked to submit the Non-Agricultural permission of the Collector in respect of Survey Nos.247 & 248, so also the Nagpur Improvement Trust Development Agreement in respect of Survey Nod.247 & 248.

The security/securities thus created, as mentioned above would be fully enforceable under The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002.

NAGPUR:
DATED : 10/08/2013

P.V. Kulkarni,
Advocate.

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Pramod V. Kulkarni,

Advocate-----

"Adarsha" Khare Town, Dharampeth, NAGPUR - 440 010
email - kulkarnivakil@yahoo.com
//// Phone : 0712 2524449

Dated : 10/08/2013

TITLE VERIFICATION REPORT
In the Matter of : **M/s Radha Madhav Developers**
Re : Land bearing Survey No.257/2 in
Mouza : **Jamtha**, Tahsil : Nagpur (Rural), Dist. : Nagpur (M.S.)

To,
The Senior Manager,
Punjab & Sind Bank,
16, Central Avenue, NAGPUR.

Dear Sir,

As per your instructions I submit my legal scrutiny report as hereunder:

Name & address of the Mortgagor/Title Holder	**M/s Radha Madhav Developers,** Regd.Office : 125, Abhyankar Road, Sitabuldi, Nagpur.

I. Details/description of the documents scrutinized:

Sl. No.	Date of document	Name/Type of document	Regn/Ref No. of the document with date	Whether Original/ Certified/ True copy/ Photostat
1	15/05/2012 Regd. on 16/05/2012	Sale Deed in respect of Survey No.257/2 in favour of M/s.Radha Madhav Developers.	Sr.No.219/2012, The Office of Sub-Registrar-7, Nagpur	~~Xerox Copy.~~ ORIGINAL
2	14/03/2013	7/12 Extract	Gram Adhikari	ORIGINAL
3	14/05/2012	Order of Non-Agricultural Conversion of Land in respect of Survey Nos.248, 257/1K, 257/1G, 257/2 & 257/2 total area 26.31 Hectares	Rev.Case No.309/NAP-34 of 2011-12 issued by the Collector, Nagpur	ORIGINAL
4	18/06/2012	N.I.T. Development Agreement in respect of Survey Nos.248, 257/1K, 257/1G, 257/2 & 257/2 total area 26.31 Hectares.	NIL	~~Xerox Copy.~~ ORIGINAL

नागपुर Nagpur

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नोंदणी ३९ म
Regn. 39 m

पावती क्रमांक

दिनांक 3/5/2019 सन २०

दस्तऐवजाचा प्रकार—

नकला किंवा ज्ञापने (कलमे ६४ ते ६७)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

रु	पैसे
3345.00	

एकूण 3345.00

दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

दुय्यम निबंधक
क्र. १० नागपूर

दस्तऐवज खाली नांव दिलेल्या व्यक्तीच्या

सादरकर्ता

नागपुर
Nagpur

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II. **Details/description of the Property :**

ALL THAT piece & parcel of Non-Agricultural Land bearing Field No.257/2, admeasuring about 3.76 Hectares Land Revenue Rs.14.59 with Occupant Class-I Bhumiswami Rights, situated at P.H. No.42, Mouza Jamtha, Tahsil Nagpur (Rural), District Nagpur alongwith standing trees and anything and everything standing thereon togetherwith all easement rights like Road, Dhura etc. and the same is bounded as under :

The North	Khasra/Survey No.258/C,
The South	Khasra Survey No.248
The East	Field Kh.No.256
The West	Field Kh.No.257/1

III. Opinion on Flow of Title

I	Brief history of the property and how the owner/mortgagor has derived the title - Flow of title is to be given chronologically for a minimum period of 30 years (If space is found insufficient, please furnish information in an additional sheet)	1. That the aforesaid Agricultural Land belonged to (1) Shri Sajan s/o Chaturbhuj Jain, (2) Shri Rajendra s/o Premchand Jain, (3) Smt. Tulsidevi w/o Dwarkaprasad Sarda & (4) Smt. Jayashree w/o Sunilkumar Chaddha. 2. That, the abovesaid property (Old No.2577) was jointly owned by members of Dhage Family under a registered Sale Deed dated 21/07/2006 registered at Sr.No.3773 registered on 21/07/2006 in favour of (1) Shri Sajan s/o Chaturbhuj Jain, (2) Shri Rajendra s/o Premchand Jain, (3) Smt. Tulsidevi w/o Dwarkaprasad Sarda & (4) Smt. Jayashree w/o Sunilkumar Chaddha. 3. That the said (1) Shri Sajan s/o Chaturbhuj Jain, (2) Shri Rajendra s/o Premchand Jain, (3) Smt. Tulsidevi w/o Dwarkaprasad Sarda & (4) Smt. Jayashree w/o Sunilkumar Chaddha sold it to the captioned M/s.Radha Madhav Developers under the Sale Deed detailed at Item No.1 of List of Documents. 4. That the said M/s.Radha Madhav Developers thus became the sole and absolute Owner of the said Property and the name of the Firm has been mutated in the Revenue Records as the Owner thereof. [illegible]d [illegible] viz. Kh.No.257/2

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	has been dul[illegible] Agricultural La[illegible] Madhav Deve[illegible] Improvement Trust which is a Development Authority for Nagpur has also sanctioned the Layout Plan, as detailed at Item Nos.3 & 4 of List of Documents. 5. That the said M/s.Radha Madhav Developers desire to develop the said Property into a Residential Estate and desire to Mortgage the said Property to your Bank as security for the Financial Assistance sought to be availed by them from your Bank.
2. Describe nature of title (viz. full ownership rights, leasehold right, occupancy/possessory rights or any other	**Free-Hold Rights.**
a. Whether the lease deed has been registered as required under Law.	Not Applicable.
b. The period of the lease	Not Applicable.
c. Whether any permission/"No Objection Certificate" from lessor is required for creation of mortgage ?	***Yes. It is essential*** to obtain a No Objection Certificate from the Collector, Nagpur, for selling or mortgaging the said Property to your Bank. **Further it is essential to obtain a declaration from the said M/s.Radha Madhav Developers to the effect that they have complied with all the terms and conditions of the Non Agricultural Permission dt.14/05/2012 and also thatof the Agreement dated 18/06/2012 between themselves & N.I.T.**
3. Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security.	Not applicable.
4. State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such possession.	Yes. Since 16/05/2012 i.e. from the date of registration of Sale Deed. However, actual physical possession be got ascertained from our Architect/Valuer.
5. Is/Are the property/ies [illegible] encumbrances.	Yes. However, an [illegible] is advised to be obtained; in order to cover the incomplete records, not available for search and inspection in the Office of the Sub-Registrar, Nagpur (Rural), particularly 2011–2013.

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नागपुर
Nagpur

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	The Affidavit would clarify the following : i) That the Title of the captioned M/s.Radha Madhav Developers to the said property is clear, marketable & they can mortgage the said Property to Punjab & Sind Bank, as security for the repayment of the Financial Assistance sought to be availed by the captioned M/s.Radha Madhav Developers. ii) That there is no litigation or legal proceedings etc. of any nature whatsoever, pending before any Court of Law or any other Authority in respect of the said property; nor is the captioned M/s.Radha Madhav Developers, facing any litigation or proceedings, which may jeopardise the said Property. iii) That the captioned M/s.Radha Madhav Developers have not mortgaged, sold, gifted or in any other way, alienated or encumbered the said property in any manner whatsoever. iv) That the said property is not hit by the provisions of the Land Ceiling Act or the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947; nor are the land holdings of the captioned M/s.Radha Madhav Developers, more than the Ceiling Limit prescribed under the existing Laws. v) That the captioned M/s.Radha Madhav Developers shall be submitting the Original Documents to Punjab & Sind Bank.
6. Please give detailed account of creation of charge/mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years. i. The period covered under Encumbrance Certificate issued by the Sub-Registrar of Assurances/ search made in the records/ Registers the Office of the Sub Registrar of Assurances.	 Search was sought to be taken from 2001 till date. However, the record was not yet compiled and was not available for inspection & search for the years 2012 – 2013 and this period would be covered in the aforementioned affidavit.

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ii. Search in respect of companies registered under the Companies Act, 1956.	Not Applicable.
7. Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.	Not applicable, since the land is not under the purview of the Urban Land Ceiling Act, 1976.
8. Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings.	Yes. The land is duly converted into Non-Agricultural Land as per the Orders of the Collector, Nagpur, as detailed at Item No.3 of List of Documents.
9. If the Property sought to be mortgaged is agricultural lands,	
i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force.	Not applicable.
ii. whether taking as collateral security for non-agri purposes is possible.	Not applicable.
10. Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No such documents produced in this respect. However, this aspect should be got covered in the Affidavit mentioned above.
11. In case of Partition Deeds,	
i. whether the same is registered under the Law for time being in fore and original thereof if available for deposit	Not applicable.
ii. in case original is not available and the partition deed is made in more than one copy at the time of registration duly signed by all executants, whether	Not applicable.
a. to get an affidavit/declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor.	Not applicable.
b. The share holder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	Not Applicable

Contd….. 5

12. In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.	Not applicable.
13. In case the mortgage is sought to be created by agent under Power of Attorney, please state whether.	
a. The Power of Attorney is registered.	Not applicable.
b. It authorises the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower.	Not Applicable.
c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal.	Not applicable.
14. Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/ Municipal Taxes, as the case may be, over the property.	The mortgagor/Present Title Holders should be asked to produce latest Ground Rent Receipt, Non-Agricultural Assessment receipt from Government of Maharashtra and Tax Receipt from Gram Panchayat of Jamtha.
15. In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.	Not applicable.
16. i. Whether the title deed under which mortgagor acquired title and parent title deeds are available in original.	Yes
ii. In case the property purchased by mortgagor is portion of larger extent of property, whether availability of original parent document confirmed	Not applicable.
17. If owner is a company, Partnership Firm, Trust, or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws)	Deed of Partnership and Resolution for mortgage

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18. If property/ies to be mortgaged is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor);	Not Applicable
What are the documents of title available for creating mortgage? List out other Documents/records to be taken from builder/owners and their Bankers.	Not Applicable.
19. Whether search is made in the registers and the records maintained in the office of Collector and/or Revenue authorities/ Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure	Not applicable.
a. Necessary consent of Civic Body or authority to transfer the property was obtained.	Not applicable.
b. No litigation in respect of the property to be mortgaged is pending before any Forum.	This aspect would be covered in the aforementioned Affidavit.
c. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material documents is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety.	The Property is properly identified in the said Agreement and Final Lease. However, physical aspects should be got verified through our Architect/Valuer.
20. i. If a property is a building, is the plot in an approved lay-out.	It is an authorised layout approved by the Collector and N.I.T., Nagpur.
ii. Has the building been constructed after approval of plan by relevant authorities and assessed to tax.	Yes. The Mortgagors should be asked to produce Sanctioned Layout Plans and Building Plans and actual construction to be verified by Bank's Architect/Valuer.
iii. If the flat is owned/controlled by society, specify special requirements to be taken.	Not Applicable.

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IV.	**Operation of Creation of Mortgage**	
22	Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The persons(s) who shall deposit the title deeds with the bank may be stated.	Yes. i) **Original** documents mentioned in List of Documents. ii) **Original** Consent/N.O.C. of Collector and N.I.T., Nagpur for mortgaging the said Property by M/s.Radha Madhav Developers in favour of Your Bank. iii) **Original** latest Non-Agri. Tax Receipt, Gram Panchayat Tax Receipt.
23.	If the equitable mortgage by deposit of title deeds is not possible, can there be a simple (registered) mortgage. If so, list out the documents to be held with the bank in addition to the registered mortgage deed.	Equitable Mortgage is possible. It is further advised that the intimation of the Mortgage be registered with The Office of Sub-Registrar, Nagpur (Rural).
24.	Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural/ other properties in favour of Commercial Banks as in some states like U.P. Karnataka, etc.	Not applicable in Maharashtra. However, if the Industry is a "New SSI Unit" then it can get exemption from payment of Stamp Duty, if so certified by the District Industries Centre, Nagpur and adjudicated by Joint District Registrar and Collector of Stamps, Nagpur.

Thus, on the basis of the above documents, search and inspection of the Records available in the Office of the Sub-Registrar, Nagpur (Rural), I, Pramod V. Kulkarni do hereby certify in my capacity as Counsel for Punjab & Sind Bank that the captioned M/s.Radha Madhav Developers has a valid clear, absolute, good, perfect and marketable title (subject to the aforementioned Affidavit being sworn & subject to obtaining N.O.C. of the Collector, Nagpur and N.I.T., Nagpur) to the property shown above.

This legal opinion has been given without any interest direct or indirect in the captioned mortgagors and after verifying all the necessary relevant papers. However the said M/s.Radha Madhav Developers should be asked to submit the Non-Agricultural permission of the Collector in respect of Survey No.257/2, so also the Nagpur Improvement Trust Development Agreement in respect of Survey No.257/2.

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The security/securities thus created, as mentioned above would be fully enforceable under The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002.

NAGPUR:
DATED : 10/08/2013.

P.V. Kulkarni,
Advocate.

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Pramod V. Kulkarni,

Advocate

"Adarsha" Khare Town, Dharampeth, NAGPUR - 440 010
email : kulkarnivakil@yahoo.com
//// Phone : 0712 2524449

Dated : 10/08/2013

TITLE VERIFICATION REPORT
In the Matter of : **M/s Radha Madhav Developers**
Re : Land bearing Survey No.258/1-G in
Mouza : **Jamtha**, Tahsil : N[illegible] (R[illegible]) Dist. [illegible] (M.S.)

To,
The Senior Manager,
Punjab & Sind Bank,
16, Central Avenue, NAGPUR.

Dear Sir,

As per your instructions I submit my legal scrutiny report as hereunder:

Name & address of the Mortgagor/Title Holder } **M/s Radha Madhav Developers,**
Regd.Office : 125, Abhyankar Road,
Sitabuldi, Nagpur.

I. Details/description of the documents scrutinized:

Sl. No	Date of document	Name/Type of document	Regn/Ref No. of the document with date	Whether Original/ Certified/ True Photostat
1	03/05/2007 Regd. on 03/05/2007	Sale Deed in respect of Survey No.258/1-G in favour of M/s.Radha Madhav Developers.	Sr.No.2636/2007, The Office of Sub-Registrar-7, Nagpur	~~Xerox Copy~~ ORIGINAL
2	Illegible	Certified copy of Mutation Record (Ferfar Patrak).	Mutation No.2246	~~Xerox Copy.~~ ORIGINAL
3	14/05/2012	Order of Non-Agricultural Conversion of Land in respect of Survey Nos.248, 258/1K., 258/1G, 258/2 & 257/2 total area 26.31 Hectares	Rev.Case No.309/NAP-34 of 2011-12 issued by the Collector, Nagpur	~~Xerox Copy~~ ORIGINAL
4	18/06/2012	N.I.T. Development Agreement in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares.	NIL	~~Xerox Copy.~~ ORIGINAL

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नोंदणी ३९ म
Regn. 39 m.

पावती क्रमांक

शोध
दस्तऐवजाचा/अर्जाचा अनुक्रमांक २७१३/२०११

दिनांक ३/८/२०११ सन २०

शोध फी

	रु.	पैसे
नकला किंवा छापने (कलमे ६४ ते ६७)	३२५=००	
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ		
इतर फी (मागील पानावरील) बाब क्र		
एकूण	३२५=००	

दस्तऐवज
नक्कल

रोजी तयार होईल व डाकेने पाठवली जाईल
या

सह दुय्यम निबंधक वर्ग २ (शोधक)
कार्यालय क्र १० नागपूर

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे
हवाली करावा

सादरकर्ता

नागपूर
Nagpur

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II **Details/description of the Property :**

[redacted] parcel of Non-Agricultural Land bea[redacted] G, admeasuring about 1.00 Hectares [redacted] Land Revenue Rs.1.50 with [redacted]

The North	Nala
The South	Field Kh.No.258/1-KA
The East	Field Kh.No.258/2
The West	Field Kh.No.258/1/KH

III. Opinion on Flow of Title

1	Brief history of the property and how the owner/mortgagor has derived the title - Flow of title is to be given chronologically for a minimum period of 30 years (If space is found insufficient, please furnish information in an additional sheet)	1. That the aforesaid Agricultural Land belonged to Shri Ahibaran s/o Ramsumer Pal. [redacted] registered Sale Deed dated 29/06/1989 registered at Sr.No.4757 registered on 20/10/1989 from Fattu Ganpati Dahake and others. 3. That the said Shri Shreekant Dewataprasad Tiwari sold his share in the said Property to Shri Ramakant Vasudeo Shukla under a Sale Deed registered on 03/11/1989 registered at Sr.No.6270 in The Office of Sub-Registrar, Nagpur (Rural) of the abovesaid person. [redacted] remaining land out of the Kh.No.258 (Old No.147) amongst themselves on 19/04/1991, whereunder the said Property came to the share of Shri Ahibaran s/o

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Nagpur

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	Ramsumer Pal, who sold it to the captioned M/s.Radha Madhav Developers under the Sale Deed detailed at Item No.1 of List of Documents. 5. That the said M/s.Radha Madhav Developers thus became the sole and absolute Owner of the said Property and the name of the Firm has been mutated in the Revenue Records as the Owner thereof. [redacted] 6. That the said M/s.Radha Madhav Developers desire to develop the said Property into a Residential Estate and desire to Mortgage the said Property to your Bank as security for the Financial Assistance sought to be availed by them from [redacted] Bank
2. Describe nature of title (viz. full ownership rights, leasehold right, occupancy/possessory rights or any other	**Free-Hold Rights.**
a. Whether the lease deed has been registered as required under Law.	Not Applicable.
b. The period of the lease	Not Applicable.
c Whether any permission/"No Objection Certificate" from lessor is required for creation of mortgage ?	***Yes. It is essential*** to obtain a No Objection Certificate from the Collector, Nagpur, for selling or mortgaging the said Property to your Bank. **Further it is essential to obtain [redacted] on from the said M/s.Radha Madhav [redacted] to the effect that they have complied with all the terms and conditions of the Non Agricultural Permission dt.14/05/2012 and also thatof the Agreement dated 18/06/2012 between themselves & N.I.T.**
3 Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF [redacted] has been obtained for	Not applicable.

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[illegible]	State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such [illegible]	[illegible]es. Since 12/02/2007 [illegible] from the [illegible] of registration of Sale Deed. However, actual physical possession be got ascertained from our Architect/Valuer.
5.	Is/Are the property/ies from encumbrances.	Yes. However, an Affidavit is advised to be obtained; in order to cover the incomplete records, not available for search and inspection in the Office of the Sub-Registrar, Nagpur (Rural), particularly 2011–2013. The Affidavit would clarify the following [illegible] That the Title of the captioned [illegible] Madhav Developers to the said [illegible] is clear, marketable & they can [illegible]rtgage the said Property to Punjab & Sind [illegible]ank, as security for the repayment of the [illegible] Assistance sought to be availed by [illegible] captioned M/s.Radha Madhav [illegible]opers. [illegible] That there is no litigation or legal [illegible] etc. of any nature whatsoever, [illegible] before any Court of Law or any [illegible] Authority in respect of the said [illegible]; nor is the captioned M/s.Radha [illegible]adhav Developers, facing any litigation or [illegible]ings, which may jeopardise the said [illegible] [illegible] That the captioned M/s.Radha [illegible]v Developers have not mortgaged, [illegible] gifted or in any other way, alienated or [illegible]bered the said property in any manner [illegible]hatsoever [illegible] That the said property is not hit by [illegible] provisions of the Land Ceiling Act or the [illegible]y Prevention of Fragmentation and [illegible]ion of Holdings Act, 1947; nor [illegible] the land holdings of the captioned [illegible].Radha Madhav Developers, more than [illegible] Ceiling Limit prescribed under the [illegible]ng Laws. [illegible] That the captioned M/s.Radha [illegible]v Developers shall be submitting the [illegible]al [illegible] to [illegible] & Sind Bank.

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6. Please give detailed account of creation of charge/mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years.	
i. The period covered under Encumbrance Certificate issued by the Sub-Registrar of Assurances/ search made in the records/ Registers the Office of the Sub Registrar of Assurances.	Search was sought to be taken from 2001 till date. However, the record was not yet compiled and was not available for inspection & search for the years 2012 – 2013 and this period would be covered in the aforementioned affidavit.
ii. Search in respect of companies registered under the Companies Act, 1956.	Not Applicable.
7. Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.	Not applicable, since the land is not under the purview of the Urban Land Ceiling Act, 1976.
8. Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings.	Yes. The land is duly converted into Non-Agricultural Land as per the Orders of the Collector, Nagpur, as detailed at Item No.3 of List of Documents.
9. If the Property sought to be mortgaged is agricultural lands,	
i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force.	Not applicable.
ii. whether taking as collateral security for non-agri purposes is possible.	Not applicable
10. Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No such documents produced in this respect. However, this aspect should be got covered in the Affidavit mentioned above.
11. In case of Partition Deeds,	
i. whether the same is registered under the Law for time being in fore and original thereof if available for deposit	Not applicable.
ii. in case original is not available and the partition deed is made in more than one copy at the time of registration	Not applicable.

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duly signed by all executants, whether	
a. to get an affidavit/declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor.	Not applicable.
b. The share holder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	Not Applicable
12. In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.	Not applicable.
13. In case the mortgage is sought to be created by agent under Power of Attorney, please state whether.	
a. The Power of Attorney is registered.	Not applicable.
b. It authorises the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower.	Not Applicable
c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal.	Not applicable.
14. Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/ Municipal Taxes, as the case may be, over the property.	The mortgagor/Present Title Holders should be asked to produce latest Ground Rent Receipt, Non-Agricultural Assessment receipt from Government of Maharashtra and Tax Receipt from Gram Panchayat of Jamtha.
15. In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.	Not applicable.
16. i. Whether the title deed under which mortgagor acquired title and parent title deeds are available in original.	Yes
ii. In case the property purchased by	Not applicable

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mortgagor is portion of larger extent of property, whether availability of original parent document confirmed	
17. If owner is a company, Partnership Firm, Trust, or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws).	Deed of Partnership and Resolution for mortgage.
18. If property/ies to be mortgaged is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); What are the documents of title available for creating mortgage? List out other Documents/records to be taken from builder/owners and their Bankers.	Not Applicable. Not Applicable.
19. Whether search is made in the registers and the records maintained in the office of Collector and/or Revenue authorities/ Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure a. Necessary consent of Civic Body or authority to transfer the property was obtained. b. No litigation in respect of the property to be mortgaged is pending before any Forum. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material documents is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety.	Not applicable. Not applicable. This aspect would be covered in the aforementioned Affidavit. The Property is properly identified in the said Agreement and Final Lease. However, physical aspects should be got verified through our Architect/Valuer.
iii i. If a property is a building, is the plot in an ...	It is an authorised layout approved by the Collector and N.I.T., N...

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ii. Has the building been constructed after approval of plan by relevant authorities and assessed to tax.	Yes. The Mortgagors should be asked to produce Sanctioned Layout Plans and Building Plans and actual construction to be verified by Bank's Architect/Valuer.
21 If the flat is owned/controlled by society, specify special requirements to be taken.	Not Applicable
IV. Operation of Creation of Mortgage	
22. Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The persons(s) who shall deposit the title deeds with the bank may be stated.	Yes. i) **Original** documents mentioned in List of Documents. ii) **Original** Consent/N.O.C. of Collector and N.I.T., Nagpur for mortgaging the said Property by **M/s.Radha Madhav** Developers in favour of Your Bank. iii) **Original** latest Non-Agri. Tax Receipt, Gram Panchayat Tax Receipt.
23. If the equitable mortgage by deposit of title deeds is not possible, can there be a simple (registered) mortgage. If so, list out the documents to be held with the bank in addition to the registered mortgage deed.	Equitable Mortgage is possible. It is further advised that the intimation of the Mortgage be registered with The Office of Sub-Registrar, Nagpur (Rural).
24 Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural/ other properties in favour of Commercial Banks as in some states like U.P. Karnataka, etc.	Not applicable in Maharashtra. However, if the Industry is a "New SSI Unit" then it can get exemption from payment of Stamp Duty, if so certified by the District Industries Centre, Nagpur and adjudicated by Joint District Registrar and Collector of Stamps, Nagpur.

Thus, on the basis of the above documents, search and inspection of the Records available in the Office of the Sub-Registrar, Nagpur (Rural), I, Pramod V. Kulkarni do hereby certify in my capacity as Counsel for Punjab & Sind Bank that the captioned M/s.Radha Madhav Developers has a valid clear, absolute, good, perfect and marketable title (subject to the aforementioned Affidavit being sworn & subject to obtaining N.O.C. of the Collector, Nagpur and N.I.T., Nagpur) to the property shown above.

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This legal opinion has been given without any interest direct or indirect in the captioned mortgagors and after verifying all the necessary relevant papers. However the said M/s.Radha Madhav Developers should be asked to submit the Non-Agricultural permission of the Collector in respect of Survey No.258/aG, so also the Nagpur Improvement Trust Development Agreement in respect of Survey No.258/G.

The security/securities thus created, as mentioned above would be fully enforceable under The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002.

NAGPUR:
DATED : 10/08/2013

P.V. Kulkarni,
Advocate.

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Pramod V. Kulkarni,

Advocate

"Adarsha" Khare Town, Dharampeth, NAGPUR - 440 010
email : kulkarnivakil@yahoo.com
Phone : 0712 2524449

Dated : 10/08/2013

TITLE VERIFICATION REPORT
In the Matter of : **M/s Radha Madhav Developers**
Re : Land bearing Survey No.258/1-K in
Mouza : **Jamtha**, Tahsil : Nagpur (Rural), Dist. : Nagpur (M.S.)

To,
The Senior Manager,
Punjab & Sind Bank,
16, Central Avenue, NAGPUR.

Dear Sir,

As per your instructions I submit my legal scrutiny report as hereunder:

Name & address of the Mortgagor/Title Holder	**M/s Radha Madhav Developers,** Regd.Office : 125, Abhyankar Road, Sitabuldi, Nagpur.

I. Details/description of the documents scrutinized:

Sr. No	Date of document	Name/Type of document	Regn/Ref No. of the document with date	Whether Original/ Certified/ True Photostat
1	20/04/2007 Regd. on 20/04/2007	Sale Deed in respect of Survey No.258/1-K in favour of M/s.Radha Madhav Developers.	Sr.No.2402/2007, The Office of Sub-Registrar-7, Nagpur	~~Xerox Copy~~ ORIGINAL
2	Illegible	Certified copy of Mutation Record (Ferfar Patrak).	Mutation No.2246	~~Xerox Copy~~ ORIGINAL
3	14/05/2012	Order of Non-Agricultural Conversion of Land in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares	Rev.Case No.309/NAP-34 of 2011-12 issued by the Collector, Nagpur	~~Xerox Copy~~ ORIGINAL
4	18/06/2012	N.I.T. Development Agreement in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares.	NIL	~~Xerox Copy~~ ORIGINAL

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Nagpur

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नोंदणी ३९ म
Regn. 39 m.

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

	रु	पैसे
नोंदणी फी	३२	००
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपाल खर्च		
नकला किंवा ज्ञापने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
एकूण	३२	००

२००१ ते २०१३

दस्तऐवज
नक्कल

रोजी तयार होईल व डाकेने पाठवली जाईल
या कार्यालयात

सह दुय्यम निबंधक
क्र १० नागपूर

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे
करावा

सादरकर्ता.

II. **Details/description of the Property :**

[redacted]gricultural Land
bearing [redacted] about 3.90 Hectares
[redacted]s.5.00 with
[redacted]

The North	Field Kh.No.258/1-KH, 258/1/G, 258/2
The South	Field Kh.No.257
The East	Field Kh.No.280
The West	Nala

III. Opinion on Flow of Title

1	**Brief history of the property and how the owner/mortgagor has derived the title – Flow of title is to be given chronologically for a minimum period of 30 years (If space is found insufficient, please furnish information in an additional sheet)**	1. That the aforesaid Agricultural Land belonged to Shri Chintaman s/o Shivaji Golhar. 2. That, the abovesaid property (Old No.147) was jointly purchased by (i) Shri Chintaman Shivaji Golhar, (ii) Shri Ahibaran Ramsumer Pal, (iii) Shri Chintaman Shivaji Golhar, (iv) Shri Shreekant Dewataprasad Tiwari and (v) Smt. Krushna Rajendra Pal under a registered Sale Deed dated 29/06/1989 registered at Sr.No.4757 registered on 20/10/1989, from Fattu Ganpati Dahake and others. 3. That the said Shri Shreekant Dewataprasad Tiwari sold his share in the said Property to Shri Ramakant Vasudeo Shukla under a Sale Deed registered on 03/11/1989 registered at Sr.No.6270 in The Office of Sub-Registrar, Nagpur (Rural) of the abovesaid person. 4. That the remaining persons viz. (i) Shri Chintaman Shivaji Golhar, (ii) Shri Ahibaran Ramsumer Pal, (iii) Shri Chintaman Shivaji Golhar and (iv) Smt. Krushna Rajendra Pal partitioned the remaining land out of the Kh.No.258 (Old No.147) amongst themselves on 19/04/1991, whereunder the said Property [illegible] to the share of Shri Chintaman

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	came to the share of Shri Chintaman Shivaji Golhar, who sold it to the captioned M/s.Radha Madhav Developers under the Sale Deed detailed at Item No.1 of List of Documents. 5. That the said M/s.Radha Madhav [redacted] has been duly converted into Non-Agricultural Land by the said M/s.Radha Madhav Developers and the Nagpur Improvement Trust which is a Development Authority for Nagpur has also sanctioned the Layout Plan, as detailed at Item Nos.3 & 4 of List of Documents. 6. That the said M/s.Radha Madhav Developers desire to develop the said Property into a Residential Estate and desire to Mortgage the said Property to your Bank as security for the Financial Assistance sought to be availed by them from [redacted] Bank.
2. Describe nature of title (viz. full ownership rights, leasehold right, occupancy/possessory rights or any other	**Free-Hold Rights.**
a. Whether the lease deed has been registered as required under Law.	Not Applicable.
b. The period of the lease	Not Applicable.
c. Whether any permission/"No Objection Certificate" from lessor is required for creation of mortgage ?	***Yes. It is essential*** to obtain a No Objection Certificate from the Collector, Nagpur, for selling or mortgaging the said Property to your Bank. **Further it is essential to [redacted]ration from the said M/s.Radha [redacted]lied with all [redacted] of the Non Agricultural Permission dt.14/05/2012 and also thatof the Agreement dated 18/06/2012 between themselves & N.I.T.**
3. Mention minor's interest, if any is involved. If so, whether Court [redacted]ission excep[redacted] in case of HUF	[redacted]

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	property) has been obtained for offering the property as security.	
4.	State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such possession.	Yes. Since 20/04/2007 i.e. from the date of registration of Sale Deed. However, actual physical possession be got ascertained from our Architect/Valuer.
5.	Is/Are the property/ies from encumbrances.	Yes. However, an Affidavit is advised to be obtained; in order to cover the incomplete records, not available for search and inspection in the Office of the Sub-Registrar, Nagpur (Rural), particularly 2011--2013. The Affidavit would clarify the following [illegible] That the Title of the captioned [illegible] Radha Madhav Developers to the said [illegible] is clear, marketable & they can [illegible] the said Property to Punjab & Sind [illegible] as security for the repayment of the [illegible] Assistance sought to be availed by [illegible] captioned M/s.Radha Madhav [illegible] [illegible] That there is no litigation or legal [illegible] etc. of any nature whatsoever, [illegible] before any Court of Law or any [illegible] Authority in respect of the said [illegible] nor is the captioned M/s.Radha [illegible] Developers, facing any litigation or [illegible] which may jeopardise the said [illegible] ii) That the captioned M/s.Radha [illegible]v Developers have not mortgaged, [illegible]ld, gifted or in any other way, alienated or [illegible] the said property in any manner [illegible] v) That the said property is not hit by [illegible] provisions of the Land Ceiling Act or the [illegible]bay Prevention of Fragmentation and [illegible]onsolidation of Holdings Act, 1947; nor [illegible] the land holdings of the captioned [illegible] Radha Madhav Developers, more than [illegible] Ceiling Limit prescribed under the [illegible] Laws

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	v) That the captioned M/s.Radha Madhav Developers shall be submitting the Original Documents to Punjab & Sind Bank.
6. Please give detailed account of creation of charge/mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years.	
i. The period covered under Encumbrance Certificate issued by the Sub-Registrar of Assurances/ search made in the records/ Registers the Office of the Sub Registrar of Assurances.	Search was sought to be taken from 2001 till date. However, the record was not yet compiled and was not available for inspection & [illegible] years 2012 .. 2013 and this [illegible] be covered in the aforementi[illegible]
[illegible] Search in respect of companies registered under the Companies Act, 1956.	Not Applicable.
7. Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.	Not applicable, since the land is not under the purview of the Urban Land Ceiling Act, 1976.
8. Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings.	Yes. The land is duly converted into Non-Agricultural Land as per the Orders of the Collector, Nagpur, as detailed at Item No.3 of List of Documents.
9 If the Property sought to be mortgaged is agricultural lands,	
i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force.	Not applicable.
ii. whether taking as collateral security for [illegible] is [illegible]ible.	Not applicable.
10. Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No such documents produced in this respect. However, this aspect should be got covered in the Affidavit mentioned above.
11. In case of Partition Deeds,	
i. whether the same is registered under the Law for time being in forc and original thereof if available for deposit	Not applicable

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ii. in case original is not available and the partition deed is made in more than one copy at the time of registration duly signed by all executants, whether	Not applicable.
a. to get an affidavit/declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor.	Not applicable
b. The share holder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	Not Applicable
12. In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.	Not applicable.
13. In case the mortgage is sought to be created by agent under Power of Attorney, please state whether.	
a. The Power of Attorney is registered.	Not applicable.
b. It authorises the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower.	Not Applicable.
c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal.	Not applicable.
14. Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/ Municipal Taxes, as the case may be, over the property.	The mortgagor/Present Title Holders should be asked to produce latest Ground Rent Receipt, Non-Agricultural Assessment receipt from Government of Maharashtra and Tax Receipt from Gram Panchayat of Jamtha.
15. In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.	Not applicable.
16. i. Whether the title deed under which	Yes. I have verified the original in the

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mortgagor acquired title and parent title deeds are available in original.	Bank.
ii. In case the property purchased by mortgagor is portion of larger extent of property, whether availability of original parent document confirmed	Not applicable.
17. If owner is a company, Partnership Firm, Trust, or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws)	Deed of Partnership and Resolution for mortgage.
18. If property/ies to be mortgaged is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor);	Not Applicable.
What are the documents of title available for creating mortgage? List out other Documents/records to be taken from builder/owners and their Bankers.	Not Applicable.

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19. Whether search is made in the registers and the records maintained in the office of Collector and/or Revenue authorities/ Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure	Not applicable.
a. Necessary consent of Civic Body or authority to transfer the property was obtained.	Not applicable.
b. No litigation in respect of the property to be mortgaged is pending before any Forum.	This aspect would be covered in the aforementioned Affidavit.
c. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material documents is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety.	The Property is properly identified in the said Title Deed. However, physical aspects should be got verified through our Architect/Valuer.
[illegible] i. If a property is a [illegible] the plot in an approved lay-out.	It is an authorised layout approved by the Collector and N.I.T., Nagpur.
ii. Has the building been constructed after approval of plan by relevant authorities and assessed to tax.	Yes. The Mortgagors should be asked to produce Sanctioned Layout Plans and Building Plans and actual construction to be verified [illegible] Bank's Architect/Valuer
2[illegible] If the flat is owned/controlled by society, specify special requirements to be taken.	Not Applicable.
IV. Operation of Creation of Mortgage	
22. Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The persons(s) who shall deposit the title deeds with the bank may be stated.	Yes. i) Original documents mentioned in List of Documents. ii) **Original** Consent/N.O.C. of Collector and N.I.T., Nagpur for mortgaging the said Property by M/s.Radha Madhav Developers in favour of Your Bank. iii) **Original** latest Non-Agri. Tax Receipt, Gram Panchayat Tax Receipt.
[illegible] If the equitable mortgage by deposit of title deeds is not [illegible] can there be	Equitable Mortgage is possible. It is further advised that the intimation of the [illegible]

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Pramod V. Kulkarni,
Advocate

"Adarsha" Khare Town, Dharampeth, NAGPUR - 440 010
email . kulkarnivakil@yahoo.com
Phone : 0712 2524449

Dated : 10/08/2013

TITLE VERIFICATION REPORT
In the Matter of : **M/s Radha Madhav Developers**
Re : Land bearing Survey No.258/2 in
Mouza : **Jamtha,** Tahsil : Nagpur (Rural), Dist. : Nagpur (M.S.)

To,
The Senior Manager,
Punjab & Sind Bank,
16, Central Avenue, NAGPUR.

Dear Sir,

As per your instructions I submit my legal scrutiny report as hereunder:

Name & address of the Mortgagor/Title Holder	**M/s Radha Madhav Developers,** Regd.Office : 125, Abhyankar Road, Sitabuldi, Nagpur.

I. Details/description of the documents scrutinized:

Sl. No.	Date of document	Name/Type of document	Regn/Ref No. of the document with date	Whether Original/ Certified/ True copy/ Photostat
1	20/04/2007 Regd. on 20/04/2007	Sale Deed in respect of Survey No.258/2 in favour of M/s.Radha Madhav Developers.	Sr.No.2387/2007, The Office of Sub-Registrar-7, Nagpur	~~Xerox~~ Copy ORIGINAL
2	Illegible	Certified copy of Mutation Record (Ferfar Patrak).	Mutation No.2246	~~Xerox Copy~~ ORIGINAL
3	14/05/2012	Order of Non-Agricultural Conversion of Land in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares	Rev.Case No.309/NAP-34 of 2011-12 issued by the Collector, Nagpur	~~Xerox Copy~~ ORIGINAL
4	18/06/2012	N.I.T. Development Agreement in respect of Survey Nos.248, 258/1K, 258/1G, 258/2 & 257/2 total area 26.31 Hectares.	NIL	~~Xerox Copy~~ ORIGINAL

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नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक [illegible]

[illegible]

	रु	पैसे
नकला किंवा ज्ञापने (कलमे ६४ ते ६७)	३२५=००	
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये २००७ ते २०१२		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ) (१२ वर्षे)		
इतर फी (मागील पानावरील) बाब क्र.		
एकूण	३२५=००	

दस्तऐवज नक्कल ... रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक
[illegible] क्र १० नागपूर

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे [illegible] हवाली करावा

सादरकर्ता.

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II Details/description of the Property :

ALL THAT piece & parcel of Non-Agricultural Land bearing Field No.258/2, admeasuring about 1.00 Hectares i.e. 2.47 Acres, Land Revenue Rs.1.30 with Occupant Class-I Bhumiswami Rights, situated at P.H. No.42, Mouza Jamtha, Tahsil Nagpur (Rural), District Nagpur alongwith standing trees and anything and everything standing thereon togetherwith all easement rights like Road, Dhura etc. and the same is bounded as under :

The North	Nala
The South	258/1-KA
The East	Field Kh.No.280
The West	Field Kh.No.258/1-G

III Opinion on Flow of Title

Brief history of the property and how the owner/mortgagor has derived the title – Flow of title is to be given chronologically for a minimum period of 30 years (If space is found insufficient, please furnish information in an additional sheet)	1. That the aforesaid Agricultural Land belonged to (1) Shri Dhnyaneshwar s/o Gopalrao Bhujade & (2) Dr.Shri Ritesh s/o Narayan Shelkar. 2. That, the abovesaid property (Old No.147) was jointly purchased by (i) Shri Chintaman Shivaji Golhar, (ii) Shri Ahibaran Ramsumer Pal, (iii) Shri Chintaman Shivaji Golhar, (iv) Shri Shreekant Dewataprasad Tiwari and (v) Smt. Krushna Rajendra Pal under a registered Sale Deed dated 29/06/1989 registered at Sr.No.4757 registered on 20/10/1989 from Fattu Ganpati Dahake and others. 3. That the said Shri Shreekant Dewataprasad Tiwari sold his share in the said Property to Shri Ramakant Vasudeo Shukla under a Sale Deed registered on 03/11/1989 registered at Sr.No.6270 in The Office of Sub-Registrar, Nagpur (Rural) of the abovesaid person. 4. That Shri Ramakant Vasudeo Shukla sold his share purchased by him from Shri Shreekant Devataprasad Tiwari to (1) Shri Dhnyaneshwar s/o Gopalrao Bhujade & (2) Dr.Shri Ritesh s/o Narayan Shelkar under the Sale Deed dated 24/10/2005 registered at Sr.No.6354 in The Office of Sub [redacted] N[redacted] who sold it to the

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	captioned M/s.Radha Madhav Developers under the Sale Deed detailed at Item No.1 of List of Documents 5. That the said M/s.Radha Madhav Developers thus became the sole and absolute Owner of the said Property and the name of the Firm has been mutated in the Revenue Records as the Owner thereof. That the said Property (viz. Kh.No.258/1K has been duly converted into Non-Agricultural Land by the said M/s.Radha Madhav Developers and the Nagpur Improvement Trust which is a Development Authority for Nagpur has also sanctioned the Layout Plan, as detailed at Item Nos.3 & 4 of List of Documents. 6. That the said M/s.Radha Madhav Developers desire to develop the said Property into a Residential Estate and desire to Mortgage the said Property to your Bank as security for the Financial Assistance sought to be availed by them from your Bank.
2. Describe nature of title (viz. full ownership rights, leasehold right, occupancy/possessory rights or any other	**Free-Hold Rights.**
a. Whether the lease deed has been registered as required under Law.	Not Applicable.
b. The period of the lease	Not Applicable.
c. Whether any permission/"No Objection Certificate" from lessor is required for creation of mortgage ?	***Yes. It is essential*** to obtain a No Objection Certificate from the Collector, Nagpur, for selling or mortgaging the said Property to your Bank. **Further it is essential to obtain a declaration from the said M/s.Radha Madhav Developers to the effect that they have complied with all the terms and conditions of the Non Agricultural Permission dt.14/05/2012 and also thatof the Agreement dated 18/06/2012 between themselves & N.I.T.**
3. Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security.	Not applicable.

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4. State here whether the mortgagor/title holder is in unhindered possession of the property and if so, the period for which he is in such possession.	Yes. Since 12/02/2007 i.e. from the date of registration of Sale Deed. However, actual physical possession be got ascertained from our Architect/Valuer.
5. Is/Are the property/ies from encumbrances.	Yes. However, an Affidavit is advised to be obtained; in order to cover the incomplete records, not available for search and inspection in the Office of the Sub-Registrar, Nagpur (Rural), particularly 2011 2013. The Affidavit would clarify the following) That the Title of the captioned Radha Madhav Developers to the said is clear, marketable & they can the said Property to Punjab & Sind ank, as security for the repayment of the nancial Assistance sought to be availed by captioned M/s.Radha Madhav) That there is no litigation or legal etc. of any nature whatsoever, ng before any Court of Law or any Authority in respect of the said roperty; nor is the captioned M/s.Radha v Developers, facing any litigation or which may jeopardise the said ii) That the captioned M/s.Radha v Developers have not mortgaged, gifted or in any other way, alienated or the said property in any manner v) That the said property is not hit by provisions of the Land Ceiling Act or the bay Prevention of Fragmentation and of Holdings Act, 1947; nor the land holdings of the captioned .Radha Madhav Developers, more than Ceiling Limit prescribed under the isting Laws That the captioned M/s.Radha adhav Developers shall be submitting the uments to Pu & Sind Bank.

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6. Please give detailed account of creation of charge/mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years.	
i. The period covered under Encumbrance Certificate issued by the Sub-Registrar of Assurances/ search made in the records/ Registers the Office of the Sub Registrar of Assurances.	Search was sought to be taken from 2001 till date. However, the record was not yet compiled and was not available for inspection & search for the years 2012 – 2013 and this period would be covered in the aforementioned affidavit.
ii. Search in respect of companies registered under the Companies Act, 1956.	Not Applicable
7. Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, please mention the number and date of the proceedings.	Not applicable, since the land is not under the purview of the Urban Land Ceiling Act, 1976.
8. Whether permission for conversion of lands from Agricultural use to residential/commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings.	Yes. The land is duly converted into Non-Agricultural Land as per the Orders of the Collector, Nagpur, as detailed at Item No.3 of List of Documents.
9 If the Property sought to be mortgaged is agricultural lands,	
i. whether the land is within the ceiling limit, fixed as per the concerned State Land Reforms Law in force.	Not applicable.
ii. whether taking as collateral security for non-agri purposes is possible.	Not applicable.
10. Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	No such documents produced in this respect. However, this aspect should be got covered in the Affidavit mentioned above.
11. In case of Partition Deeds,	
i. whether the same is registered under the Law for time being in forc and original thereof if available for deposit	Not applicable.
ii. in case original is not available and the partition deed is made in more than one copy at the time of registration duly signed by all executants, whether	Not applicable.

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a. to get an affidavit/declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor.	Not applicable.
b. The share holder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	Not Applicable
12. In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/parties.	Not applicable.
13. In case the mortgage is sought to be created by agent under Power of Attorney, please state whether.	
a. The Power of Attorney is registered.	Not applicable.
b. It authorises the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower.	Not Applicable
c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal.	Not applicable.
14. Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land/ Municipal Taxes, as the case may be, over the property.	The mortgagor/Present Title Holders should be asked to produce latest Ground Rent Receipt, Non-Agricultural Assessment receipt from Government of Maharashtra and Tax Receipt from Gram Panchayat of Jamtha.
15. In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.	Not applicable.
16. i. Whether the title deed under which mortgagor acquired title and parent title deeds are available in original.	Yes.
ii. In case the property purchased by mortgagor is portion of larger extent	Not applicable.

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of property, whether availability of original parent document confirmed	
17. If owner is a company, Partnership Firm, Trust, or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and Articles of Association, Partnership Deed, Trust Deed or rules or bye laws)	Deed of Partnership and Resolution for mortgage.
18. If property/ies to be mortgaged is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor);	Not Applicable.
What are the documents of title available for creating mortgage? List out other Documents/records to be taken from builder/owners and their Bankers.	Not Applicable.
19. Whether search is made in the registers and the records maintained in the office of Collector and/or Revenue authorities/ Municipal Corporation/ Town and Planning Dept and the Civil Court (whichever is applicable) to ensure	Not applicable.
a. Necessary consent of Civic Body or authority to transfer the property was obtained.	Not applicable.
b. No litigation in respect of the property to be mortgaged is pending before any Forum.	This aspect would be covered in the aforementioned Affidavit.
c. Identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material documents is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a Court or produced as surety.	The Property is properly identified in the said Agreement and Final Lease. However, physical aspects should be got verified through our Architect/Valuer.
20. i. If a property is a building, is the plot in an approved lay-out.	It is an authorised layout approved by the Collector and N.I.T., Nagpur.

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	ii. Has the building been constructed after approval of plan by relevant authorities and assessed to tax.	Yes. The Mortgagors should be asked to produce Sanctioned Layout Plans and Building Plans and actual construction to be verified by Bank's Architect/Valuer.
21	If the flat is owned/controlled by society, specify special requirements to be taken.	Not Applicable
IV.	**Operation of Creation of Mortgage**	
22.	Whether the mortgage by deposit of original title deeds is possible on the strength of the title deeds scrutinized. If so, the list of documents to be deposited for creation of equitable mortgage over the property offered as security. The persons(s) who shall deposit the title deeds with the bank may be stated.	Yes i) **Original** documents mentioned in List of Documents. ii) **Original** Consent/N.O.C of Collector and N.I.T., Nagpur for mortgaging the said Property by M/s.Radha Madhav Developers in favour of Your Bank. iii) **Original** latest Non-Agri. Tax Receipt, Gram Panchayat Tax Receipt.
23.	If the equitable mortgage by deposit of title deeds is not possible, can there be a simple (registered) mortgage. If so, list out the documents to be held with the bank in addition to the registered mortgage deed.	Equitable Mortgage is possible. It is further advised that the intimation of the Mortgage be registered with The Office of Sub-Registrar, Nagpur (Rural).
24.	Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural/ other properties in favour of Commercial Banks as in some states like U.P. Karnataka, etc.	Not applicable in Maharashtra. However, if the Industry is a "New SSI Unit" then it can get exemption from payment of Stamp Duty, if so certified by the District Industries Centre, Nagpur and adjudicated by Joint District Registrar and Collector of Stamps, Nagpur.

Thus, on the basis of the above documents, search and inspection of the Records available in the Office of the Sub-Registrar, Nagpur (Rural), I, Pramod V. Kulkarni do hereby certify in my capacity as Counsel for Punjab & Sind Bank that the captioned M/s.Radha Madhav Developers has a valid clear, absolute, good, perfect and marketable title (subject to the aforementioned Affidavit being sworn & subject to obtaining N.O.C. of the Collector, Nagpur and N.I.T., Nagpur) to the property shown above.

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This legal opinion has been given without any interest direct or indirect in the captioned mortgagors and after verifying all the necessary relevant papers. However the said M/s.Radha Madhav Developers should be asked to submit the Non-Agricultural permission of the Collector in respect of Survey No.258/2, so also the Nagpur Improvement Trust Development Agreement in respect of Survey No.258/2.

The security/securities thus created, as mentioned above would be fully enforceable under The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002.

NAGPUR:
DATED : 10/08/2013.

P.V. Kulkarni,
Advocate.

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[redacted] simple (registered [redacted] mortgage. If so, list out the documents to be held with the bank in addition to the registered [redacted] deed	be registered with The Office of Sub-Registrar, Nagpur (Rural).
[redacted] Any other opinion on simplified procedure/remission of stamp duty for creation of charge over agricultural/ other properties in favour of Commercial Banks as in some states like U.P. Karnataka, etc.	Not applicable in Maharashtra. However if the Industry is a "New SSI Unit" then it can get exemption from payment of Stamp Duty, if so certified by the District Industries Centre, Nagpur and adjudicated by Joint District Registrar and Collector of [redacted]

Thus, on the basis of the above documents, search and inspection of the Records available in the Office of the Sub-Registrar, Nagpur (Rural), I, Pramod V. Kulkarni do hereby certify in my capacity as Counsel for Punjab & Sind Bank that the captioned M/s. [redacted] title [redacted] of the Collector, Nagpur and N.I.T., Nagpur) to the property shown above.

This legal opinion has been given without any interest direct or indirect in the captioned mortgagors and after verifying all the necessary relevant papers. However the said M/s.Radha Madhav Developers should be asked to submit the Non-Agricultural permission of the Collector in respect of Survey No.258/1K, so also the Nagpur Improvement Trust Development Agreement in respect of Survey No.258/1K.

The security/securities thus created, as mentioned above would be fully enforceable under The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002.

NAGPUR:
DATED : 07/08/2013

P.V. Kulkarni,
Advocate.