

Ramesh Kumar Sharma
Advocate
Rajasthan High Court, Jaipur.

Off. Cum-Res.: C-246,
Malviya Nagar, Jaipur (Raj.)
M-9950995598

Annexure – B
Dated: 23.05.2017

Report of Investigation of Title in respect of immovable Property.

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Builder Tieup, Home Loan Sales, Jaipur
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Reference No. BTUP/2017-18HLS/05 Date. 02.05.2017
	c) Name of the Borrower.	Prospective Purchaser/s of dwelling unit/s in the project "SQUARE ARCADE" undertaken M/S Gargi Bulcon Pvt. Ltd. Authorised signatory
2	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Prospective Purchaser/s of dwelling unit/s in the project "SQUARE ARCADE" undertaken M/S Gargi Bulcon Pvt. Ltd. Authorised signatory
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Prospective Purchaser/s of dwelling unit/s in the project "SQUARE ARCADE" undertaken M/S Gargi Bulcon Pvt. Ltd. Authorised signatory
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As borrower
3	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Individual flats to be constructed upon Situated Khasra No. 537, 541/2, Village Jaisinghpura Bans, Bhankrota, Sanganer, Jaipur, Whereas the said flat/unit is to be located in multi-storied Residential Building Project known as "SQUARE ARCADE".
	a) Survey No.	Khasra No. 537, 541/2
	(b) Door/House no. (in case of house property)	Individual flats to be constructed upon Situated Khasra No. 537, 541/2, Village Jaisinghpura Bans, Bhankrota, Sanganer, Jaipur Whereas the said flat/unit is to be located in multi-storied Residential Building Project known as "SQUARE ARCADE".
	(c) Extent/ area including plinth/ built up area in case of house property	8798.91 Sq. Mts.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East – Road West – Other Land North- Other Land South – Road
4	a) Particulars of the documents scrutinized-serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	Lease Deed with site plan dt. 12.07.2011 executed by JDA in favour of M/S Gargi Bulcon Pvt. Ltd. through Director Environment NOC dt. 17.09.2012 Fire NOC dt. 23.05.2013. Airport NOC dt. 20/22.05.2013 Map Approval letter dt. 09.01.2013 issued by JDA Map Approval letter dt. 23.05.2013 issued by JDA

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Map Approval Letter dt. 08.10.2013
Original Draft Agreement to Sale

Sl.No.	Date	Name/ Nature of the Document Original/ certified copy/ certified extract/ photocopy, etc.	
			Original Seen. The property is Already mortgage with the State Bank of India.
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	No
6		a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
		b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No, online record not available
		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
7		a) Property offered as security falls within the jurisdiction of which sub- registrar office?	S.R-Jaipur
		b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes all Jaipur city SR Offices.
		c) Whether search has been made at all the offices named at (b) above?	Yes
		d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used) Flats to constructed upon SQUARE ARCADE" situated at Khasra No. 537, 541/2, Village Jaisinghpura Bans, Bhankrota, Sanganer, Jaipur, Sanganer, Jaipur, Above plots are developed by niji khatedar. Then JDA regularised it and M/S Gargi Builcon Pvt. Ltd. deposited regularization and other amount and surrender above plots to JDA then Lease Deed with site plan dt. 12.07.2011 executed by JDA in favour of M/S Gargi Builcon Pvt. Ltd. through Director. Registered at Sub Registrar Sanganer-II Jaipur on 12.07.2011 in Book No. 1 Vol. No.144 Page No. 168 S. No. 2011399002168 and copy of deed pasted in Addl. Book No. 1 Vol. No. 576 Page No. 158 to 177 Then M/S Gargi Builcon Pvt. Ltd. applied and got Fire NOC dt. 23.05.2013, Airport NOC dt. 20/22.05.2013, Map Approval letter dt. 09.01.2013 issued by JDA, Map Approval letter dt. 23.05.2013 issued by JDA, Map Approval Letter dt. 08.10.2013, Environment NOC dt. 17.09.2012 and constructing multistoried building on it known as "SQUARE ARCADE" In case of sale of flats in the above building by the owner then a valid title will be got by the buyers.	
9		Nature of Title of the intended Mortgagor over the Property (whether full owner- ship rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership rights will be acquired by the borrower/s only after execution of title deeds in favour of intending Borrowers
10		If leasehold, whether;	Yes

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10	a) lease Deed is duly stamped and registered	yes
10	b) lessee is permitted to mortgage the Leasehold right,	Yes
10	c) duration of the Lease/unexpired period of lease,	92 Years
10	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Yes
10	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Yes
10	f) Right to get renewal of the leasehold rights and nature thereof.	Yes Leasehold Rights
11	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	NOT APPLICABLE.
	the mortgagor is competent to create charge on such property,	Yes
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No
12	If occupancy right, whether;	No
	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 to such conclusion. If the property has been transferred by	No Minor's Interest
14	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	NOT APPLICABLE.
	b) The Gift/Settlement Deed has been attested by two witnesses;	NOT APPLICABLE.
	c) The Gift/Settlement Deed transfers the property to Donee;	NOT APPLICABLE.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	NOT APPLICABLE.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	NOT APPLICABLE.
	f) Whether the Donee is in possession of the gifted property;	NOT APPLICABLE.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	NOT APPLICABLE.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NOT APPLICABLE.
15	(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.	No
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	NOT APPLICABLE.
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	NOT APPLICABLE.
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	NOT APPLICABLE.
	(e) Whether any of the documents in question are executed in	No

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	counterparts or in more than one set? 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 on 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 establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	No No NOT APPLICABLE. NOT APPLICABLE. NOT APPLICABLE. NOT APPLICABLE.
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?	No No NOT APPLICABLE.
18	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Co-parceners 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?	No 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? (c) If so additional precautions/permissions to be obtained for creation of valid mortgage? (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No NOT APPLICABLE. NOT APPLICABLE. NOT APPLICABLE.
0	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage. (b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage? (c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	No NOT APPLICABLE. NOT APPLICABLE.
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.).	No
22	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	There is no procedure and system is available in department hence not verified.

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	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	NOT APPLICABLE.
23	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	There is no procedure and system is available in department hence not verified.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NOT APPLICABLE.
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	NOT APPLICABLE.
24	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	No, The Property not offered as mortgage by the firm, it is only done by the proposed borrower
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior 16 charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes ,but mortgage will be created by Individuals who are the buyers of unit/flats
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
27	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	NOT APPLICABLE.
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NOT APPLICABLE.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	NOT APPLICABLE.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	NOT APPLICABLE.
	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? iv. Whether the POA contains a specific authority for execution of title document in question?	NOT APPLICABLE.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	NOT APPLICABLE.
	(g) Please comment on the genuineness of POA?	NOT APPLICABLE.
	(h) The unequivocal opinion on the enforceability and validity	NOT APPLICABLE.

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of the POA?

28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	
	(a) Promoter's/Land owner's title to the land/ building;	Yes
	(b) Development Agreement/Power of Attorney;	No
	(c) Extent of authority of the Developer/builder;	Full
	(d) Independent title verification of the Land and/or building in question;	Yes
	(e) Agreement for sale (duly registered);	Agreement to Sale/ Buyer's agreement will be executed in favour of prospective allottees and their registration is not mandatory.
	(f) Payment of proper stamp duty;	Paid
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not necessary
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Yes
	(i) Conveyance in favour of Society/ Condominium concerned;	NOT APPLICABLE.
	(j) Occupancy Certificate/allotment letter/letter of possession;	Will be given after construction of Flats/Unit
	(k) Membership details in the Society etc.;	Society will be created after Construction of bulding
	(l) Share Certificates;	NOT APPLICABLE
	(m) No Objection Letter from the Society;	No
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes Get necessary approval from JMC, Fire Department.
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	NOT APPLICABLE.
	(p) If the property is a vacant land and construction is yet to be made,	Yes
	approval of lay-out and other precautions, if any.	As per valuer Report
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	As per Valuer's report
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property has already mortgage with the State Bank of India.
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	2011-2017
32	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Yes
33	(a) Urban land ceiling clearance, whether required and if so, details thereon.	No

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	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	
34	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	NOT APPLICABLE.
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/ Village records?	No. The name of mortgagor will be reflected as owner in the revenue/Municipal/ Village records after registration of Sale Deed.
36	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes.
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Utility connections will be taken after construction of building.
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, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on 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 these comments subsequently, on making the same available to the advocate.)	No Discrepancy in the description and boundaries of the properties.
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of 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 19 other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original Documents are available with State Bank of India.
43	Whether the governing law/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. Tri-party Agreement must be executed between Borrower, seller and Bank.
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Prospective Purchaser/s of dwelling unit/s in the project "SQUARE ARCADE" undertaken M/S Gargi Builcon Pvt. Ltd. Authorised signatory

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: Jaipur

Place: 23.05.2017

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Signature of the Advocate
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Annexure - C

Certificate of title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ~~*Registered/ Equitable/English~~ Mortgage (*please specify the kind of 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 having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, / 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 would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are **no prior Mortgage/ Charges/ encumbrances** whatsoever, as could be seen from the Encumbrance Certificate for the period from **2011 to 2017** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. **The property is already mortgage with the State bank of India.**
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/ charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of No Minor Interest. (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower.
9. I certify that buyer will has / have an absolute, clear and Marketable title over the Schedule property / (ies) after registration of sale deed. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
Title Deeds/Documents needed for master TIR

1. Photocopy of Lease Deed with site plan dt. 12.07.2011 executed by JDA in favour of M/S Gargi Bulcon Pvt. Ltd. through Director
2. Photocopy of Environment NOC dt. 17.09.2012
3. Photocopy of Fire NOC dt. 23.05.2013.
4. Photocopy of Airport NOC dt. 20/22.05.2013
5. Photocopy of Map Approval letter dt. 09.01.2013 issued by JDA
6. Photocopy of Map Approval letter dt. 23.05.2013 issued by JDA
7. Photocopy of Map Approval Letter dt. 08.10.2013
8. Draft agreement to sale
9. ROC Search

Title Deeds/ Documents needed for flats buyers

1. Original Agreement to Sale dt. executed by M/S Gargi Bulcon Pvt. Ltd. through Director, in favour of flat buyer.
2. Original Sale Deed dt. executed by M/S Gargi Bulcon Pvt. Ltd. through Director, in favour of flat buyer as per terms and conditions of Agreement to Sale.

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

SCHEDULE OF THE PROPERTY (IES):

Individual flats to be constructed upon Situated Khasra No. 537, 541/2, Village Jaisinghpura Bans, Bhankrota, Sanganer, Jaipur Whereas the said flat/unit is to be located in multi-storied Residential Building Project known as "SQUARE ARCADE".

Place :Jaipur

Date : 23.05.2017

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Signature of the Advocate
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