

अजेश सेठी
एडवोकेट



ऑफिस : 0294.2561318
निवास : 0294.2412290
मोबाईल : 94141.57290 (अजेश सेठी)
मोबाईल : 98280.59290 (के. एम. सेठी)

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ऑफिस:-
173, बड़ा बाजार, प्रथम मंजिल
उदयपुर (राज.)
* चेम्बर नं. 51, कोर्ट परिसर, उदयपुर

Legal Report

निवास:-
सी-16, सहेली नगर,
सेन्ट्रल पब्लिक स्कूल के पास,
उदयपुर - 313 001(राज.)

क्रमांक :

दिनांक :

Annexure - B (VI)

Detailed Title Investigation Report

(To be completed by the empanelled advocate)

In reference to the paper provided by you & in pursuance of your instructions I have investigated title and search to the under mentioned property offered to the bank by way of mortgage and my report is as under:

1	Name of Branch seeking opinion	Rajasthan Marudhara Gramin Bank, Branch - Fathpura Branch, Udaipur (Raj.)
2	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	N.A.
3	Name of the unit / concern/ company/ person offering the property / (ies) as security	Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh
4	Constitution of unit / concern / person/ body / authority offering the property for creation of charge.	Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh
5	States as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc)	As a Borrower
6	(a) Particulars of the documents scrutinized serially and chronologically (with full particulars regarding nature of document, date of execution and details of Registration)	1. Allotment Letter Dated 13-09-2002 2- Patta Vilekh dt. 28-09-2002. 3- Regd. Sale Deed dt. 24-11-2014, 4 Mutation Letter dated 06-10-2015, 5. Contraction Permission dt. 20-10-2015,
	(b) Whether document registered or not Give dates of registration (c) 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.	Yes on dated 24-11-2014 Original
7	Complete or full description of the immovable property / (ies) offered as security for creation of mortgage whether suitable / registered mortgage	--
I) Survey No.		Plot No 04, Bhuwana, Udaipur (Raj.)

For SANSKAR BUILD ESTATE (P) LTD.
"PROJECT-SANSKAR PRIDE"

[Signature]
DIRECTOR

ID) Door No. (in case of House property) Plot No. III) Extent / Area including plinth / built up area in case of house property. IV) Location like name of the place, village city registration sub district etc. V) Boundaries	Area 11914.25 sq. ft. Plot No 04, Bhuwana, Udaipur (Raj.) East - Plot No 05, West - Road 30 Fit North - Plot No 01 South - Road 60 Fit	
Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh		
8	Who had executed the documents mentioned above and being offered for the mortgage and whose favour?	Yes
9	Whether all the persons having title to the property are creating mortgage?	Detailed given below in brief history
10	Flow of titles tracing out the title, of the intended mortgage and his/its predecessors in interest or other clog on title is involved for a further period depending on the need for clearance of such clog on the Title (Separate Sheets may be used) {give Name, Date}	Lease hold rights
11	Nature of Title of the intended Mortgage over the Property (whether full ownership right, leasehold Rights Occupancy / Possessor Rights or Inam Holder of Govt Grantee / Allotee etc.)	The property is free from all prior charges and encumbrances. The original receipt No. 201510009 on dated 09-11-2015 (original receipt enclosed here with) issued by the office of the Sub-registrar Udaipur ensure the non encumbrance on property.
12	(a) Encumbrances, Attachments and / or claims whether of Government, central or states or other Local authorities or Third party if yes, given the details thereof.	Year 2002 to 2015
b)	The period covered under the Encumbrances certificate and the name of person in whose favour the encumbrance is created and if so satisfaction of charge, if any.	N.A.
13.	Details regarding property tax or land revenue or other statutory dues paid / payable as on dates and if not paid, what remedy?	N.A.

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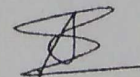
 DIRECTOR

14.	Details of RTC extracts / mutation extracts/ Katha/ Khasara/ khatauni extracts pertaining to property in question.	N.A.
15.	What is the estimated market value of the property.	As Per Velour's Report
16.	Whether the property is wholly / partly leased / rented out? If so, its impact on the valuation of the property.	No
17.	Any bar / restriction for creation of mortgage under any local or special enactments details of proper registration of documents, payment of proper stamps duty etc.	No
18.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regards	N.A.
19.	In case of leasehold property, whether permission /NOC from the lessor is required for creation of Mortgage? Whether permission of the lessor / NOC is obtained? What is the rate of sharing of unearned income with lessor, in the event of sale of the property? Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease? Whether terms & conditions have been complied with? If any, condition is violated, effect thereof.	Yes, NOC not required
20.	The specific person who are required to create the mortgage to deposit documents creating mortgage.	Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh
21.	Whether the equitable mortgage can be created at the centre where the loan is being granted? If not , the name of nearest centre whether it can be created	Yes

Brief History of the ownership of property:

U.I.T., Udaipur allotted the Plot No 04, Bhuwana, Udaipur (Raj.) to Smt Bhavna Sharma w/o Dr. Nishith Bhardwage .; vide Allotment Letter No.-232 dated 13-09-2002.

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U.I.T., Udaipur executed Lease Patta Vilekh dated 28-09-2002 for the Plot No 04, Bhuwana, Udaipur (Raj.) in favor of to Smt Bhavna Sharma w/o Dr. Nishith Bhardwage. The said Lease Patta Vilekh is registered at Sub-registrar, Udaipur on dated 29-09-2002 in Book No.-I, Vol. No.-968, Page No.-117, St. No.-3017

U.I.T., Udaipur issued Mutation Letter dated 24-11-2014 for the Smt Bhavna Sharma w/o Dr. Nishith Bhardwage. Executed Sale Deed dated 24-11-2014 for the Plot No 04, Bhuwana, Udaipur (Raj.) in favor of Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh. The said Sale Deed is registered at Sub-registrar, Udaipur on dated 24-11-2014 in Book No.-I, Vol. No.-744, Page No.-125, St. No.-20014009666.

U.I.T., Udaipur issued Mutation Letter dated 06-01-2015 in favor of Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh for the Plot No 04, Bhuwana, Udaipur (Raj.)

U.I.T., Udaipur issued Construction Permission dated 20-10-2015 in favor of Sanskar Build astate Private Ltd, Director Shri Vikram Pamecha & Shri Pawan Parkh for the Plot No 04, Bhuwana, Udaipur (Raj.)

(Original) Documents are to be taken by bank in mortgage:

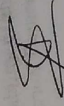
1. Allotment Letter Dated 13-09-2002
2. Patta Vilekh dt. 28-09-2002,
3. Regd. Sale Deed dt. 24-11-2014,
4. Mutation Letter dated 06-101-2015,
5. Contruction Permission dt. 20-10-2015,

Date: 09-11-2015

Place : Udaipur

For SANSKAR BUILD ESTATE (P) LTD.
"PROJECT-SANSKAR PRIDE"

DIRECTOR



Signature of Advocate