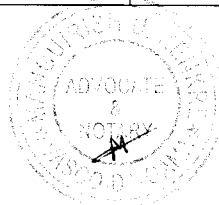


**ANNEXURE-B.**

**Report of Investigation of Title in respect of Immovable Property**

1.a.	Name of the Branch/BU seeking opinion.	Vasco-Da-Gama, Goa.			
b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil.			
c.	Name of the Borrower	Mr. Sharad Chandrakanta Chopdekar.			
2.a.	Name of the unit/ concern/ company/ person offering the property/ (ies) as security.	Mr. Sharad Chandrakanta Chopdekar.			
b.	Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Individual Person.			
c.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower.			
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details	All that property known as "PREDIO MIXTO", admeasuring 1657.00 sq. mtrs., surveyed under Chalta No.43 of P.T. Sheet No.135, situated at Baina, Vasco-Da-Gama, Goa			
a.	Survey No.	Chalta No.43 of P.T. Sheet No. 135			
b.	Door No. (in case of house property)	-			
c.	Extent/ area including plinth/ built up area in case of house property :	1657.00 sq. mtrs.			
d.	Locations like name of the place, village, city, registration, sub-district etc.:	Baina, Vasco-Da-Gama, Mormugao, South Goa, Goa.			
4. a.	Particulars of the documents scrutinized-serially and chronologically				
b.	Nature of documents verified 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.				
	Sl. No.	Date	Name/Nature of the Document	Original / certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1.		Form D in respect of property surveyed under	Xerox	Original



		Chalta No.43 of P.T. Sheet No.135 of Vasco city.		
2.		Survey Plan in respect of property surveyed under Chalta No.43 of P.T. Sheet No.135 of Vasco city.	Xerox	Original
3.		Matriz Certificate No. 1204	Xerox	Certified copy
4.	11/04/1996	Deed of Sale duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.252 at pages 242 to 258 of Book No.I, Vol. No.172 dated 19/04/1996.	Original	Original
5.	01/07/2016	Conversion Sanad under No.AC-II/SAL/SG/CONV/48/2015/6956 issued by the Office of the Collector, South Goa, Margao, Goa.	Xerox	Original
6.	26/11/2019	Nil Certificate of Encumbrance on Property under No.750 of 2019.	Xerox	Original
5. a.	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 mortgager? (Please also enclose all such certified copies and relevant fee receipts along with the TIR).			Not applicable.
b.	i. Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?			Not applicable.
	ii. Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (in case originals title deed is not produced for comparing with the certified or ordinary copies should be handed more diligently & cautiously).			Not applicable.
6.a.	Whether the records of Registrar office or Revenue Authorities relevant to the			No.

	property in question are available for verification through any online or computer system?	
b.	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No.
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?	Mormugao, Vasco-Da-Gama.
b.	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of Sub-Registrar/District Registrar/Registrar-General ? If so, please name all such offices	No.
c.	Whether search has been made at all the offices named at (b) above?	Not applicable.
d.	Whether the searches in the offices of the Registering Authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing the tile 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.</p> <p><b>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).</b></p>	<p>From the documents produced for verification it reveals that there exists a property known as "PREDIO MIXTO", admeasuring 1657.00 sq. mtrs. situated at Baina of Vasco-Da-Gama, Taluka and Sub District of Mormugao of District of Goa and Registration District of South Goa, State of Goa not described in the Land Registration Office of Salcete but enrolled in the Matriz under No.1204 (rustic) and No.265 (Urbano), and surveyed under Chalta No. 43 of P.T. Sheet No. 135.</p> <p>The said property originally was registered in the name of the said late Datarama Narayan Mainkar in the records of Matriz and on his death the said property was continuously, uninterruptedly, was possessed by his son Mr. Atmaram Dattaram Maincar.</p> <p>In the Survey records the name of Mr. Atmaram D. Mainkar was recorded as the owner of the property surveyed under P. T. Sheet No. 135 of Chalta No. 43 admeasuring 1657 sq. mtrs.</p>

		<p>Vide Deed of Sale dated 11/04/1996, registered under registration no. 252 at pages 242 to 258, Book No. I, Volume no. 172 date 19/04/1996, Mr. Atmaram Dattaram Maincar as Widower sold the said property to Mr. Sharad Chandrakanta Chopdekar. Thus, Mr. Sharad Chandrakant Chopdekar became absolute owner of the said property admeasuring 1657.00 sq. mtrs.</p> <p>Said Mr. Sharad Chandrakanta Chopdekar conducted mutation and his name is reflected as owner in Form D of property surveyed under Chalats No. 43 of P. T. Sheet No. 135 of Vasco City.</p> <p>Said Mr. Sharad Chandrakanta Chopdekar has obtained conversion sanad from Office of the Collector, South Goa District, Margao, Goa bearing No.AC-II/SAL/SG/CONV/48/2015/6956 dated 01/07/2016 for conversion of land of the property admeasuring 1624.00 sq. mtrs. into non-agricultural use.</p>
9.	Nature of title of the intended Mortgagor over the property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee, etc.)	Ownership Right.
10.	If leasehold, whether :	Not applicable.
a.	Lease deed is duly stamped and registered	Not applicable.
b.	Lessee is permitted to mortgage the leasehold right,	Not applicable.
c.	Duration of the lease/unexpired period of lease,	Not applicable.
d.	If, a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also	Not applicable.
e.	Whether leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable.
f.	Right to get renewal of the leasehold rights and nature thereof.	Not applicable.
11.	If Govt. grant/allotment/lease-cum/Sale Agreement, whether;	Not applicable.
	grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not applicable.
	the mortgagor is competent to create	Not applicable.

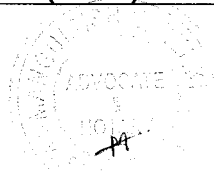
	charge on such property	
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so, whether such valid permission is available?	No.
12.	If occupancy right, whether;	
a.	such right is heritable and transferable,	Yes.
b.	Mortgage can be created.	Yes.
13.	Nature 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.	No.
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.	Not applicable.
b.	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	Yes. 309/96.
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 counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	No.



16.	Whether the title documents include any testamentary documents /wills?	No.
a.	In case of wills, whether the will is registered will or unregistered will?	Not applicable.
b.	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable.
c.	Whether the property is mutated on the basis of will?	Not applicable.
d.	Whether the original will is available?	Not applicable.
e.	Whether the original death certificate of the testator is available?	Not applicable.
f.	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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.)	Not applicable.
17.a	Whether the property is subject to any wakf rights?	No.
b.	Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable.
c.	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not applicable.
18.a	Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No.
b.	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable.
19.a	Whether the property belongs to any trust or is subject to the rights of any trust?	No.
b.	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable.
c.	If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable.
d.	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable.
20.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.	Not applicable.
b.	In case of agricultural property other relevant records/documents as per local	Not applicable.



	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	Yes.
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, Costal Zone Regulations, Environmental Clearance, etc.),	No.
22.a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
b.	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable.
23.a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
b.	If so, whether such litigation would adversely affect the creation of 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/marking.	Not applicable.
24.a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable.
b.	Property belonging to partners, whether thrown on hotchpots? 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.	Not applicable.
25.a	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 charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	No.
b.	i. Whether the property (to be mortgaged) is purchased by the above Company from any other Company or limited Liability Partnership (LLP) firm?	No
	ii. If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (seller) and the	Not applicable.



	vendor company (purchaser)?	
	iii. Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the Vendor company (seller)	Not applicable.
	iv. If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	Not applicable.
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.	Not applicable.
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?	Not applicable.
	ii. Whether the POA is a registered one?	Not applicable.
	iii. Whether the POA is a special or general one?	Not applicable.
	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	Not applicable.



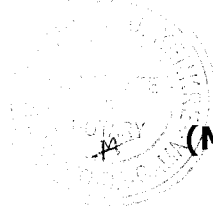


	enforceability and validity of the POA?	
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable.
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Not applicable.
a.	Promoter's/Land owner's title to the land/building;	Not applicable.
b.	Development Agreement/Power of Attorney;	Not applicable.
c.	Extent of authority of the Developer/builder;	Not applicable.
d.	Independent title verification of the Land and/or building in question;	Not applicable.
e.	Agreement for sale (duly registered);	Yes. Deed of Sale of Plot duly registered.
f.	Payment of proper stamp duty;	Yes.
g.	Requirement of registration of sale agreement, development agreement, POA, etc.;	Duly complied.
h.	Approval of building plan, permission of appropriate/local authority, etc.;	Not applicable.
i.	Conveyance in favour of Society/Condominium concerned;	Not applicable.
j.	Occupancy Certificate/allotment letter/letter of possession;	Not applicable.
k.	Membership details in the Society etc.;	Not applicable.
l.	Share Certificates;	Not applicable.
m.	No Objection Letter from the Society;	Not applicable.
n.	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Not applicable.
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, approval of lay-out and other precautions, if any.	Not applicable.
q.	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable.
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.	Nil Certificate of Encumbrance on Property under No.750 of 2019 dated 26/11/2019.
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.	Not applicable.

32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy.	Not applicable to the State of Goa.
33.a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable to the State of Goa.
b.	Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not applicable to the State of Goa
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	309/96.
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records?	Yes.
36.a	Whether the property offered as security is clearly demarcated?	Yes.
b.	Whether the demarcation/ partition of the property is legally valid?	Yes.
c.	Whether the property has clear access as per documents?	Yes.
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes.
a.	Document in relation to electricity connection;	Not applicable.
b.	Document in relation to water connection;	Not applicable.
c.	Document in relation to Sales Tax Registration, if any applicable;	Not applicable.
d.	Other utility bills, if any.	Not applicable.
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.)	The boundaries mentioned on the title document tallies with the plan.
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 other requirements for	Not applicable.

	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.	
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.
44.	Additional aspects relevant for investigation of title as per local laws.	Not applicable.
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.	Mr. Sharad Chandrakanta Chopdekar and his wife.
47. i.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	No.
ii.	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished. Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable.
iii.	Whether the details of the apartment/plot on question are verified with the list of the number and type of apartments or plots booked as uploaded by the promoter in the website of real Estate regulatory authority?	Not applicable.

Date : 10/12/2019.  
Place: Vasco-Da-Gama.

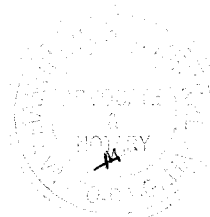


*Manguirish*  
**(Manguirish Kenkre)**  
**Advocate**

**ANNEXURE – C.**

**CERTIFICATE OF TITLE**

1. I have examined the Original Title Deed intended to be deposited relating to the schedule property and offered as security by way of **Equitable mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Panchayat Office. 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 Deed, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deed. 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 Nil Certificate of Encumbrance on Property bearing No.750 of 2019 dated 26/11/2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds.
6. The Mortgage if created by Mr. Sharad Chandrakanta Chopdekar and his wife will be available to the Bank for the Liability of the intending Borrower, Mr. Sharad Chandrakanta Chopdekar.
7. I certify that Mr. Sharad Chandrakanta Chopdekar has an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deed is genuine and a valid mortgage can be created and the said Mortgage would be enforceable.



8. In case of creation of Mortgage by Deposit of title deed, I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

- a. Deed of Sale dated 11/04/1996, registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registration No. 252 at pages 242 to 258, Book No. I, Volume no. 172 date 19/04/1996.

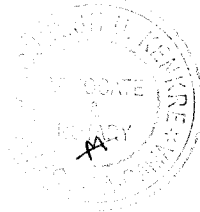
There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

### **SCHEDULE OF THE PROPERTY**

All that property known as "PREDIO MIXTO", admeasuring 1657.00 sq. mtrs., situated at Baina, Vasco-Da-Gama, within the limits of the Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Matriz under No.1204 (rustic) and No.265 (Urbano), and surveyed under Chalta No.43 of P.T. Sheet No.135, and is bounded as under:-

- On the North : By Chalta No. 35-G of P. T. Sheet 135;
- On the South : By Chalta No. 28 of P. T. Sheet No. 153;
- On the East : By the Chalta No.35-G & 54 of P. T. Sheet No. 135; and
- On the West : By Chalta No. 42 of P. T. Sheet No. 135.

Date : 10/12/2019  
Place: Vasco-Da-Gama.



*M. Kenkre*  
**(Manguirish Kenkre)**  
**Advocate**