MORTGAGE LEGAL ASSISTANT POWERED BY CHATGPT

REQUEST FOR PROPOSAL

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Tata Capital Limited (TCL) and its subsidiaries, in its dealings, is self-regulated by a Code of Conduct as enshrined in the "Tata Code of Conduct". TCL requests that any violation or potential violation of the Code by any person be promptly brought to the notice of the Local Ethics Counsellor or the Principal Ethics Counsellor. All communication received in this regard will be treated and kept as confidential.

Background:

Tata Capital is embarking on a promising Proof of Concept (POC) initiative. This venture is centered around leveraging the capabilities of a ChatGPT-powered bot for the purpose of legal report automation in mortgage products. It represents a forward-thinking and strategic move, tapping into cutting-edge technology to enhance and streamline the mortgage legal valuation processes.

Project Subject: Creation of a Summarization Bot for Mortgage Loan Legal Reports using ChatGPT for Tata Capital

1. Project Summary:

The objective of this proposal is to create an AI-powered summarization bot using ChatGPT for the mortgage loan division of Tata Capital. The bot will accurately summarize legal reports submitted by lawyers/legal agencies and efficiently provide answers to any questions a credit manager may have about the report or about the property.

2. Proposal Components:

- Development of a summarization bot with ChatGPT integration with assurance of Customer PI data being saved in servers within Indian Demography only.

- Deployment of the bot in Tata Capital Domain with LDAP Integration.

- Customized training to ensure accuracy in summarizing legal reports related to mortgage loans

- Implementation of a simple interface that allows credit managers to interact with the bot and receive summarized information

- Testing, evaluation, and continuous improvement of the bot based on user feedback

- Provide a concise summary of the legal report entered into the system.

- Generate report-specific prompts based on the information contained within the legal report.

- Conduct iterative training sessions for the BOT to ensure continuous improvement and adaptation.

3. Depiction of key Value Parameters

Property Details	
Key	**Value**
Property Address	Building Name: Anvika Pride. Third Floor- Flat No 301 & Fourth Floor- Flat No 401, Solipur Village, Shadnagar Municipality, Ranga Reddy District
Property Size:	143627.00 Sq. Yards (to be mentioned in Sq Mtrs)
Current Property Owners:	Mr. Dhruv Agarwal and Mr. Manish Agarwal
Developer:	M/s. Sirisampada Townships LLP
Mortgagee:	Tata Capital Housing Finance Limited
Litigations:	None
Title Opinion Report:	Clear and Marketable Title
Encumbrances:	None found during the specified period
Required Document:	Registered Sale deed in favour of prospective purchasers
Sarfesai Applicability:	Yes
Equitable Mortgage:	Yes

4. Illustrative Title Flow of the Property:

- Diagrammatic flow of property ownership (Sample given below)

- Clear identification of property in question

- Information on the property's current legal status

- Comprehensive ownership history

- Details on any pending or resolved litigations

Title Flow					
Executor	**Deed Type**	**Deed No**	**Date/Year**	**Beneficiary**	**Property Address**

Mr. R. Prem Reddy	Registered Sale Deed	705/1991	21.01.1991	Mr. S. Sudhir	Plot No. 23, admeasuring 289 Sq. yards or 241.63 Sq. meters, in Survey Nos. 55 & 56 Parts, situated at Karmanghat Village, L.B. Nagar Municipality, Saroornagar Rev. Mandal, Ranga Reddy District **Property Area:** 2890 Sq. Ft.

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Mr. S. Sudhir	Registered sale deed	2696/1998	23.05.1998	Mr. P. Shiva Kumar & Mr. P. Naveen Kumar	Plot No. 23, admeasuring 289 Sq. yards or 241.63 Sq. meters, in Survey Nos. 55 & 56 Parts, situated at Karmanghat Village, L.B. Nagar Municipality, Saroornagar Rev. Mandal, Ranga Reddy District **Property Area:** 2890 Sq. Ft.

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State Bank of Hyderabad	Registered Release of Memorandum of Deposit of Title deed	2141/2016	28.01.2016	Mr. P. Shiva Kumar & Mr. P. Naveen Kumar	Plot No. 23, admeasuring 289 Sq. yards or 241.63 Sq. meters, in Survey Nos. 55 & 56 Parts, situated at Karmanghat Village, L.B. Nagar Municipality, Saroornagar Rev. Mandal, Ranga Reddy District **Property Area:** 2890 Sq. Ft.

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Mr. P. Shiva Kumar & Mr. P. Naveen Kumar	Registered Release of Memorandum of Deposit of Title deed	1227/2007	25.01.2007	State Bank of Hyderabad	Plot No. 23, admeasuring 289 Sq. yards or 241.63 Sq. meters, in Survey Nos. 55 & 56 Parts, situated at Karmanghat Village, L.B. Nagar Municipality, Saroornagar Rev. Mandal, Ranga Reddy District **Property Area:** 2890 Sq. Ft.

5. Sample prompts to be given to users:

Caution Flags for Review	Applicability	
Does any of the property owners name in the Legal flow (except in AOS for HL) matches with the name of the Applicants (may include surname)	Yes / NO	Trigger for Review of Internal transaction
Does the legal flow involve Death of any prior owners	Yes / NO	Trigger to check if legal heirs are involved
Does the legal flow involve any minors	Yes / NO	Trigger to check if proper rules laid for minors are followed
Does the legal flow has mention of any court case of procedings	Yes / NO	Trigget to send for internal legal review
Does the flow of address match with AOS	Yes / NO	In this legal it will not match
Does the legal involve and Un-Registered Gift Deed / Notary / POA / GPA	Yes / NO	Trigger to check if proper mitigations are in place
Is the Executed by name is same as the name under infavour of or executed by name on prior deed (sorted by date)	Yes / NO	Trigger to check if any mis-matches

6. Customer Fields Input along with PDF.

Before User uploads the PDF reports, Customer details to be entered as below:

- Customer Name:
- Application Number
- Webtop ID:

7. Reports input from User

Legal report from the user to be taken as primary input basis which summarization needs to be done.

EC (Encumbrance Certificate) to be allowed as optional input (Wherever applicable). Details in the EC to be matched against the Legal report for making the final title flow. Incase of any discrepancy, the same should be highlighted. For eg. If there is any transaction on the property which is not reflecting in the legal report, the to be highlighted and added.

This will be an optional input only applicable for some state only. For current scope we will consider EC report from state of Telangana as attached.

8. Litigations on the Property:

The summarization bot will provide relevant insights regarding any past or ongoing litigations connected to the property, including key details such as case number, parties involved, nature and impact of litigation, and probable resolution timeline.

9. Current Owners:

A summary of current property owners will be included in the output, detailing their names, contact information, relationship to the property, and the length and type(s) of their ownership.

10. Clear Opinion from Lawyer:

The summarized legal report will present a clear and concise opinion from the lawyer on matters such as overall risk levels associated with property financing, potential legal obstacles related to mortgage loans, and other relevant issues requiring attention.

11. Documentation Required before Disbursement:

Finally, the summarization bot will output a list of necessary documents that must be collected prior to mortgage loan disbursement. This will include all relevant documents needed based on local laws and regulations, as well as those required by Tata Capital's policies and procedures.

12. System/UI Requirements

- Execute the project deployment across Tata Capital's UAT and production domains.

- Tailor the development to align with the specific requirements outlined by the credit teams.

- Establish a localized information repository to enhance process efficiency and cost-effectiveness.

- Implement UI changes adhering to Tata Capital's brand and design guidelines, incorporating industry best practices.

- Integrate Tata Capital's ADFS LDAP for seamless authentication and access management.

- Generate daily MIS reports to provide insights into the system's daily usage.

- Facilitate integration with Tata Capital's DMS to ensure seamless connectivity and data flow.

Please submit your detailed techno-commercial proposals for the development and deployment of this summarization bot as per timeline mentioned in email body.