



BALBEER SINGH

Advocates & Associates

LEGAL SCRUTINY REPORT

Ref No.-15/13

Case Type: BT

Feb 13, 2025

Case ID: 10278256

Status: Positive

**Cholamandalam Investment and Finance
Company Limited**

Alwar

Re: Title search report of Mrs. Maya Devi

Dear Sir,

Please Refer To Your Instructions On The Captioned Matter:

In This Respect On The Basis Of The Documents Produced Before Us We
Submit Our Report AsUnder:

1. Name Of The Applicant/ Borrower.

Mrs. Maya Devi

2. Name Of The Co-Applicant.

M/s. Maya Steel & M/s. Bhati Stone Company & Mr. Suresh Kumar

3. Owner of the property

Mr. Suresh Kumar

4. Details of the property.

Property situated at Khasra No. 1080/0.38, Village Badabas, Th- Kotputli Dist Jaipur Rajasthan
admeasuring 363.33 Sq. Yard (**Hereinafter referred as the Said Property**)

Four Corner of the said property:

East: Raju Nayak S/o Nathu Nayak Land

North: Babaji Hanuman Das Land

West: Banwari Lal Plot

South: Road

5. Nature of the property.



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Free Hold by the Nagar Palika Rajasthan.

6. Details of the documents examined.

- a. Electrostat copy of the registered Deed/Patta dated 28/09/2007 executed by the Nagar Palika in favour of Mr. Tara Chand Arya in respect of the said property, along with site plan. Document No. 2007005207, Book No. I, Volume No. 371 Page No. 80 on 28/09/2007
- b. Electrostat copy of the registered Sale Deed dated 29/10/2007 executed by the Mr. Tara Chand in favour of Mr. Basant Kumar Saini in respect of the said property, along with site plan. Document No. 2007005625, Book No. I, Volume No. 373 Page No. 98 on 29/10/2007
- c. Electrostat copy of the registered Sale Deed dated 11/02/2019 executed by the Mr. Basant Kumar Saini in favour of Mr. Suresh Kumar in respect of the said property, along with site plan. Document No. 201903061100807, Book No. I, Volume No. 766 Page No. 175 on 11/02/2019
- d. Electrostat copy of the Construction Permission dated 05/03/2019 executed by the Nagar Palika in favour of Mr. Suresh Kumar in respect of the said property

7. Tracing of the title/ property history.

- a. The Said the registered Deed/Patta dated 28/09/2007 executed by the Nagar Palika in favour of Mr. Tara Chand Arya in respect of the said property, along with site plan. Document No. 2007005207, Book No. I, Volume No. 371 Page No. 80 on 28/09/2007
- b. The Said the registered Sale Deed dated 29/10/2007 executed by the Mr. Tara Chand in favour of Mr. Basant Kumar Saini in respect of the said property, along with site plan. Document No. 2007005625, Book No. I, Volume No. 373 Page No. 98 on 29/10/2007
- c. The Said the registered Sale Deed dated 11/02/2019 executed by the Mr. Basant Kumar Saini in favour of Mr. Suresh Kumar in respect of the said property, along with site plan. Document No. 201903061100807, Book No. I, Volume No. 766 Page No. 175 on 11/02/2019
- d. The Said the Construction Permission dated 05/03/2019 executed by the Nagar Palika in favour of Mr. Suresh Kumar in respect of the said property

8. Documents required prior disbursal for the creation of mortgage.

- a. Endorsed copy of registered Deed/Patta dated 28/09/2007 executed by the Nagar Palika in favour of Mr. Tara Chand Arya in respect of the said property, along with site plan. Document No. 2007005207, Book No. I, Volume No. 371 Page No. 80 on 28/09/2007
- b. Copy of registered Sale Deed dated 29/10/2007 executed by the Mr. Tara Chand in favour of Mr. Basant Kumar Saini in respect of the said property, along with site plan. Document No. 2007005625, Book No. I, Volume No. 373 Page No. 98 on 29/10/2007
- c. Copy of registered Sale Deed dated 11/02/2019 executed by the Mr. Basant Kumar Saini in favour of Mr. Suresh Kumar in respect of the said property, along with site plan. Document No. 201903061100807, Book No. I, Volume No. 766 Page No. 175 on 11/02/2019
- d. Copy of Construction Permission dated 05/03/2019 executed by the Nagar Palika in favour of Mr. Suresh Kumar in respect of the said property
- e. Original LOD issued by the BT BANK in respect of the said property

9. Documents required post to disbursal for the creation of mortgage.



BALBEER SINGH

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- a. Endorsement Copy of registered Deed/Patta dated 28/09/2007 executed by the Nagar Palika in favour of Mr. Tara Chand Arya in respect of the said property, along with site plan. Document No. 2007005207, Book No. I, Volume No. 371 Page No. 80 on 28/09/2007
- b. CTC of registered Sale Deed dated 29/10/2007 executed by the Mr. Tara Chand in favour of Mr. Basant Kumar Saini in respect of the said property, along with site plan. Document No. 2007005625, Book No. I, Volume No. 373 Page No. 98 on 29/10/2007
- c. Original registered Sale Deed dated 11/02/2019 executed by the Mr. Basant Kumar Saini in favour of Mr. Suresh Kumar in respect of the said property, along with site plan. Document No. 201903061100807, Book No. I, Volume No. 766 Page No. 175 on 11/02/2019
- d. Original Construction Permission dated 05/03/2019 executed by the Nagar Palika in favour of Mr. Suresh Kumar in respect of the said property
- e. Original NOC issued by the BT BANK in respect of the said property

Checklist to be filed up by the approved panel advocate of the company with reference to the documents handed over to him/her or required for scrutiny.

1. Whether the history and flow of title has been traced adequately. **YES**
2. Whether the chain of title to property from person/s up to the present holder/s has been maintained throughout and up-to date. **YES**
3. Whether the Encumbrance Certificate or Search Report covering the period of 13 years prior to scrutiny of title has been verified? **YES**
4. In case the property to be mortgaged is a flat/ apartment whether its title has been certified as clear and marketable with reference to special enactment if any, applicable to the respective flat/ apartment? **NA**
5. In case the property to be mortgaged is a flat/ apartment and no special enactment is applicable to it, whether the title to the flat/ apartment has been certified together /with undivided share in the land on which the building comprising the flats have been constructed right for common areas and amenities? **NA**
6. Whether Equitable Mortgage can be created on the basis of the documents as listed in 8 above? **YES**
7. Whether the title of the applicant to the property/flat/apartment is clear, marketable, free from encumbrances and free from claim of minors or HUF? **YES**
8. If the titleholder is a company, whether Search Report of Register of Charges maintained by the Registrar of Companies (ROC) has made to ensure that the property is free from any change? **NA**

10. Conclusion/ observation, if any.

As per the inspection carried out in the concerned Sub-Registrar of Assurances of the documents produced and details mentioned therein, we are of the opinion that Mr. Suresh Kumar is the owner of the Said Property, Mortgage With Bt Bank



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In view of the above, we opine that applicant/borrower can in a lawful manner create equitable mortgage in favour of the Cholamandalam Investment And Finance Company Limited by depositing the aforesaid title documents.

a. That is not a agricultural land.

As desired the documents as received are returned herewith.

Should you require any further clarification and /or clarification, please do revert to us

Yours Faithfully,

Balbeer Singh,

Advocate & Associates