

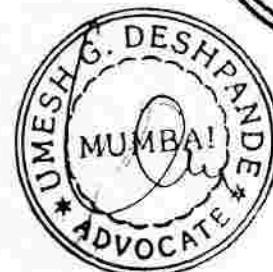
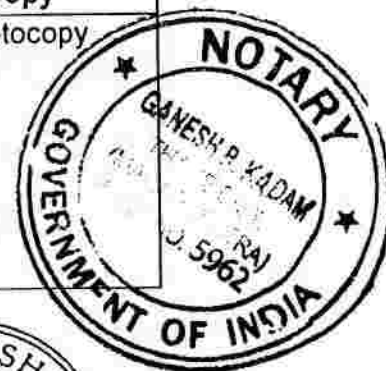
Adv Umesh G. Deshpande

Neelkanth Tirth, Hindu Colony, Naupada, Thane (W) 400 602.
Tel: - 2538 2266 M: 9322843838

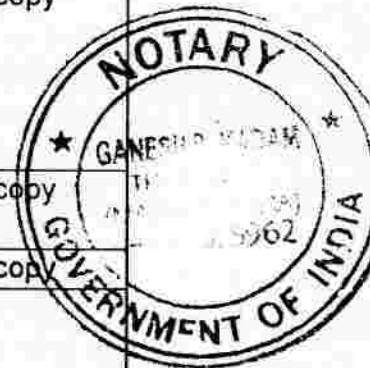
Annexure-B

TITLE INVESTIGATION REPORT (TIR)

1	Name of the Branch/BU seeking opinion	Finance Institution	
2	Reference No. & date of the letter under the cover of which the documents tendered for scrutiny are forwarded	No letter issued	
3	Name of the unit/concern/person offering the property/ (ies) as security.	M/s. Khade Infrastructure Pvt. Ltd., through its Director, Mr. Gaurav Rajendra Khade.	
4	Constitution of the unit/concern/ person/ body/authority offering the property for creation of charge.	Company Property	
5	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Not Applicable	
6a)	Particulars of the documents scrutinized-serially and chronologically	Mentioned below	
b)	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 he examined.	Mentioned below	
Sr. No	Date of Document	Names of Parties	Original/Certified Photocopy/true Copy
A	25/03/2013	Copy of registered Deed of Assignment of Development Rights (TNN 5 - 4966 - 2013, Dt. 06/05/2013) between M/s. Haware Engineers & Builders Pvt. Ltd., through its Director, Shri. Sanjay Kashinath Haware (As the	Photocopy



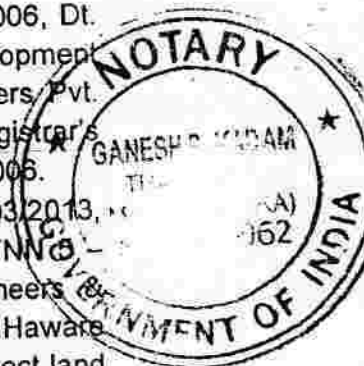
		Assignors) And Khade Infrastructure Pvt. Ltd. (As the Assignee) And Mr. Janardan Atmaram Patil & 5 Others (As the Owners), through their C. A. Shri. Sanjay Kashinath Haware & Shri. Praveen Kashinath Haware.	
B	-----	Copy of registered POA (TNN 5 - 4967 - 2013, Dt. 06/05/2013), executed by Shri. Sanjay Kashinath Haware & Shri. Praveen Kashinath Haware, Directors of M/s. Haware Engineers & Builders Pvt. Ltd. in favour of Shri. Gaurav Rajendra Khade, Director of Khade Infrastructure Pvt. Ltd.	Photocopy
C	17/09/2007	Copy of registered POA (TNN 2 - 251 - 2007, Dt. 17/09/2007) executed by Shri. Sanjay Kashinath Haware, Ex. Director & Pravin Haware, Director of M/s. Haware Engineers & Builders Pvt. Ltd. in favour of Shri. Sanjay D. Mahulkar.	Photocopy
D	25/04/2013	Letter issued by the Revenue Dist. Collector, Thane.	Photocopy
E	05/03/2012	7/12 Extracts.	Photocopy
F	10/07/2006	Copy of registered POA (TNN 2 - 658 - 2006, Dt. 10/07/2006) executed by Janardan Atmaram Patil & Others, in favour of Shri. Sanjay Kashinath Haware & Pravin Haware.	Photocopy
G	10/07/2006	Copy of registration Receipt (TNN 2 - 05283 - 2006, Dt. 10/07/2006)	Photocopy
H	06/04/2013	Copy of Resolution	Photocopy
7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage.		
i)	Survey No.	Survey No. 21/12, 21/14, 21/16/1 (part), 21/19 & 21/21.	
ii)	Door No. (in case of house property)	Survey No. 21/12, 21/14, 21/16/1 (part), 21/19 & 21/21.	
iii)	Extent / area including plinth / built up area in case of house property.	Not Applicable	



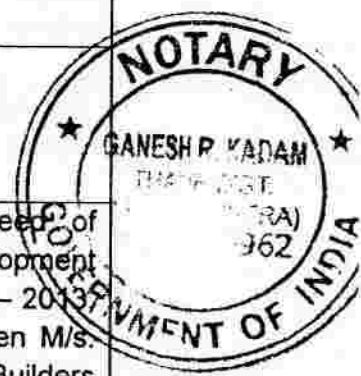
iv)	Locations like name of the place, village, city, registration, sub-district etc.	Village Vadavli, Tal. & Dist. Thane.		
v)	Boundaries:			
	North –	South –	East –	West –
8	Flow of titles tracing out the title, of the intended mortgagor and his/ its predecessors in interest from the Mother Deed to the Latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title.	Sheet attached below		

Description of the chain of title from the Mother deed to the latest Title Deed (Chain to be traced for period of 30 years for the commercial advances and 30 years for housing loans). Search Receipt No. 2573, Dt. 29/05/2013.

- The subject land is piece of land bearing Survey No. 21/12, 21/14, 21/16/1 (part), 21/19 & 21/21, total area Adm. 4400 Sq. Mtrs., situate at Village Vadavli, Tal. & Dist. Thane.
- It appears that, Janardan Atmaram Patil & Others were the owners of the subject land property.
- It appears that, by an Agreement, Dt. 10/07/2006, registered at Sub-Registrar's office at Thane, under Sr. No. TNN 2 – 05283 – 2006, Dt. 10/07/2006, the said owners agreed to sell / grant the development rights of the subject land to M/s. Haware Engineers & Builders Pvt. Ltd., along with a POA of the even date, registered at Sub-Registrar's office at Thane, under Sr. No. TNN 2 – 658 – 2006, Dt. 10/07/2006.
- By a Deed of Assignment of Development Rights, Dt. 25/03/2013, registered at Sub-Registrar's office at Thane, under Sr. No. TNN 5 – 4966 – 2013, Dt. 06/05/2013, the said M/s. Haware Engineers & Builders Pvt. Ltd., through its Director, Shri. Sanjay Kashinath Haware (As the Assignors) assigned the development rights of the subject land in favour of Khade Infrastructure Pvt. Ltd., R/w. a POA, registered at Sub-Registrar's office at Thane, under Sr. No. TNN 5 – 4967 – 2013, Dt. 06/05/2013. The said Mr. Janardan Atmaram Patil & 5 Others, through their C. A. (As the Owners), through their C. A. Shri. Sanjay Kashinath Haware & Shri. Praveen Kashinath Haware, are the Confirming Party therein.
- Hence, Khade Infrastructure Pvt. Ltd. is entitled to the subject land property.



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.
10 (a)	Encumbrances, Attachments, and/or claim whether of Government, Central or State or other Local authorities or Third Party, claims, Liens etc. and details thereof. If yes, give the details thereof.	Not Applicable
(b)	The Period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is create and if so, satisfaction of charge, if any.	Not Applicable
11	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	No Tax receipt on record.
12	Details of RTC extracts/mutation extracts/khata extracts pertaining to the property in question.	Not Applicable
13	Any ban/restriction for creation of mortgage under any local or special enactments, payment of proper stamp duty etc.	Not Applicable
14	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 extract duly certified etc., as also any precaution to be taken by the Bank in this regard.	1. Original registered Deed of Assignment of Development Rights (TNN 5 - 4966 - 20139 Dt. 06/05/2013) between M/s. Haware Engineers & Builders Pvt. Ltd., through its Director, Shri. Sanjay Kashinath Haware (As the Assignors) And Khade Infrastructure Pvt. Ltd. (As the Assignee) And Mr. Janardan Atmaram Patil & 5 Others (As the Owners), through their C. A. Shri. Sanjay Kashinath Haware &

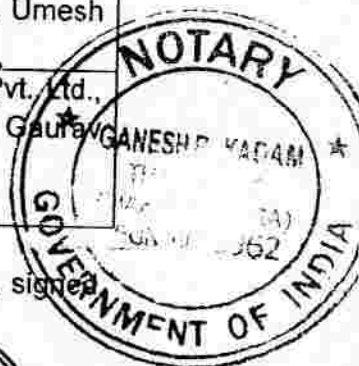


		<p>Shri. Praveen Kashinath Haware.</p> <ol style="list-style-type: none"> 2. Original copy of Index-II (TNN 5 - 4966 - 2013, Dt. 06/05/2013). 3. Original Registration Receipt (TNN 5 - 4966 - 2013, Dt. 06/05/2013) 4. Original Index-II (TNN 2 - 05283 - 2006, Dt. 10/07/2006) 5. Original registered POA (TNN 5 - 4967 - 2013, Dt. 06/05/2013) 6. Original copy of 7/12 Extracts. 7. Original Copy of Ferfar Extract/s. 8. Original POA (TNN 2 - 658 - 2006, Dt. 10/07/2006). 9. Attested copy of NA Permission/s. 10. Attested copy of Building Permissions 11. Attested copy of approved / sanctioned Bldg. Plan. 12. Original Copy of Resolution 13. Original copies to be verified by the Advocate, Shri. Umesh G. Deshpande.
15	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Khade Infrastructure Pvt. Ltd., through its Director, Mr. Gaurav Rajendra Khade.

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

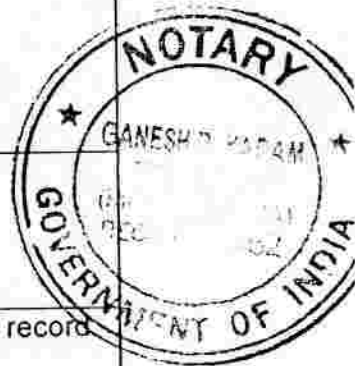
Date: 31/05/2013

Place: Thane

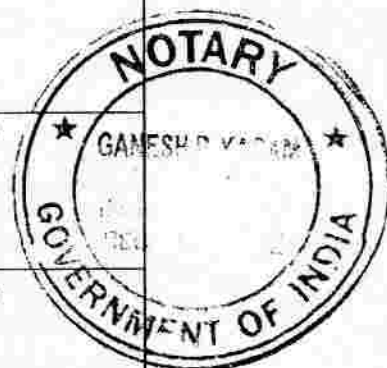


Checklist for the guidance of the Advocates
Verifying the title to the property(ies) offered as security.

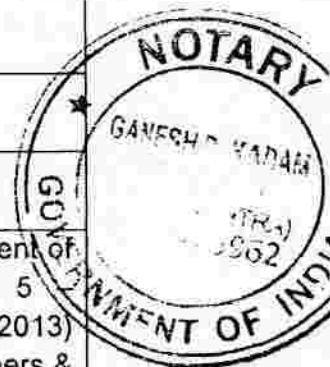
1	Nature of title (Ownership / Leasehold / Occupancy / Govt. grant / allotments etc.	Ownership
2	If leasehold, whether; a) Lease Deed is duly stamped and registered b) Lessee is permitted to mortgage the Leasehold right, c) Duration of the Lease/unexpired period of lease, d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub- leasing and mortgage by Sub-Lessee also.	a. Not Applicable. b. Not Applicable. c. Not Applicable. d. Not Applicable
3	If Govt. grant/ allotment/ Lease- Cum/ Sale Agreement, whether; a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b) the mortgagor is competent to create charge on such property.	Not Applicable
4	If occupancy right, whether; (a) Such right is heritable and transferable, (b) Mortgage can be created.	Not Applicable
5	a. Urban land ceiling clearance, whether required and if so, details thereon. b. Whether No Objection Certificate under the Income Tax Act is required/ obtained.	a) ULC Certificate Not on record b) Not on record.
6	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible the	Not Applicable



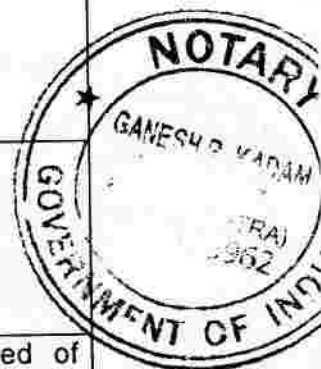
	modalities/ procedure to be followed and the reasons for coming to such conclusion.	
7	If the property is Agriculture land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for enforcing, thereon.	N. A. order is not on record.
8	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	N. A. order is not on record.
9	Whether the property is affected by any local laws (viz. Agriculture Laws, weaker Section, minorities, Land Laws etc.),	Not adversely affected by any local laws.
10a	In case of partition/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.	Not Applicable
c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
11a	In case of partnership firm, whether the property belongs to the firm and the deed is property registered.	Not Applicable
b	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Yes. The Company is entitled to mortgage the property, supported by the necessary resolution, passed by the Company.
12a	Whether the property belongs to a Limited Company, check the Borrowing powers, BDO resolution, Authorization to create mortgage/execution of documents,	The Company is entitled with the subject land property.



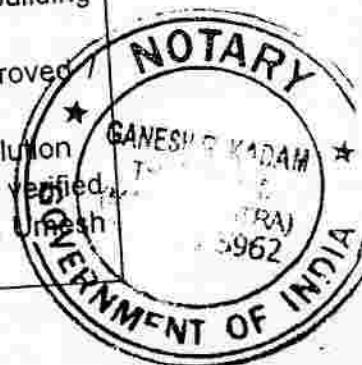
	Registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal etc.	
b	In case of Societies, association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolution, by-laws.	Not Applicable
13	Whether 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
14	If the property is a flat / apartment or residential / commercial complex, check	Land Property
a	Promoter's / Land owner's title to the land / building	Owner's title is Clear
b	Development agreement / Power of Attorney	Not on record
c	Extent of authority of the Development / builder	Not Applicable
D	Independent title verification of the Land and / or building in question	Not Applicable
E	Agreement for sale (duly registered)	Registered Deed of Assignment of Development Rights (TNN 54966 - 2013, Dt. 06/05/2013) between M/s. Haware Engineers & Builders Pvt. Ltd., through its Director, Shri. Sanjay Kashinath Haware (As the Assignors) And Khade Infrastructure Pvt. Ltd. (As the Assignee) And Mr. Janardan Atmaram Patil & 5 Others (As the Owners), through their C. A. Shri. Sanjay Kashinath Haware & Shri. Praveen Kashinath Haware.
F	Payment of proper stamp duty	35,52,125/-
g	Conveyance in favour of Society /	No



	Condominium concerned	
h	Occupancy Certificates / allotment letter / letters of possession	Not on record
i	Membership details in the Society etc	Society is not formed yet.
j	Share Certificates	Society is not formed yet.
k	No Objection Letter from the Society	Society is not formed yet.
l	All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulation, Co-Operative Societies' Laws etc.	Not Applicable
15	Where the property is a 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.	Not Applicable
16	Pending Litigations / Court attachments / injunction / stay orders / acquisition by the Govt. / Local authorities etc. that could be ascertained.	No litigations
17	Any other details required for the purpose.	<p>1. Original registered Deed of Assignment of Development Rights (TNN 5 - 4966 - 2013, Dt. 06/05/2013) between M/s. Haware Engineers & Builders Pvt. Ltd., through its Director, Shri. Sanjay Kashinath Haware (As the Assignors) And Khade Infrastructure Pvt. Ltd. (As the Assignee) And Mr. Janardan Atmaram Patil & 5 Others (As the Owners), through their C. A. Shri. Sanjay Kashinath Haware & Shri. Praveen Kashinath Haware.</p> <p>2. Original copy of Index-II</p>



	(TNN 5 - 4966 - 2013, Dt. 06/05/2013).
3.	Original Registration Receipt (TNN 5 - 4966 - 2013, Dt. 06/05/2013)
4.	Original Index-II (TNN 2 - 05283 - 2006, Dt. 10/07/2006)
5.	Original registered POA (TNN 5 - 4967 - 2013, Dt. 06/05/2013)
6.	Original copy of 7/12 Extracts.
7.	Original Copy of Ferfar Extract/s.
8.	Original POA (TNN 2 - 658 - 2006, Dt. 10/07/2006).
9.	Attested copy of NA Permission/s.
10.	Attested copy of Building Permissions
11.	Attested copy of approved sanctioned Bldg. Plan.
12.	Original Copy of Resolution
13.	Original copies to be verified by the Advocate, Shri. Umesh G. Deshpande.



Annexure D

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the scheduled property/ies and offered as security by way of Co-Lateral Security and that the documents of title referred to in the Opinion are valid. Evidence of Right, title and Interest and that if the equitable mortgage created by accepting the property as Co-Lateral Security, it will satisfy the requirements of creation of charge as Co-Lateral Security and I further certify that :-

1. I have examined the Documents in detail, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.
- 1A. I confirm having made a search in the Land/ Revenue records. I do not find anything adverse which would prevent the Title Holders from giving



the property as Co-Lateral Security. 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.

NO Encumbrances Noticed

- 1B. Following scrutiny of Land Records/ Revenue Records and relative Title deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
- 2A. There is no prior Mortgage /Charges /encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1984 to 2013 pertaining to the Immovable Property covered by above said Title Deeds. **The property is free from all Encumbrances.**
- 2B. 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).
3. Minor/(s) and his/ their interest in the property / (ies) is to extent of Nil (Specify the share of the Minor with Name). (Strike out if not applicable).
4. The charge, if created, will be available to the Bank for the Liability of the intending borrower/s, M/s. Khade Infrastructure Pvt. Ltd., through its Director, Mr. Gaurav Rajendra Khade.
5. I certify that, M/s. Khade Infrastructure Pvt. Ltd., through its Director Mr. Gaurav Rajendra Khade, have got an absolute, clear and marketable title over the scheduled property. Further certify that the above title deeds are genuine and a valid mortgage / Co-Lateral Security in the present case, can be created and the said mortgage / Charge would be enforceable. I also certify that the property is free from encumbrances.
- 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 / to create charge as Co-Lateral Security on the subject property.
1. Original registered Deed of Assignment of Development Rights (TNN 5 - 4966 - 2013, Dt. 06/05/2013) between M/s. Haware Engineers & Builders Pvt. Ltd., through its Director, Shri. Sanjay Kashinath Haware (As the Assignors) And Khade Infrastructure Pvt. Ltd. (As the Assignee) And Mr. Janardan Atmaram Patil & 5

