

Ravikumar Varanasi & Co.

Advocate & Legal Consultants

27, 3rd Floor, 52 Jalan House, Walkeshwar Road, Walkeshwar, Mumbai – 400 006.

To,
The Asst General Manager
Oriental Bank of Commerce
MSME Cluster South Mumbai,
Ground Floor, 211 Dalamal Tower,
Nariman Point,
Mumbai – 400 021.

6th April, 2017

Sir,
Sub: Legal Audit of M/s. Arjandss & Sons.

Re : Professional Bill

Sr. No.	Brief Particulars	Amount Payable
1	Legal Audit of M/s. Arjandss & Sons (Flat No. 302 of Shri. Hari Chand alias Gupta).	Rs. 3000.00
	Total Amount Payable	Rs. 3000.00

Please deposit/transfer the professional fees of Rs. 3000/- in the **Oriental Bank of Commerce SB Account No. 10712191003797** in the name of **Ravikumar Varanasi, IFSC CODE: ORBC0101071**.

Thanking you,

Yours faithfully,

For Ravikumar Varanasi & Co.


Ravikumar Varanasi
Advocate



AA 223852
46/4/17

Ravikumar Varanasi & Co.

Advocate & Legal Consultants

27, 3rd Floor, 52 Jalan House, Walkeshwar Road, Walkeshwar, Mumbai – 400 006.

Land Line: 022-23696072, Mobile No. 9323272578

Name of Account : M/S ARJANDSS & SONS

Branch : Oriental Bank of Commerce, MSME Cluster South Mumbai, Mumbai

List of Property Documents: (Flat No. 302)

- 1) First Original Deed of Transfer dated 29th December, 2000 between 1] Ish Kumar Agarwal, 2] Santosh Kumar Bansal, 3] Rakesh Kumar Bansal & 4] Sandip Kumar Agarwal (Transferors) and Hari Chand alias Gupta (Transferee)
- 2) Stamp duty receipt dated 29th December, 2000.
- 3) Declaration dated 4th September, 2008 by Shri. Hari Chand alias Gupta in respect of registration before the Registrar of Assurance for Deed of Transfer dated 29th December, 2000 between 1] Ish Kumar Agarwal, 2] Santosh Kumar Bansal, 3] Rakesh Kumar Bansal & 4] Sandip Kumar Agarwal (Transferors) and Hari Chand alias Gupta (Transferee)
- 4) Registration receipt No. 7850 dated 4th September, 2008.
- 5) Index- II bearing No. 7797 dated 4th September, 2008
- 6) Stamp duty receipt No. 95 & 96 dated 30th August, 2008
- 7) Share Certificate No. 7 bearing distinctive Nos. 31 to 35 issued by The Archana Kutir Co-operative Housing Society Ltd. dated 31st December, 1992.

THE FIRST SCHEDULE

Flat No. 302, on 3rd Floor, in the building known as Archana Kutir Co-operative Housing Society Ltd. at N.S. Road No. 13, Opp. Lotus Eye Hospital, Juhu, Mumbai situated lying and being at Vile Parle (W), Mumbai – 400 049, Taluka –



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Andheri, admeasuring 860.58 sq. feets Builtup, C.T.S. No. 410, Village – Juhu
and bounded as under:

On or towards the East	:	By
On or towards the West	:	By
On or towards the North	:	By
On or towards the South	:	By

CERTIFICATE

I hereby certify that I have personally visited the Office of Registrar/Sub-Registrar/Revenue Authorities and also search the records of Central Registry created under Section 20 of the SARFAESI Act, 2002 and searched and verified the Documents of title mortgaged with the Bank. I have compared the Declaration dated 4th September, 2008 by Shri. Hari Chand alias Gupta in respect of registration before the Registrar of Assurance for Deed of Transfer dated 29th December, 2000 between 1] Ish Kumar Agarwal, 2] Santosh Kumar Bansal, 3] Rakesh Kumar Bansal & 4] Sandip Kumar Agarwal (Transferors) and Hari Chand alias Gupta (Transferee), given to me and held on record by the Bank, with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and property executed. I certify that Shri. Hari Chand alias Gupta has got a valid, clear, absolute and marketable title over the property(ies) shown above and the



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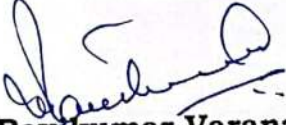
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mortgage created with the Bank by deposit of title deeds are valid and enforceable.

Yours faithfully,



Ravikumar Varanasi
Advocate and Legal Retainer of OBC Bank

Place : Mumbai

Date : 6th April, 2017

