

VIJAY & CO

(NANDKUMAR P. MERANI, B.COM., LL.B., CAIIB)

Off.: 401, 4th Floor, Sunshine Bldg., T/39, Above Union Bank/Life Care, Opp. Shastri Nagar, Near Lokhandwala Circle, Andheri (W), Mumbai - 400 053.

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Ref. No.A/ Sog

Date: 23.05.2019

To, State Bank of India, BKC Diamonds Branch, Mumbai-

Annexure-B: Report of Investigation of Title in respect of Immovable Property.

	 a) Name of Branch/Business Unit/Office seeking opinion. 	ce SBI-BKC Diamonds Branch		
	b)Reference No.and date of the letter under the cover of which the documents tendere for scrutiny are forwarded.	DB:AMT-III:BBB:2018-19:18 Dtd.29.12.2018		
_	c)Name of Borrower/s.	M/s.Hare Krishna Exports		
2.	a)Name of unit/concern company/person offering Property/(ies) as security.	Shri Ramesh Popatbhai Patel		
	b)Constitution of unit/concern/person/body/authority offering the Property for creation of charge	f Individual		
	offered (whether as joint applicant or borrower or as guarantor, etc.)			
3.	Property/(ies) offered as security including	Flat No.C/1902, 13 th Habitabl		
		Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrac Kadam Marg, Lower Parel		
	(a) Survey No.	Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrac Kadam Marg, Lower Parel, Mumbai-400013.		
1	(a) Survey No. (b) Door/House No.(in case of house Property)	Bldg. Raheja Atlantis of Raheja Atlantis of Raheja Atlantis of Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrac Kadam Marg, Lower Parel, Mumbai-400013. C.S. No.1/269 Flat No.C/1902, 13th Habitable		
() () ()	(a) Survey No. (b) Door/House No.(in case of house Property) (c) Extent/area including Plinth/B-U Area in case of house Property	Bldg. Raheja Atlantis of Raheja Atlantis of Raheja Atlantis of Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrac Kadam Marg, Lower Parel, Mumbai-400013. C.S. No.1/269 Flat No.C/1902, 13 th Habitable Floor 893 Sq. ft. B/U		
(i i (i c	(a) Survey No. (b) Door/House No.(in case of house Property) (c) Extent/area including Plinth/P. I. Area	Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrac Kadam Marg, Lower Parel, Mumbai-400013. C.S. No.1/269 Flat No.C/1902, 13 th Habitable Floor		

	serially and chronologically. (a) Nature of documents verified and as whether they are originals or certified copi	
	or registration extracts duly certified. (b) Note: Only originals or certified extraction the registering/land/revenue/oth authorities be examined.	
	Sr. Date of Nature of Document No. Documents	Copies/ Originals
5.	Whether certified copy of all title doct obtained from the relevant sub-registrar compared with Documents made avaproposed mortgagor? (Please also enclos certified copies and relevant fee receipts TIR.)	Office and allable by e all such
6.	a) Whether records of registrar Office of authorities relevant to Property in quavailable for verification through any online computer system?	estion are Partially ne portal or
	b) If such online/computer records are whether any verification or cross checking and comments/findings in this regard. c)Whether genuineness of stamp paper is be got verified from any online portal	g are made available Online Not Possible
7.	whether such verification was made? a) Property offered as security falls vijurisdiction of which sub-registrar Office?	within the Mumbai City
	b) Whether it is possible to have regist documents in respect of the Property in quantum more than one Office of sub-regist registrar/registrar-general. If so, please namoffices?	uestion, at rar/district
	c)Whether se arch has been made at all the named at (b) above?	ne Offices Not Applicable
	d)Whether the searches in the Offices of authorities and/or other records reveals regimultiple title documents in respect of Properties of Pro	stration of coperty in
8.	Chain of title, tracing the title from the of deed to the latest title deed establishing to Property in question from the predect title/interest to the current title holder. And Minor's interest or other clog on title is search should be made for a further period, on the need for clearance of such clog on the case of Property offered as security for the need for clearance of such clog on the case of Property offered as security for the need for clearance of such clog on the case of Property offered as security for the need for clearance of such clog on the case of Property offered as security for the need for clearance of such clog on the case of Property offered as security for the need for clearance of such clog on title/encurrent control of the case	tle of the essors in wherever involved, depending Title.

	Nature of Title of intended Mortgagor over the Property (whether full Ownership rights, Leasehold	Full Ownership Right
	Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	
10.	If leasthold, whether:	No
	a) Lease Deed is duly stamped and regd.	Not Applicable
	b) Lessee is permitted to mortgage Leasehold right,	Not Applicable
	c) Duration of Lease/unexpired period of lease,	Not Applicable
	d) if, a sub-lease, check lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	1) 1771 -1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	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:	No
	grant/agreement etc. provides for alienable rights to Mortgagor with or without conditions,	Not Applicable
	the mortgagor is competent to create charge on such Property,	Not Applicable
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	If Occupancy right, whether:	No
	a) Such right is heritable and transferable,	110
	b) Mortgage can be created.	
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.	
14.	If Property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) Gift/Settlement Deed is duly stamped and regd.:	Not Applicable
	b) Gift/Settlement Deed has been attested by two witnesses:	Not Applicable
	c) Gift/Sattlement Deed town-from D	
	c) Gift/Settlement Deed transfers Property to Donee:	Not Applicable
	d) Whether Donee has accepted gift by signing Gift/Settlement Deed or by separate writing or by implication or by actions:	Not Applicable
No. P. A.	d) Whether Donee has accepted gift by signing Gift/Settlement Deed or by separate writing or by implication or by actions: e) Whether there is any restriction on Donor in executing gift/settlement deed in question:	Not Applicable
SPAN S CO.	d) Whether Donee has accepted gift by signing Gift/Settlement Deed or by separate writing or by implication or by actions: e) Whether there is any restriction on Donor in	Not Applicable

	any other person and whether there is a need for any other person to join the creation of mortgage:	
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	
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. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. 	No
	(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.(e) Whether any of documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
16.	documents/wills? (a) In case of wills, whether Will is regd. will or unregd. will?	
	(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 Property is mutated on basis of will?	Not Applicable
	(d) Whether Original will is available?	Not Applicable
	(e) Whether Original death certificate of the testator is available?	
	(f) What are 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 beneficiaries	
	about the genuineness/validity of Will, all parties have acted upon will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	
17	(a) Whether Property is subject to any wakf rights?	No
	(b) Whether Property belongs to church/Temple or any religious/other institutions having any restriction in creation of charges on such properties?	
AND COM	(c) Precautions/permissions, if any, in respect of the above cases for creation of mortgage?	Not Applicable
ADVOCATE 3	(a) Where Property is a HUF/joint family Property, mortgage is created for family benefit/legal necessity, whether Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	

	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	(a) Whether Property belongs to any Trust or is subject to the rights of any trust?	No
	(b) Whether 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
3.1	(d) Requirements, if any for creation of mortgage as per central/state laws applicable to the trust in the matter.	Not Applicable
20.	(a) If Property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	
	(b) In case of agricultural Property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	
	(c) In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	
21.	Whether Property is affected by any local laws or other regulations having bearing on creation security (viz.Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance etc.),	
22.	(a) Whether Property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with Land Acquisition Office and the outcome of such search/enquiry.	The Control of the State of the Control of the Cont
23	(a) Whether 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?	
	(c) Whether 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 or such seal/marking.	
AND COMPA	(a)In case of Partnership firm, whether the Property belongs to firm and Deed is properly regd.	
MOVOCATE TO A	(b) Property belonging to partners, whether thrown on hotchpot?	Not Applicable

(c) Whether Person(s) creating mortgage has/hav authority to create mortgage for and on behalf of firm.	
5. Whether Property belongs to Limited Company, chec Borrowing powers, Board resolution, authorization t create mortgage/execution of documents, Registratio of any prior Charges with Company Registrar (ROC Articles of Association/provision for common seal etc.	k No o n),
 In case of Societies, Association, the require authority/power to borrower and whether the mortgag can be created, and the requisite resolutions, bye-laws. 	e
7. (a) Whether any POA is involved in Chain of Title?	No
(b) Whether POA involved is one coupled wit interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is regd. document and hence it has created an interest if favour of Builder/developer and as such is irrevocable as per law.	of a n
(c) In case Title document is executed by POA holder, please clarify whether the POA involved is (one executed by Builders viz Companies/Firms/Individual or Proprietary Concerns if favour of their Partners/Employees/Authorize Representatives to sign Flat Allotment Letters, NOC Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other typ of POA (Common POA).	i) z. n d s, of
(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.	d Not Applicable
(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses is respect of POA.	n Not Applicable
 Whether Original POA is verified and Title investigation is done on the basis of original POA? 	le N.A.
ii. Whether POA is a regd. one?	N.A.
iii. Whether POA is a special or general one?	N.A.
iv. Whether POA contains a specific authority for execution of title document in question?	
(f) Whether POA was in force and not revoked of had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from Office of sub-registrar also?	ne e
(g) Please comment on genuineness of POA?	Not Applicable
(h) The unequivocal opinion on the enforceabilit and validity of POA?	
Whether mortgage is being created by a POA holde	r, No
of the powers given therein and whether same	nt is
Properly executed/stamped/authenticated in terms of Law of Place, where it is executed.	51

29	C	omplex, check and comment on the following: a) Promoter's/Land owner's title to land/building:	Residential Flat-
a l	(c) Extent of address of Development	Yes Yes
	10.00	ouilding in question:	**
	1 '	e) Agreement for sale (duly regd.):	Yes
	(f) Payment of proper stamp duty: g) Requirement of registration of sale agreement, levelopment agreement, POA, etc.:	Yes Yes
	(h) Approval of building plan, permission of appropriate/local authority, etc.:	Yes
	3	(i) Conveyance in favour of Society/Condominium concerned:	Yes
	11000	 Occupancy Certificate/allotment letter/letter of possession: 	
		(k) Membership details in Society etc.:	Yes
		(l) Share Certificates:	Yes
		(m) No Objection Letter from Society:	Yes
		(n) All legal requirements under Local/Municipal laws,	
		regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-	Yes
	- 1	operative Societies' Laws etc.:	
		(o) Requirements, for noting Bank charges on the	
		records of the Housing Society, if any:	
		(p) If Property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	
		(q) Whether numbering pattern of units/flats tally in all documents such as approved plan, agreement plan, etc.	
3	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.	Under Charge/Mortgag with you/SBI
	31.	Period covered under Encumbrances Certificate and Name of Person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	
	32.	Details regarding Property tax or land revenue or othe statutory dues paid/payable as on date and if not paid what remedy?	
	33.	(a) Urban Land ceiling clearance, whether required and	d No
ND COMO	1	if so, details thereon. (b) Whether No Objection Certificate under the Incom	е
ADVOCATE A	沙意		

	revenue/Municipal/Village records?	
36.	(a) Whether Property offered as security is clearly demarcated?(b) Whether the demarcation/partition of the Property is legally valid?(c) Whether Property has clear access as per documents?	Yes Yes
37.	Whether Property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection: (b) Document in relation to water connection: (c) Document in relation to Sales Tax Registration, if any applicable: (d) Other utility bills, if any.	Yes
38.	In respect of boundaries of Property, whether there is a difference/discrepancy in any of Title documents or any other documents (such as valuation report, utility bills, etc.) or actual current boundary? If so please elaborate/comment on the same.	No
39.	If 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.)	
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.	
41.	Whether Bank will be able to enforce SARFESI Act, if required against the Property offered as security?	Yes
42.	In absence of Original title deeds, details of legal and other requirements for creation of Proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by Bank in this regard.	
43.	Whether governing law/constitutional documents of mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	
	Additional aspects relevant for investigation of title as per local laws. Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	

46.		Registrar, and Obtain their Confirmation
	Specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Ramesh Popatbhai Patel
47.	(i) Whether Real Estate Project, comes under Real Estate (Regulation & Development) Act, 2016 (ii) Whether the Project, is regd. with Real Estate Regulatory Authority? If so, details of such registration are to be furnished (iii) Whether the details of Apartment / Plot in question are verified with the list of number and types of Apartments or Plots booked, as uploaded by the Promoter, in the Website of Real Estate Regulatory Authority)	Not Applicable Not Applicable

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

List of Documents Verified: Copies

Ann.I

- Commencement Certificate Ref. No.EEBPC/5019/GS/A dtd.06.07.1999 issued by MCGM- upto Plinth Level i.e. top of first stilt level and re-endorsed for habitable floors starting from 7th to 29th upper floors i.e. 1st to 23rd upper floors as per amended plans approved on 12.06.2006
- Agreement for Sale dtd.12.09.2008, executed between M/s.K. Raheja Universal P. Ltd., as Owner and Mr. Pawan Kr Lohia, as Flat Purchaser, registered under Sr. No.BBE/5765/2008 dtd.12.09.2008, at office of Sub-Registrar office, Mumbai City-2
- Sale Deed dtd.08.04.2013, executed between Shri Pawan Kr Lohia, as Transferor and Shri Ramesh Popatbhai Patel, as Transferee, registered under Sr. No.BBE-1/2958/2013 dtd.08.04.2013, at office of Sub-Registrar, Mumbai City-1
- Share Certificate No.109 for 10 shares of Rs.50/- each bearing Dist. No.1081 to 1090 issued by Raheja Atlantis CHS Ltd. in favour of Mr.Pawan Kr Lohia on 30.06.2011 and endorsed to Mr.Ramesh Popatbhai Patel on 28.04,2013
- 5. Society's NOC dtd.05.09,2014 add. To you

Flow of Title Ann.II

We have perused papers, documents, Search Report etc. and observe that M/s.Raheja Universal Ltd. (now known as M/s.Raheja Universal (Pvt.) Ltd. were owners/entitled of/to all that piece or parcel of land bearing C.S No.1/269 of Lower Parel Division, and got constructed Building by name 'Raheja Atlantis' in terms of

ULC Permission granted by Addl. Collector and C.A. (ULC) Greater Mumbai by Order No.C/ULC/D.III/22/5691 dtd.24.07.1995.

Building Plan/s Approved, Intimation of Dis-Approval bearing Ref. No.EEBPC/5019/GS/A dtd.09.07.1997 and Commencement Certificate Ref. EEBPC/5019/GS/A dtd.06.07.1999 issued by MCGM- upto Plinth Level i.e. top of prestilt level and re-endorsed for habitable floors starting from 7th to 29th upper floors to 23rd upper floors as per amended plans approved on 12.06.2006.

Occupation Certificate bearing Ref. No. EEBPC/5019/GS/A dtd.29.10.2009, was issued by Ex. Engineer, Bldg. Prop. (W/S).

By an Agreement for Sale dtd.12.09.2008, between K. Raheja Universal P. Ltd., as Owner and Mr. Pawan Kr Lohia, as Flat Purchaser, whereby Owner sold, transferred etc. said Fat to said Flat Purchaser, registered under Sr. No.BBE/5765/2008 dtd.12.09.2008, at office of Sub-Registrar office, Mumbai City-2

C.S. of Flats/Premises etc. owners/allottees in Bldg. Raheja Atlantis is regd. in name and style of Raheja Atlantis CHS Ltd. (Regn. No.MUM/W-GS/HSG /TC-9056/2010-11 of 14.10.2010) under MCS Act, 1960, i.e. said Society, who issued Share Certificate No.109 for 10 shares of Rs.50/- each bearing Dist. No.1081 in favour of Mr.Pawan Kr Lohia on 30.06.2011 and endorsed to Mr.Ramesh Popatbhai Patel on 28.04.2013

By Sale Deed dtd.08.04.2013, between Shri Pawan Kr Lohia, as Transferor and Shri Ramesh Popatbhai Patel- as Transferee, whereby Transferor sold, transferred etc. said Flat to said Transferee, registered under Sr. No.BBE-1/2958/2013 dtd.08.04.2013, at office of Sub-Registrar, Mumbai City-1

We have caused search at office of Sub-Registrar, Mumbai City for 30 years from 01.01.1989 to 30.04.2019, and have not observed any adverse transaction etc., as per available records. We are of opinion that Shri Ramesh Popatbhai Patel has/acquire/s valid, clear, legal, marketable and free from regd. encumbrance's etc. title to said Premises and is/are entitled to create valid and enforceable Equitable Mortgage in your favour subject to Charge/Mortgage with you/SBI

Annexure-C: Certificate of Title, Yes

- I have examined the Copies of Title Deeds intended to be deposited relating to schedule Property/(ies) and offered as security by way of Equitable Mortgage (*Please specify kind of 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 Regd./ Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage
- 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 records of relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to Bank due to negligence on my part or by my agent in making search.
- 4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar Office and encumbrance certificate (EC), I hereby certify the genuineness of Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.



- There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from Encumbrance Certificate from 01.01.1989 to 30.04.2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The Property is free from all Encumbrances <u>subject to Charge/Mortgage with you/SBI</u>
- 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 Mortgagor and the Bank (Delete, whichever is inapplicable).
- Minor/(s) and his/their interest in the Property/(ies) is to the extent of (Specify the share of Minor with Name). (Strike out if not applicable).
- The Mortgage if created, will be available to the Bank for the Liability of the Borrowers: M/s.Hare Krishna Exports P. Ltd.
- I certify that Shri Ramesh Popatbhai Patel has/have an absolute, clear and Marketable title over the Schedule Flat/Property/(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable <u>subject to Charge/Mortgage</u> with you/SBI
- 10. In case of creation of Mortgage by Deposit of Title Deeds/Equitable Mortgage, We certify that the deposit of following title deeds/Documents would create a valid and enforceable Equitable Mortgage:
 - Agreement for Sale dtd.12.09.2008, executed between K. Raheja Universal P. Ltd., as Owner and Mr. Pawan Kr Lohia, as Flat Purchaser, registered under Sr. No.BBE/5765/2008 dtd.12.09.2008, at office of Sub-Registrar office, Mumbai City-2
 - Sale Deed dtd.08.04.2013, executed between Shri Pawan Kr Lohia, as Transferor and Shri Ramesh Popatbhai Patel, as Transferee, registered under Sr. No.BBE-1/2958/2013 dtd.08.04.2013, at office of Sub-Registrar, Mumbai City-1
 - iii. Share Certificate
 - Latest Tax, Maint. Etc. Bills/Receipts
 - v. NOC of Society for Mortgage in your favour

SCHEDULE OF PROPERTY/IES

Flat No.C/1902, 13th Habitable Floor, Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013, situate at land bearing C.S. No.1/269 of Vill.-Lower Parel, Tal.-Mumbai City, Dist.-Mumbai Suburbs.





CHALLAN MTR Form Number-6

GRN MH0017779957201920E BARCODE											
Department Inspector General Of Registration			Payer Details						1		
Search Fee Type of Payment Search Fee			TAX ID (If A	ny)							
Type of Payme	nt Search Fee			PAN No.(If A	pplicable)						
Office Name	BBE3_JT SUB REGI	ISTRAR MUMBAI CIT	Y NO 3			VIJAY AND CO					
Location MUMBAI CITY											
Year	2019-2020 One Time	•		Flat/Block No.		401					
	Account Head Deta	ails	Amount In Rs.	Premises/B	uilding						
0030072201 SE	ARCH FEE		750.00	Road/Street		Shastrinagar					
				Area/Localit	ty	Mumbai				٦	
				Town/City/E	District	30 121					
				PIN			0	0	0	5	3
			Remarks (If Search for 3	0.	S. 1/269 of Lower Pare	il Divis	ion 198	19 to 20)19		
				Amount In	Saura	haded Eft. Dance	0-1-				
Total			750.00	Words	Seven	Hundred Fifty Rupees	Jnly				
			words	<u> </u>	OR HEE IN DECEMB	10.04			_	_	
Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK					_			
	Cheque	-DD Details		Bank CIN	Ref. No.	029017920190521	51713	33922	977		
Cheque/DD No	K.E.			Bank Date	RBI Date	21/05/2019-19:49:	0	Not Ve	erified v	with R	BI
Name of Bank				Bank-Branc	h	UNION BANK OF	NDIA				
Name of Branc	Name of Branch		Scroll No.,	Scroll No. , Date Not Verified with Scroll							

Mobile No.: Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document sadr calana "Ta[p Aa^f pomoMaT" maQyao namaud karNaasaaZlca laagau Aaho.[tr karNaaMsaaZl ikMvaa naaodMNal na kravayaacyaa dstaMsaazl laagau naahl.

SEARCH REPORT

401, 4th Floor, Sun-Shine Bldg Andheri (W), Mumbai-400053.

To. Shri Nandkumar P. Merani, Advocate, High Court, Mumbai.

Re: Search of Property being Flat No.C/1902, 13th Habitable Floor, Bldg. Raheja Atlantis of Raheja Atlantis CHS Ltd., Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013, situate at land bearing Plot No.C-28, CTS 4207, C.S. No.1/269 of Vill.-Lower Parel, Tal.-Mumbai City, Dist.-Mumbai Suburbs.

Belonging To: Shri Ramesh Popatbhai Patel

As per your instructions, I have taken Search in respect of above-mentioned Flat, from 01.01.1989 to 30.04.2019at Office of Sub-Registrar, Mumbai City

1989-2007) Nil
2008) Entry
Agreement for Sale-Sr. No.BBE/5765/2008-dtd.12.09.2008, Mumbai City-2
K. Raheja Universal P. Ltd., as Owner
Mr. Pawan Kr Lohia, as Flat Purchaser

2009-2012) Nil 2013) Entry Sale Deed-Sr. No.BBE-1/2958/2013-dtd.08.04.2013, Mumbai City-1 Shri Pawan Kr Lohia, as Transferor Shri Ramesh Popatbhai Patel, as Transferee

2014-2019) Nil

Remarks: Above Search Report is subject to Available Records

NANDKUMAR P. MERANI B.Com., LL.B. Advocate, High Court

