

V. B. TIWARI & CO.

Advocates & Associates

46, Islam Building, 16 A, 1st Floor, Veer Nariman Road, Opp. Akbarallys, Fort, Mumbai - 400 023.
Tel. : 2285 2893 Mobile : 9892284146
Email : vbtwariandcompany@gmail.com

V. B. TIWARI
Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. :

PNB/MAHIM WEST (SHIVAJI PARK BRANCH)/106/OCT/2017

Date : 09.10.2017

To,

The Chief Manager,
Punjab National Bank,
Shivaji Park Branch,
Mahim (West), Mumbai.

Dear Sir,

RE: Property at Flat No.801 & 802, on the 8th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249, belonging to Mrs. Navneet Ravi Rana.

As directed by you we have taken the search of the above property. We enclose herewith Original title report, Original Challan GRN No. MH006162444201718E of Rs. 750/- paid to Sub-Registrar Office Andheri-4 and Index-II for your information and record.

Please pay us a sum of Rs. 3,500/- (Rupees Three Thousand Five Hundred Only) as our professional fees as early as possible.

Please credit our professional fees in to our PNB Account, Account details- Name: - Mr. Virendranath .B. Tiwari - A/c. No. 3731005500000129. Account With: - Brady House Branch.

Thanking you,


Yours faithfully,
M/S. V. B. TIWARI & CO.



2007	NIL
2008	NIL
2009	NIL



CHALLAN
MTR Form Number-6

GRN MH006162444201718E		BARCODE 		Date 09/10/2017-16:26:21	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee Other Items			TAX ID (If Any)		
Office Name BDR15_JT SUB REGISTRAR ANDHERI 4			PAN No.(If Applicable)		
Location MUMBAI			Full Name	V B TIWARI AND COMPANY	
Year 2017-2018 From 01/01/1988 To 09/10/2017			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)	1988 TO 2017 30 YEARS VILLAGE BANDRA PLOT NO 412 A CITY SURVEY NO E 249	
			Amount In	Seven Hundred Fifty Rupees Only	
Total		750.00	Words		
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02300042017100959601 004492665
Cheque/DD No.		Bank Date	RBI Date	09/10/2017-16:27:48	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

Receipt for Virtual Treasury Payment

GRN	:	
Form Id	:	MH006162444201718E
Payment Date	:	0
Department	:	09/10/2017
Office Code	:	Inspector General Of Registration
Office Name	:	MUMBAI
Period From	:	BDR15_JT SUB REGISTRAR ANDHERI 4
Period To	:	01/01/1988
Payee Details	:	09/10/2017
Full Name	:	
Account Head Details	:	V B TIWARI AND COMPANY
0030072201 SEARCH FEE	:	Amount in Rs
Total Amount	:	750.00
Remarks	:	750.00
Amount in Words	:	1988 TO 2017 30 YEARS VILLAGE BANDRA PLOT NO 412 A CITY SURVEY NO E 249
Bank Name	:	Seven Hundred and Fifty Rupees Only.
Name of Branch	:	Bank Of Maharashtra
For Use in Receiving Bank	:	00002 - MUMBAI FORT
Bank CIN No	:	
Payment Date	:	02300042017100959601
Name of Branch	:	09/10/2017
	:	00002 - MUMBAI FORT



GRAS Government Receipt Accounting System

Virtual Treasury, Directorate of Accounts & Treasuries,
Finance Department, Government of Maharashtra, India

Search Challan (only for Unregistered Users)

Fields marked with (*) are mandatory.

Department *	Inspector General Of Registration		
District/Treasury *	MUMBAI	Bank *	BANK OF MAHARASHTRA
Amount *	750	GRN	MH006162444201718E
CIN			

Note :- Please enter either GRN or Bank CIN

Image Text	g9ayio	Input Image Text *	
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Search

GRN	Party Name	Amount	Payment verification with bank
MH006162444201718E	V B TIWARI AND COMPANY	750.00	Successful

Note:- Click on GRN/Challan No. to view the challan

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For any queries, please contact at
 vtodat.mum-mh@gov.in
 Last Reviewed and Updated on 21 December 2016.
 Server : 37

09/10/2017 4:3

2007
2008
2009

NIL
NIL
NIL



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Online Users : 672

Welcome:
VIRENDRANATH

First time in the Country!!! Data of Registrations de

eSearch/ई-सर्च

Number of Visitors :
287531149 (Since 1 Feb
2013)

अवकाश निहाय/Property Details

दस्तावेज संख्या/Document Number

[Change Password](#)

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Now 1985-2002 data is also available for search for selected offices. Now Filing, eFiling & eRegistration data is also available for search. For IE users please add compatibility view settings.

मिळकत तपशील / Property Details

	समय/Year	प्रतिफल/Result
1	2017-18	95%
2	2018-19	96%
3	2019-20	97%
4	2020-21	98%
5	2021-22	99%
6	2022-23	100%
7	2023-24	100%
8	2024-25	100%
9	2025-26	100%
10	2026-27	100%
11	2027-28	100%
12	2028-29	100%
13	2029-30	100%
14	2030-31	100%
15	2031-32	100%
16	2032-33	100%
17	2033-34	100%
18	2034-35	100%
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20	2036-37	100%
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81	2097-98	100%
82	2098-99	100%
83	2099-00	100%
84	2100-01	100%
85	2101-02	100%
86	2102-03	100%
87	2103-04	100%
88	2104-05	100%
89	2105-06	100%
90	2106-07	100%
91	2107-08	100%
92	2108-09	100%
93	2109-10	100%
94	2110-11	100%
95	2111-12	100%
96	2112-13	100%
97	2113-14	100%
98	2114-15	100%
99	2115-16	100%
100	2116-17	100%
101	2117-18	100%
102	2118-19	100%
103	2119-20	100%
104	2120-21	100%
105	2121-22	100%
106	2122-23	100%
107	2123-24	100%
108	2124-25	100%
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117	2133-34	100%
118	2134-35	100%
119	2135-36	100%
120	2136-37	100%
121	2137-38	100%
122	2138-39	100%
123	21	

2015

ज़िला/District

मध्य प्रदेश उपलब्ध जिल्ला

गणेशाय नमः भद्र/End

Enter Maximum one characters in English

गाव निवडा/Select

Euschna

मिळविलेले प्रमाण/प्रमाणित

Party No. 801

(Enter SurveyNo./CTNo./MilkatNo./GatNo./PlotNo.)

सुषणा -

१) सन २००२ ते आतापर्यंत संलग्न किंमत नोंदणी प्रणालीमध्ये नोंदविलेल्या दरसंचांची माहिती या प्रणाली मध्ये उपलब्ध आहेत.

२) सन २००२ पूर्वी नौदण्डिय्यात आलेल्या दस्तावी छाप पंढी करण्यत आलेली असल्यास त्या दस्त्यांची माहिती वा प्रणाली मध्ये उपलब्ध आहेत (अधिक माहितीसाठी पहा : उपलब्धत यादी)

२) या प्रणालीद्वारे पुस्तक क्र. १ मध्ये नोंदणी झालेल्या (मरणजेष्ठ मृत्युपुत्र व कुलमुखत्यार पत्रे वागवून) दस्तऐवजी उपलब्ध माहिती मिळू शकेल.

✓)या प्रणालीद्वारे उपलब्ध माहिती म्हणजे मिळवलीय्या

DocNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	Index	IT
9666	36-अ-लिव्ह ऑड लायसन्सेस	16/11/2015	सह दु.नि. अंधेरी 3	गीता राजकुमार मुन्नेजा,आशिष राजकुमार मुन्नेजा	स्थिती - अव्यय,माणिक्य मसगीय,अनन्या - लांच	सदनिका नं: 801, माळ नं: 8, इमारतीचे नाव: एमिनिटे - 2, ब्लॉक नं: व्हा वेस्ट मुंबई - 52, रोड नं: 17 वा रोड,वियर ऑबेडकर स्टाव्यू	378	4	Index II	
10299	36-अ-लिव्ह ऑड लायसन्सेस	07/12/2015	सह दु.नि. अंधेरी 3	मोघराज प्रीपटीज प्राईवेट लीमिटेड चे ऑथोराइज सेव्नेटरी जिगर कोटक - -	सुरेश कुमार जैन	सदनिका नं: फ्लॅट नं 801, माळ नं: 8, इमारतीचे नाव: कासल्लेका ,न्यू सोनू कोओपरेटिवे हो सौ ली, ब्लॉक नं: बांदरा वेस्ट,मुंबई 400050, रोड नं: प्लाट नं 223,28 वा रोड,टीपीएस 3	378	4	Index II	
10503	36-अ-लिव्ह ऑड लायसन्सेस	14/12/2015	सह दु.नि. अंधेरी 3	मोदी मिलिंद कौशिक धु हिज पावर ऑफ अटॉर्नी होल्डर किशोर हनुमंत जाधव,मोदी पूजा मिलिंद धु हिज पावर ऑफ अटॉर्नी होल्डर किशोर हनुमंत जाधव	सौजन्य एटरप्राईजेज प्राईवेट लिमिटेड धु इट्स ऑथोराइज्ड शिग्वेटी राजकुमार बाबूलाल गुप्त	इतर माहिती: इमुप्लेक्स नं. 801 जोन 8 ऑड 9 फ्लोर अलॉग वीथ टेरस ऑन 8 फ्लोर,पवनगौरी वील्टींग,पवनगौरी को-ओपरेटिव हाउसिंग सोसायटी लिमिटेड,कोरनर ऑफ राउथ ऑड सेंट्रल एन्व्यू,सांतकुज -वेस्ट,मुम्बाई- 400054,प्लॉट नं.150,टप्स 4(वेंचिड),सी.टी.एस. नं. जी/540 ऑफ विलेज बांद्रा,सातुका अंधेरी	378	4	Index II	
9911	वाटप पत्र	04/12/2015	सह दु.नि. अंधेरी 4			इतर माहिती: अॅग्रीमेंट फॉर पार्टिशन दिनांक 20/10/2014 रजिस्टर अंडर दस्त क बदरा15/8955/2014 च्या दस्त्याचे आता डीड ऑफ पार्टिशन करण्यात देल आहे. तिल्ल घेणारे 1)ए एच सी एत यांना आलेली मिळकत(मातकी एवम्/पुढील प्रमाणे 1)सदनिका क्र. 201,ए विंग क्षेत्रफळ 816 चौ फुट बिल्टअप सोबत बेसमेंट मधील वाहनातळ क्र.(-7'6" लेवल)48 2)सदनिका क्र. 202,ए विंग,क्षेत्रफळ 895 चौ फुट बिल्टअप सोबत वाहनातळ क्र.(+2'6"लेवल)50 लोअर स्टील्ट फ्लोर प्लान 3)सदनिका क्र. 801,ए विंग,क्षेत्रफळ 816 चौ फुट बिल्टअप सोबत बेसमेंट मधील वाहनातळ क्र.(7'6" लेवल)56 4)सदनिका क्र. 802,ए विंग,क्षेत्रफळ 895 चौ फुट बिल्टअप सोबत बेसमेंट मधील वाहनातळ क्र.(-7'6"लेवल)83 5)सदनिका क्र. 1204,ए विंग,क्षेत्रफळ 318 चौ फुट बिल्टअप सोबत वाहनातळ क्र.(+2'6"लेवल)43 लोअर स्टील्ट फ्लोर प्लान 6)सदनिका क्र. 1205,ए विंग,क्षेत्रफळ 719 चौ फुट बिल्टअप सोबत बेसमेंट मधील वाहनातळ क्र.(+2'6"लेवल)68 लोअर स्टील्ट फ्लोर प्लान 7)सदनिका क्र. 1206,ए विंग,क्षेत्रफळ 829 चौ. फुट बिल्टअप सोबत बेसमेंट मधील वाहनातळ क्र.(-7'6"लेवल)-47. 8)सदनिका क्र. 1301,ए विंग क्षेत्रफळ 744 चौ फुट	401	4	Index II	

					<p>विल्टअप सोबत वाहनतळ क्र.(-7'6"लेवल)-68, 9)मलौत क्र. 1302,ए विंग,क्षेत्रफळ 781 चौ फुट विल्टअप सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-69, 10)सदनिका क्र. 1401,ए विंग,क्षेत्रफळ 318 चौ फुट विल्टअप सोबत वाहनतळ क्र.(+2'6"लेवल)-72 लोअर स्टील फ्लोर प्लान 11)सदनिका क्र. 1402,ए विंग,क्षेत्रफळ 744 चौ फुट विल्टअप सोबत वाहनतळ क्र.(+2'6"लेवल)-42 लोअर स्टील फ्लोर प्लान, 12)सदनिका क्र. 1403,ए विंग,क्षेत्रफळ 318 चौ फुट विल्टअप सोबत वाहनतळ क्र.(+2'6"लेवल)-30 लोअर स्टील फ्लोर प्लान 13)सदनिका क्र. 1404,ए विंग,क्षेत्रफळ 71 चौ फुट विल्टअप सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-67, 14)सदनिका क्र. 101,बी विंग,क्षेत्रफळ 816 चौ फुट विल्टअप सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-2, 15)सदनिका क्र. 102,बी विंग,क्षेत्रफळ 926 चौ फुट विल्टअप सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)- 3, 16)सदनिका क्र. 103,बी विंग,क्षेत्रफळ 816 चौ फुट विल्टअप सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-30, 17)सदनिका क्र. 104,बी विंग,क्षेत्रफळ 926 चौ फुट विल्टअप सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)31, लिहून देणारे 1)मे. ए एच सी एल व पी ई एल यांच्या नावे आलेली मिळकत(मालकी हक्क)पुढील प्रमाणे 18)सदनिका क्र. 203,ए विंग,क्षेत्रफळ 819 चौ. फुट विल्टअप व सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-57 19)सदनिका क्र. 204,ए विंग,क्षेत्रफळ 906 चौ. फुट विल्टअप 20)सदनिका क्र. 303,ए विंग,क्षेत्रफळ 819 चौ. फुट विल्टअप व सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-81 21)सदनिका क्र. 304,ए विंग,क्षेत्रफळ 906 चौ. फुट विल्टअप,सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-49, 22)सदनिका क्र. 501,ए विंग,क्षेत्रफळ 816 चौ. फुट विल्टअप,सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-32 23)सदनिका क्र. 502,ए विंग,क्षेत्रफळ 895 चौ. फुट विल्टअप,सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-33 24)सदनिका क्र. 603,ए विंग,क्षेत्रफळ 819 चौ. फुट विल्टअप,(+2'6"लेवल)-44 लोअर स्टील फ्लोर प्लान 25)ए विंग सदनिका क्र. 604,क्षेत्रफळ 906 चौ. फुट. विल्टअप,सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-17 26)ए विंग सदनिका क्र. 1303,क्षेत्रफळ 719 चौ. फुट विल्टअप,सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-72 आणि 27)ए विंग सदनिका क्र. 1304,क्षेत्रफळ 829 चौ. फुट विल्टअप व सोबत वेसमेट मधील वाहनतळ क्र.(-7'6"लेवल)-43 दस्त निष्पादन करण्या आधी लिहून देणारे 1 व 2 यांच्या नावे वरिल 27 सदनिका व पार्किंग होते(मालकी हक्क स्पेस)प्लॅटम पार्किंग,बॉल बॉल व्हायर पॅन्सि,मुंबई - 400050. सिटीएस क्र. डी 1084 मॉय बॉल हे अंवीमेट फोर पॉटिशन डि. 20/10/2014 प्रमाणे वाटप (पॉटिशन) केलेले आहे. व इतर माहिती दस्तबतनुदकेल्याप्रमाणे.</p>			
6628	पर्यायी जागेचा करार	01/08/2015	सह दु.नि. अंशेरी 4	<p>नूतन योजना को ओप ही सोसा ली ये सेफ्टरी राघवेश देसाई,नूतन योजना को ओप ही सोसा ली ये चेअरमन श्री हिमोराजी,योजना इन्फ्रास्ट्रक्चर ली ये संचालक रवी एस मंडारी तर्फे मुखत्यार कैलाश शम्भू,पराग वी मेहता,ज्योतश्री वी मेहता</p> <p>पराग वी मेहता,ज्योतश्री वी मेहता</p>	<p>सदनिका नं: 801, माळा नं: 8 या मजला, इमारतीचे नाव: नूतन योजना बिल्डींग, ब्लॉक नं: व्हायर प मुं 52, रोड : 16 या रोड, इतर माहिती: एकुण क्षेत्रफळ 1003 चौ फुट कारपेट सोबत ओपन कसाय व्हायरपार्किंग</p>	401	4	Index I
68	पर्यायी जागेचा करार	02/01/2015	सह दु.नि. अंशेरी 4	<p>स्वाम सुलंडर एस्टेट्स प्रा ली ये संचालक जटीम उसमान दर्वेश तर्फे मुखत्यार जिग्नेश गनटिया . .हरदीप सिंग सुजजन सिंग चडा . .</p> <p>हरदीप सिंग सुजजन सिंग चडा . .</p>	<p>सदनिका नं: 801, माळा नं: 8, इमारतीचे नाव: दरवेश वी.द, ब्लॉक नं: व्हायर वीस्ट, रोड नं: 4 ठा रोड मुंबई 400 052, इतर माहिती: 1 पार्किंग स्पेस नं 5/6401 स्ट्रेक दुसरा पॉडियम</p>		4	Index II

10/2017
Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 596/2015

नोटणी :

Regn:63m

गावाचे नाव : 1) बांद्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	31500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	38792000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 801,802, माळा नं: 8, इमारतीचे नाव: ला वी, ब्लॉक नं: बांदरा पश्चिम, मुंबई 400050, रोड नं: 14वा रोड, इतर माहिती: सोबत एक स्टील्ट कार पार्किंग ((C.T.S. Number : E/249 ;))
(5) क्षेत्रफळ	1) 146.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:- स्नेहधरा कंस्ट्रक्शन प्रा. ली. चे संचालक युसुफ लकडावाला वय:-68; पता:- प्लॉट नं: 10, माळा नं: 2, इमारतीचे नाव: शाह इंडस्ट्रीयल एस्टेट, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AAECS7538L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:- नवनीत रवी राणा वय:-29; पता:- प्लॉट नं: बंगलो नं. 50, माळा नं: -, इमारतीचे नाव: शंकर नगर, ब्लॉक नं: गंगा सावित्री निवास, रोड नं: राजा पेट, अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444605 पॅन नं:-AMWPK0495P
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2015
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2015
(11) अनुक्रमांक, खंड व पृष्ठ	596/2015

2000	NIL
2007	NIL
2008	NIL
2009	NIL

V. B. TIWARI & CO.

Advocates & Associates

46, Islam Building, 16 A, 1st Floor, Veer Nariman Road, Opp. Akbarallys, Fort, Mumbai - 400 023.
Tel. : 2285 2893 Mobile : 9892284146
Email : vbtwarilandcompany@gmail.com

V. B. TIWARI
Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. : _____

Date : _____

PNB/MAHIM WEST (SHIVAJI PARK BRANCH/106/OCT/2017

09.10.2017

SPECIAL REPORT ON TITLE

RE: Flat No.801 & 802, on the 8th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249.

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
	A. PARTICULARS	
1	Name of Borrowers with Address:	Mrs. Navneet Ravi Rana
2	Name of Person offering mortgage with parentage/constitution and address:	Mrs. Navneet Ravi Rana
3	Details of property to be mortgaged As per title deeds : As per Present Position :	Flat No.801 & 802, on the 8 th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14 th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249.
	B. INVESTIGATIONS	
1	Details of the title deeds/documents (including Link Deeds/ Parent Deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date	1. Copy of Agreement for Sale dated 19.01.2015 registered on 19.01.2015 under serial no. BDR15-596-2015 executed between M/s. Snehdhara Constructions Private Limited



		of execution and details of registration)	<p>"The Vendors" of the One Part and Mrs. Navneet Ravi Rana "The Purchasers" of the Other Part</p> <p>2. Copy of Registration Receipt</p> <p>3. Copy of Property Card</p> <p>4. Copy of Index II</p> <p>5. Copy of Full Occupancy Certificate</p> <p>6. Copy of Commencement Certificate</p> <p>7. Copy of Typical Floor Plan</p>
	2	Whether Certified Copies have been obtained from the Registrar's Flat	Yes
	3	Whether documents given as original title deeds raise any doubt or suspicion?	We have not yet compared with certified copy with the last original title deed deposited with your Branch. Thereafter, we shall issue supplemental report.
	4	Whether the registration particulars number and date and page particulars as given in the title deed shown to the counsel tally with particulars as stated in the records of the registrar's Flat?	Yes
	5	Whether the registration particulars number and date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as	N.A.

V. B. TIWARI & CO.

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Email : vbtwariandcompany@gmail.com

V. B. TIWARI
Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. : _____

Date : _____

		obtained from the Registrar's Flat?	
6	Whether the photographs of parties as affixed in Conveyance Deed/ Title Deed tally with the photograph seen in the certified copy as obtained from the Registrar's Flat?	-do-	
7	Whether contents of the as given in the title deed, tally, verbatim with the contents as stated in the certified copy obtained from the Registrar's Flat? If not variations be specified. What is its effect?	-do-	
8	Whether the property has been mutated in the name of the person offering the mortgage	Yes	
9	Whether equitable mortgage can be created at the place when the branch disbursing the loan is situate?	Yes	
10	Whether there is any bar under any local law for the creation of the mortgage of the property to be mortgaged? (In some States there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes)	No	
11	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States there are restrictions for sale of property to residents outside the State)	No	
12	Whether all approvals, clearance/ sanctions required for creation of the mortgage have been obtained?	Yes	



		If not obtained approvals what are such sanctions, approvals and clearances yet to be obtained?	
	13	Whether the property is ancestral/ under joint Transference ship of minor is having interest in the property? If so its effect thereof	Self acquired property
	14	Whether the property to be mortgaged has been acquired under the Land Acquisition Act 1894?	No
	15	Whether the Urban Land (Ceiling and Regulation) Act 1976 is applicable in the state where the property is located	No
	16	In case of leasehold property, whether permission/ NOC from the Lessor is required for creation of mortgage? Whether permission of the Lessor/ NOC is obtained?	N.A.
	17	What is a rate of sharing of unearned income with the Lessor in the event of sale of the property?	N.A.
	18	Whether copy of the title deed favouring Lessor (other than Government) is made available to examine the validity of the Lease	N.A.
	19	Whether terms and conditions given in the lease deed have been complied with? If any condition is violated effect thereof?	N.A.
	20	Whether any permission of Income Tax Authorities/ Assessing Flat is required under the provisions of Income Tax Act for creation of mortgage or any	N.A.

V. B. TIWARI & CO.

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Ref. No. :

Date :

		certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	
	21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
	22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues area outstanding toward the Mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	N.A.

DATE: 09.10.2017

PLACE: MUMBAI

(NAME OF THE COUNSEL)



2006	NIL
2007	NIL
2008	NIL
2009	NIL

Ref. No. : _____

Date : _____

To,

09.10.2017

The Chief Manager,
Punjab National Bank,
Shivaji Park Branch,
Mahim (West), Mumbai.

Dear Sir,

Reg: Opinion on investigation of the title and obtaining of search report in respect of Flat No.801 & 802, on the 8th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249.

Opinion:

As instructed by your good Flat, I have conducted legal investigation of the title and took the search of records pertaining to the said Flat. I have perused the documents/ copies of documents, viz.

1. Copy of Agreement for Sale dated 19.01.2015 registered on 19.01.2015 under serial no. BDR15-596-2015 executed between M/s. Snehdhara Constructions Private Limited "The Vendors" of the One Part and Mrs. Navneet Ravi Rana "The Purchasers" of the Other Part
2. Copy of Registration Receipt
3. Copy of Index II
4. Copy of Property Card
5. Copy of Full Occupancy Certificate
6. Copy of Commencement Certificate
7. Copy of Typical Floor Plan

I have completed the said investigation on 09.10.2017 in



2006	NIL
2007	NIL
2008	NIL
2009	NIL

Relation to the said Flat. Title of the said Flat is clear and marketable.

Now, on the basis of the aforesaid, I am giving report of investigation of the said Flat, which also includes Chain of Title as under:

From 1988 to 2017 :-

Whereas it is observed that Shri. Diwalibai Mohanlal Kapadia was seized and possessed of and otherwise well and sufficiently entitled to all that piece of land bearing Plot No.412-A of Scheme No.VII, 14th Road, Khar together with building standing thereon known as Nirant now thereon known as La Vie and bearing City Survey No. E/249 of City Survey Bandra(W), Taluka Andheri, District Mumbai Suburban and admeasuring 558.3 sq.mtrs.

And whereas pursuant to a consent decree dated 26.04.1996 pass in the High Court in Suit No.651 of 1990 (Union Bank of India V/s. M/s. Hindustan Containers and four others) wherein the Vendors were the fifth defendant the said property came to be vested in the Vendors i.e. Snehdhara Constructions Private Limited herein.

Thereafter the necessary permission under Urban Land (C&R Act, 1976) is obtained by the Vendors vide No. C/ULC/D/III/22/7424.

Whereas Vendors have entered into a standard agreement with Sarang & Associates, Architect, registered with the Council of Architects and had appointed Y.S. Sane & Associates as Structural Consultant for the preparation of the structural designs and drawings of the building to be constructed on the said property and the Vendors accept the professional supervision of the Architect and the Structural Engineers of the completion of the building.

Thereafter Municipal Corporation of Greater Bombay has sanctioned the plans for construction of the building on the said property and issued Commencement Certificate bearing No. CE/1664/WS/AH dated 30.05.2003.

Whereas the Vendors have constructed a building on the said property known as La Vie comprising of 8 floors and have obtained Occupation Certificate issued by the MCGM.

The Purchaser herein i.e. Mrs. Navneet Ravi Rana was in need of accommodation and therefore approached the Vendors for purchase of Flat No.801 & 802 which was agreed by the Vendors by an Agreement For Sale dated 19.01.2015 registered on

V. B. TIWARI & CO.

Advocates & Associates

46, Islam Building, 16 A, 1st Floor, Veer Nariman Road, Opp. Akbarallys, Fort, Mumbai - 400 023.
Tel. : 2285 2893 Mobile : 9892284146
Email : vbtwarilandcompany@gmail.com

V. B. TIWARI
Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. : _____

Date : _____

19.01.2015 under serial no. BDR15-596-2015 for the consideration amount of Rs. 3,15, 00,000/-.

In this way the Purchaser Mrs. Navneet Ravi Rana became the owner of Flat No.801 & 802 in the said building.

I have conducted the search of the transaction regarding the said Flat through my representative in the concerned Sub-Registrar Flat.

On the basis of the same as well as documents/ copies of documents perused by me as aforesaid I have to report as follows:

I am of the opinion that Mrs. Navneet Ravi Rana are having right, title and interest in the said Flat it's title is clear and marketable in relation to the said Flat . The said Mrs. Navneet Ravi Rana can create equitable mortgage in relation to the said Flat as described in the subject above by depositing with the Bank the title deeds in relation to the same to secure loan facility being given by the Bank to Mrs. Navneet Ravi Rana with respect to the Flat.

1. The valid Mortgage can be created by deposit of the original title deeds and copies of documents;
1. Original Agreement for Sale dated 19.01.2015 registered on 19.01.2015 under serial no. BDR15-596-2015 executed between M/s. Snehdhara Constructions Private Limited "The Vendors" of the One Part and Mrs. Navneet Ravi Rana "The Purchasers" of the Other Part
2. Original Registration Receipt
3. Original Index - II
4. Original NOC from Vendors i.e. M/s. Snehdhara Constructions Private Limited for the creation of Equitable Mortgage
5. Attested true copy of Commencement Certificate
6. Attested true copy of /Occupancy Certificate



SCHEDULE ABOVE REFERRED TO

Flat No.801 & 802, on the 8th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249.

Yours faithfully,
V.B. Tiwari & Co.,



V. B. TIWARI & CO.

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V. B. TIWARI
Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. : _____

Date : _____

CERTIFICATE

PNB/MAHIM WEST (SHIVAJI PARK BRANCH/106/OCT/2017 09.10.2017

To

The Chief Manager,
Punjab National Bank,
Shivaji Park Branch,
Mahim (West), Mumbai.

Dear Sir,

Reg: Opinion on investigation of the title and obtaining of search report in respect of Flat No.801 & 802, on the 8th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration Flat and other Flats as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars – number, date and page particulars etc., as shown in the original title deeds and contents thereof tally with the information as stated in the records of Flat of Sub – Registrar/ Registrar of assurances as well as with certified copy of the title deeds, which was obtained by me in enclosed with this certificate.

I further certify that the photographs of previous owner and of intending mortgagor affixed/ seen in the title deed tally with records of registration Flat as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.



I have verified, tallied and compared the documents from the record of the Flat of Sub – Registrar/ Registrar of Assurances and also from the records of other appropriate authorities.

We shall be liable/responsible, if any loss is caused to the bank due to negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the Indian Bank's Association or Reserve Bank of India or any other such body for circulation amongst Banks/ Financial Institution.

The search report of which is annexed hereto, conducted by me, for the period from 1988 to 2017 (30 years) does not disclose any encumbrances as stated therein.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder

I find no defects in the title of the person offering mortgage.

I hereby certify that Mrs. Navneet Ravi Rana have a clear, valid and marketable title over the above said property and are competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed.

1. Original Agreement for Sale dated 19.01.2015 registered on 19.01.2015 under serial no. BDR15-596-2015 executed between M/s. Snehdhara Constructions Private Limited "The Vendors" of the One Part and Mrs. Navneet Ravi Rana "The Purchasers" of the Other Part
2. Original Registration Receipt
3. Original Index – II
4. Original NOC from Vendors i.e. M/s. Snehdhara Constructions Private Limited for the creation of Equitable Mortgage
5. Attested true copy of Commencement Certificate

V. B. TIWARI & CO.

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Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. : _____

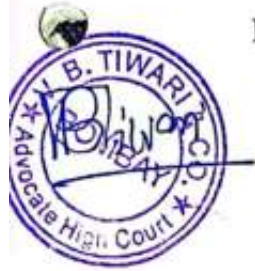
Date : _____

6. Attested true copy of Approved Typical Floor Plan
7. Attested true copy of Occupancy Certificate

Precaution to be taken by Bank before disbursement of the loan amount:-

1. To have physical inspection of the said Flat
2. To take NOC from Vendors i.e. M/s. Snehdhara Constructions Private Limited for the creation of equitable mortgage before disbursement
3. To create Bank's charge with respect to disbursement of the loan amount in the Register of the Society to safe guard Bank's interest and to prevent future frauds.
4. Before Disbursing the Loan Amount the Branch Manager should confirm/ascertain the paying capacity of the borrowers of loan amount.
5. The Address of the Vendors must be ascertain by the Branch Manager with proof
6. Professional, residential and official address of the borrowers must be ascertain by the Branch Manager, with proof.

Encl: 1. Special Report
2. Chain of Title
3. Search Report



To,

09.10.2017


M/s. V.B. TIWARI & CO.
Advocate, High Court,
46, Islam Building,
16A, 1st floor,
Veer Nariman Road,
Opp: Akabarallys,
Fort, Mumbai- 400 023

Dear Sir,

RE: Investigation of title of property Flat No.801 & 802, on the 8th Floor, in the building known as "La Vie", adm. 1581 sq.ft. (Built-up area) alongwith one stilt parking on Plot No. 412-A of Scheme No. VII, 14th Road, Khar together with building constructed thereon known as "La Vie", situated at Village:Bandra, Taluka:Andheri and Dist:Mumbai Suburban, bearing City Survey No. E/249.

As per your instruction I have taken search of above mentioned property in the Sub Registrar at Andheri-4 from 1988 to 2017 (30 years).

Besides various agreement registered in respect of the Flat. I did not find any adverse document registered against above mentioned property.


Search clerk

Andheri-4 SRO from year 1988 to 2017 (30 years)

1988	TORN
1989	TORN
1990	TORN
1991	TORN
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NOT MAINATEND PROPERLY
1997	NOT MAINATEND PROPERLY
1998	NOT MAINATEND PROPERLY
1999	NOT MAINTAINED PROPERLY
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL

2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL

2015	Agreement for Sale dated 19.01.2015 registered on 19.01.2015 under serial no. BDR15-596-2015 executed between M/s. Snchdhara Constructions Private Limited "The Vendors" of the One Part and Mrs. Navneet Ravi Rana "The Purchasers" of the Other Part
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2016	NIL
2017	NIL



Search Clerk