

P.G. Ent.

On Palace

ville Parle.






ADV. RACHANA MARWAL

Shop No. FB 61, First Floor, High Street Mall,
Kapurbawadi, Thane (west) 400607

Annexure – B

TITLE INVESTIGATING REPORT (TIR)

1.	a.	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Ville Parle Branch																									
	b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-----																									
	c.	Name of the Borrower	M/S. P. G. ENTERPRISES																									
2.	a.	Name of the unit /concern/ company/ person offering the Property / (ies) as security	M/S. P. G. ENTERPRISES																									
	b.	Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Partnership Firm																									
	c.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/Guarantor																									
3.		Complete or full description of the immovable property/ (ies) offered as security including the following details.	<p>Unsold flats in sale building known as OM PALACE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sr. No</th> <th>Flat No.</th> <th>Floor</th> <th>Carpet area (sq.ft.)</th> <th>Saleable area (sq.ft.)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">1302</td> <td style="text-align: center;">13th</td> <td style="text-align: center;">390</td> <td style="text-align: center;">650</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">1903</td> <td style="text-align: center;">19th</td> <td style="text-align: center;">390</td> <td style="text-align: center;">650</td> </tr> </tbody> </table> <p>Unsold flats in Rehab building known as SNEHAL SADAN SRA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sr. No</th> <th>Flat No.</th> <th>Floor</th> <th>Carpet area (sq.ft.)</th> <th>Saleable area (sq.ft.)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">201</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">269</td> <td style="text-align: center;">450</td> </tr> </tbody> </table> <p>Unsold residential flats having number, Floor and area as mentioned hereunder in the project known as Om Palace situated at Mittal College Road, Malad (West), Mumbai 400/064 on land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating 1584.00 sq. mtrs. of V (South), Taluka Borivli, Mumbai Suburban.</p>	Sr. No	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)	1	1302	13 th	390	650	2	1903	19 th	390	650	Sr. No	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)	1	201	2 nd	269	450
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	d.	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	<p>Village Malad (South), Taluka Borivali, District Mumbai Suburban. and bounded as under :</p> <p>East : CTS No. 349 and 350 West : CTS No. 328 North: CTS No. 346 South: CTS No. 340</p>																									
4	a.	Particulars of the documents scrutinized-serially and Chronologically.	As per annexure I																									
	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 be examined.	Mentioned below																									
5.		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the Documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Certified Copy already on record with bank																									
		b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	Not Applicable																									
		b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.	Not Applicable																									



		(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	
6.	a.	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b.	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c.	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not possible
7.	a.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Mumbai, Bandra, Borivali, Goregaon
	b.	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes
	c.	Whether search has been made at all the offices named at (b) above?	Yes
	d.	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.		Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	As per Ann. II, Search from 1992to 2021
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.)	Unsold flats in under construction project
10.		If leasehold, whether :	No.
	a.	Lease Deed is duly stamped and registered.	Not Applicable
	b.	Lessee is permitted to mortgage the Leasehold right	Not Applicable
	c.	Duration of Lease / unexpired period of lease	Not Applicable
	d.	If, a sub/lease, check the lease deed in favor of Lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	e.	Whether the leasehold rights for the creation of any super structure (if applicable) Right to get renewal of Lease right and nature therefore	Not Applicable
11.		If Govt. grant / allotment/ lease-cum / sale agreement, whether :-	Not Applicable



		Grant / agreement , etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	
12.		If occupancy rights, whether :	---
	A	Such Right is heritable and transferable	Not Applicable
	b.	Mortgage can be created.	Not Applicable
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.	No
14		If the property has been transferred by way of Gift/ Settlement Deed, whether :	No
	a.	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b.	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c.	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d.	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed	Not Applicable
	e.	Whether there is any restriction on the executing the Gift/settlement Deed in question:	Not Applicable
	f.	Whether the Donee is in possession of the gifted property:	Not Applicable
	g.	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage:	Not Applicable
	h.	Any other aspect affecting the validity of the title passed through Gift/Settlement Deed	Not Applicable
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.	No
	b.	Whether mutation has been effected and whether the mortgage 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 mortgage able title thereon.	Not Applicable
	d.	In respect of partition by a degree of court, whether such degree has become final and all other conditions/formalities are completed /complied with.	Not Applicable
	e.	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.		Whether the title documents include any testamentary documents/wills?	No
	a.	In case of Wills, whether the Will is registered Will or unregistered Will?	Not Applicable
	b.	Whether Will in the matter needs a mandatory	Not Applicable



		probate and if so whether the same is probated by a competent court?	
	c.	Whether the property is mutated on the basis of Will?	Not Applicable
	d.	Whether the original Will is available?	Not Applicable
	e.	Whether the original death certificate of the testator is available?	Not Applicable
	f.	What are the circumstances and/or documents to establish the Will in question is the last and final Will of the testator?	Not Applicable
	g.	(Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness /validity of the will, all parties have acted upon the will etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not Applicable
17.	a.	Whether the property is subject to any wakf rights?	No
	b.	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	c.	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	a.	Where the property is a HUF/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.	No
	b.	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	a.	Whether the property belongs in any trust or is subject to the rights of any trust?	No
	b.	Whether the 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
	d.	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	a.	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No Applicable
	b.	In case of agricultural property other relevant records /documents as re local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c.	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed /permission obtained.	Not Applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural laws, weaker sections, minorities, land laws, SEZ regulations, Costal Zone Regulations,	No



		Environmental Clearance, etc.)	
22.	a.	Whether the property is subject to any pending or proposed land acquisition proceeding?	No
	b.	Whether any search/enquiry is made with the Land Acquisition office and the outcome of such search/enquiry	No
23.	a.	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation is found
	b.	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	c.	Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	No court seal or marking found on the documents submitted to me
24.	a.	In case the partnership firm, whether the property belongs to the firm and the deed is properly registered.	Partnership registration certificate along with Deed of partnership and all Deed of admission/ retirement etc. should be taken on record.
	b.	Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	No
	c.	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	All existing partners as per Partnership Deed should create mortgage
25.		Whether the property belongs to a Limited Company, check the borrowing powers, board resolution, authorization to create mortgage/execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common Seal etc.	Not Applicable
		b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	Not Applicable
		ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not Applicable
		iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.	Not Applicable
		iv) If the search reveals encumbrances / charges, whether such charges/ encumbrances have been satisfied? Yes/No	Not Applicable
26.		In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws	No
27.	a.	Whether any POA is involved in the chain of	Not Applicable



		title?	
	b.	Whether the POA involved in one coupled with interest, i.e. a Development Agreement – cum – Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour Agreement-Cum-Power of Attorney. If so, please clarify whether the same is a registered and hence it has created as interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c.	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies /Firms /Individual or Proprietary Concerns in favour of their Partners/ Employees /Authorized Representatives to sign Flat Allotment Letters, NOC's, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flat /units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	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.	Not Applicable
	e.	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following classes in respect of POA. Whether the original POA is certified and the title investigation is done on the basis of original POA? Whether the POA is a registered one? Whether the POA is a special or general one? Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	f.	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g.	Please comment on the genuineness of POA?	Not Applicable
	h.	The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers forgiven therein and whether the same is properly executed/ stamped/authenticated in terms of the law of the place, where it is executed?	Not Applicable
29		If the property is a Unit/ flat/ apartment or residential/commercial complex, check and comment on the following:	Unsold flats in under construction building
	a.	Promoter's/Land owner's title to the land/building:	Yes
	b.	Development Agreement/Power of Attorney:	Not Applicable
	c.	Extent of authority of the Developer/builder:	To Develop and Sale
	d.	Independent title verification of the Land	Yes



		and/or building in question:	
	e.	Agreement for sale (duly registered);	Not Applicable
	f.	Payment of proper stamp duty;	Not Applicable
	g.	Requirement of registration of sale agreement, development agreement, POA, etc;	No
	h.	Approval of building plan, permission of appropriate local authority, etc;	Yes
	i.	Conveyance in favour of Society / Condominium concerned	Not Applicable
	j.	Occupancy certificate allotment letter / letter of possession	Not Applicable
	k.	Membership details in the Society etc.	Not Applicable
	l.	Share Certificates	Not Applicable
	m.	No objection letter from the Society	Not Applicable
	n.	All legal requirements under the local / municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.	Yes.
	o.	Requirement, for noting the Bank charges on the records of the Housing Society, if any	Not Applicable
	p.	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	Not Applicable
	q.	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens, etc. are details thereof	Not Applicable
31.		The period covered under the encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any.	We have caused search for period from 1992 to 2021, presently mortgage in favour of State Bank of India
32.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Pl. Obtain Latest Municipal / Assessment, Tax Bill / receipt.
33.	a.	Urban Land & Ceiling Clearance, whether required and if so, details thereon.	No
	b.	Whether No Objection Certificate under The Income Tax Act is required/ obtained.	Undertaking to be obtained from the Mortgager that no proceeding are going on U/s 281 of IT Act
34.		Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	Not Applicable
35.		Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	Not Applicable
36.	a.	Whether the property offered as security is clearly demarcated?	Yes
	b.	Whether the demarcation/partition of the property is legally valid?	Yes
	c.	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37.		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, is any	Yes



		revealed on such scrutiny?	
	a.	Document in relation to electricity connection;	Yes
	b.	Document in relation to water connection;	No
	c.	Document in relation to Sales Tax Registration, if any applicable;	No
	d.	Other utility bills, if any,	Tax Paid Receipt to be obtained
38.		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	No
39.		If the 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.	Valuation report not submitted
40.		Any bar/restriction for creation of mortgage under any local or special enactments, details of property registration of documents, payment of property stamp duty etc.	No
41.		Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES
		Property is SARFAESI compliant (Y/N)	Yes
42.		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 extracts duly certified etc., as also precaution to be taken by the Bank in this regard	Original Title Deeds is Available with Bank. Title Deed Sr no. BDR-2/1257/1994 dated 18.10.1994 executed between Mr. Waman H Mandalkar & Mr. Ganesh A Pawar is not available and bank to take obtain an undertaking to that effect
43.		Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	Not Applicable
44.		Additional aspects relevant for investigation of title as per local laws	Not Applicable
45.		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security	Periodical visit from the Bank Officer and Banks charge to be noted with SRO Kindly register your Registered Mortgage with CERSAI
46.		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	ALL THE PARTNERS M/S. P.G. ENTERPRISES
47	a)	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
	b)	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	P51800002838
	c)	Whether the registered agreement for sale as prescribed in the above Act/Rules there under	Yes




	is executed?	
d)	Whether the details of the 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?	Yes

Annexure I
List of Documents

Sl. N o.	Date	Name/ Nature of the Document	Whether document is Original/ Certified copy/ True copy / photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1.	19.11.2010	Development Agreement dated 19.11.2010 executed between Snehal Sadan (SRA) Cooperative Housing Society Limited, therein as Society and M/s. P. G. Enterprises, therein as Developers	Original	
2.	19.11.2010	Power of Attorney dated 19.11.2010 executed by Snehal Sadan (SRA) Cooperative Housing Society Limited, therein as Society in favour of M/s. P. G. Enterprises	Photocopy	
3.	19.10.2010	Deed of Conveyance dated 19.10.2010 executed between M/s. Pravin Realtors Private Limited, therein as Vendor and M/s. P. G. Enterprises, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-1/9552/2010	Original	
4.	26.07.2006	Deed of Conveyance dated 26.07.2006 executed between (1) Waman Hiraji Mandalkar (2) Harishchandra Hiraji through their duly constituted attorney Mr. Madhavrao Bapusaheb Patil, therein as Vendors and (1) Madharao Bapusaheb Patil, (2) Kalvanii Ilmarshi Shah partners of M/s. P. G. Enterprises, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-10/6543/2006 at Borivali-4	Original	
5.	26.12.2006	Deed of Rectification (to Conveyance dated 26.07.2006) dated 26.12.2006, executed between (1) Mr. Waman Hiraji Mandalkar (2) Mr. Harishchandra Hiraji Mandalkar & therein as Vendor and M/s. P. G. Enterprises, therein as Purchasers, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-10/8657/2006 at Borivali-4.	Original	
6.	28.10.1990	Irrevocable Power of Attorney executed by (1) Waman Hiraji Mandalkar (2) Harishchandra Hiraji in favour of Madhavrao Bapusaheb Patil & others.	Original	
7.	01.12.1991	Affidavit-cum-Declaration, dated 01.12.1991, executed by Madhukar Patil & Prahlad Kamat In Favour Of Madhavrao Bapusaheb Patil	Photocopy	
8.	28.10.1990	Agreement for Sale dated 28.10.1990 executed between (1) Mr. Waman Hiraji Mandalkar (2) Mr. Harishchandra Hiraji Mandalkar, Therein As Vendor And (1) Mr. Madhavrao Bapusaheb	Original	



		Patil(2) Mr. Madhukar Maruthi Patil & (3) Mr. Prahlad L. Kamat, Therein As Purchasers. (CTS No. 341/1 To 4)		
9.	18.10.1994	Indenture dated 18/10/1994 executed between Mr. Waman Hiraji Mandalka & Therein As Vendor And Mr. Ganesh Appasaheb Pawar, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-2/1257/1994 at Borivali-1. (CTS No. 341,341/1 to 4)	Photocopy	
10.	12.01.2010	Deed of Confirmation-cum-Retification (To Indenture of Conveyance dated 18.10.1994) dated 12.01.2010, executed between (1)Mr. Waman Hiraji Mandalkar (2)Mr. Harishchandra Hiraji Mandalka & therein as Vendor and Mr. Ganesh Appasaheb Pawar, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-12/432/2010 at Borivali-6. (CTS No. 341. 341/1 to 4)	Original	
11.	25.08.2010	Deed of Confirmation-cum-Declaration dated 25.08.2010 executed between Madhavrao Bapusaheb Patil, Therein As Party Of The First Part And (1)Mr. Waman Hiraji Mandalkar (2)Mr. Harishchandra Hiraji Mandalkar, therein as Party of the Second Part, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-12/8249/2010 at Borivali-6. (CTS No.342)	Photocopy	
12.	16.04.1971	Conveyance dated 16.04.1971 executed between Smt. Kashibai Krishna Keni & Shri Pandurang Krishna Keni, Therein As Vendors And Shri Raghtinath Dhondur Takle. therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BND/712/1971 at Bandra. (CTS No.344)	Photocopy	
13.	29.09.2006	Deed of Conveyance dated 29.09.2006 executed between (L) Ramesh Raghunath Takle (2) Manisha Moreshwar Gudekar Nee Pustipa Raghunath Takle (3) Datta Raghunath Takle (4) Surekha Raghunath Takle (5) Sadhana Shrikant Kesarkar Nee Sadhana Raghunath Takle, Therein As Vendors And M/s. Pravin Realtors Pvt. Ltd. therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-5/7670/2006 at Borivali-2. (CTS No. 344,344/1 to 16)	Original	
14.	07.11.2007	Deed of Conveyance dated 07.11.2007 executed between (L) Smt. Parvatibai Pandurang Kini (2) Manohar Pandurang Kini (3) Smt. Asha Atmaram Vange (4) Miss Babli Pandurang Kini (5) Miss Shakuntala Pandurang Kini & (6)Mr. Naresh Pandurang Kini, Therein As Vendors And (1) Mr. Kiran Jairam Kini & (2) Mr. Bhalchandra Dashrath Vaithy, therein as Confirming Party and M/S. Pravin Realtors Pvt. Ltd. therein as Purchaser duly Registered with Sub Registrar of Assurances bearing Document No. BDR- 12/8263/2007 at Borivali-5. (CTS No. 345,345/1 to 10)	Original	

15	30.06.2012	Commencement Certificate bearing No. SRA/ENG/2848/PN/PL/AP dated 30.06.2012 issued by Slum Rehabilitation Authority in respect of Rehab Building , duly endorsed for the construction of the building comprising Ground (pt) + Stilt (pt)+ 1" to 22 nd Floor with OHWT on land bearing CTS No. 341,341/1 to 4,342,344,344/1 to 16, 345, 345/1 to 10 of village Malad (South). Taluka Borivali	Photocopy	
16	30.06.2012	Commencement Certificate bearing No. SRA/ENG/2849/PN/PL/AP dated 30.06.2012 issued by Slum Rehabilitation Authority, in respect of Sale Building , duly endorsed for the construction of the building comprising Ground (pt) + Stilt (pt)+ 1" to 22 nd Floor with OHWT on land bearing CTS No. 341,341/1 to 4,342,344,344/1 to 16, 345, 345/1 to 10 of village Malad (South). Taluka Borivali	Photocopy	
17	27.07.2016	Approved Plan for Sale Building bearing No. bearing No. SRA/ENG/2849/PN/PL/AP, dated 27.07.2016	Photocopy	
18	10.07.2010	Maharashtra Govt. Gazette dated 10.07.2010 in respect of Notification No. SRA/CTSO/Desk- 1 /TS1/3C/CTS.No.344, 345/2010/164 issued by Slum Rehabilitation Authority	Photocopy	
19	17.07.1997	Maharashtra Govt. Gazette dated 17.07.1997 in respect of Notification No. SAA/MALAD /85/95 issued by Deputy Collector	Photocopy	
20	05.06.2018	RERA Certificate No. P51800002838 dated 04.08.2017 issued by Maharashtra Real Estate Regulatory Authority in respect of project "Om Palace" in name of M/s. P. G. Enterprises	Photocopy	
21	05.07.2016	Agreement for Sale dated 05.07.2016 executed between M/s. P. G. Enterprises, therein as Developers and (1) Mr. Rajesh Keshavlal Waghela (2) Mrs. Bhavna Rajesh Waghela, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BRL-7/4861/2016 at Borivali-7	Photocopy	
22	28.05.2019	Part Occupation Certificate bearing No. SRA/ENG/2848/PN/PL/AP, dated 28.05.2019 issued by Slum Rehabilitation Authority in respect of Rehab/Composite Building, comprising of Ground + 20 upper floors for 49 nos of Rehab Residential, 3 nos of Rehab Commercial, 18 nos of Sale Residential, 03 nos of PTC, 6 nos of PAP, 1 Society office, 1 welfare centre, 1 Balwadi, on land bearing CTS No. 341, 341/1 to 4,342,344, 344/1 to 16, 345,345/1 to 10 of Village Malad (South), Taluka Borivali	Photocopy	
23	18.05.2020	RERA Certificate No. P51800002838 dated 04.08.2017 issued by Maharashtra Real Estate Regulatory Authority in respect of project "Om Palace" in name of M/s. P. G. Enterprises for extension of registration valid upto 29.12.2020	Photocopy	
24	30.06.2017	Affidavit cum Declaration dated 30.06.2017 executed by Mr. Mukesh R. Makwana	Original	



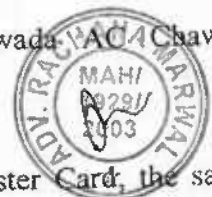
Flow of Title
Annexure II

C.T.S.No.341. 341/1 TO 4

1. Whereas it is seen that Title Certificate that by Virtue of Conveyance dated 17.02.1962, duly Registered with Sub Registrar of Assurances bearing Document No. BND/4771/1962 at Bandra one Mr. Damodar Chiman Gawad, Non-Agricultural land or ground bearing Survey No. 468, Hissa No. 1 (Part) vide C.T.S Nos. 341, 341/1 to 4 (in aggregate Admeasuring 604.10 Sq. Meters as per Property Card) of the Revenue Village : MALAD (SOUTH), Taluka Borivali, District: Mumbai Suburban; and in the Registration District of City of Mumbai & Mumbai Suburban; situate, lying and being at Rajanpada Mittal College Road, Malad (West, Mumbai-40) 064; together with the structures standing thereon known as Snehal Sadan, duly assessed to the Municipal Property Taxes vide A/c. No. PN-1106140270000, Being Assessment No P-3156/167/2T, Bhandarwada Tiled Shed, Mumbai of "P/North Ward (as the First property).
2. Whereas it is seen that the Title Certificate that by a Conveyance dated 12.06.1963, executed between Mr. Damodar Chiman Gawad, therein as Vendor and Waman Hiraji Mandalkar, therein as Purchaser, said Vendor sold, transferred and conveyed unto the Purchaser said First Property for valuable consideration and on the terms and conditions mentioned therein. Said Deed was duly registered with Sub Registrar of Assurances bearing Document No. BND/1350/1963 at Bandra.
3. Whereas it is seen that the Property Register Card, the said FIRST PROPERTY bearing C.T.S.No. 341, 341/1 to 4 (in aggregate Adm 604.10 Sq. Meters as per PR Card) is mutated in name of M/s. P.G. Enterprises.

C.T.S.No.342

4. Whereas it is seen that the Title Certificate that one Shri Krishna Bhiku Keni was seized and possessed of or otherwise well and sufficiently entitled Non-Agricultural land or ground bearing Survey No. 471, Hissa No. 3 (Part) vide C.T.S No. 342 (Admeasuring 104 Sq. Meters as per Property Card) of the Revenue Village : Malad (South), Taluka Borivali, District: Mumbai Suburban; and in the Registration District of City of Mumbai & Mumbai Suburban; situate, lying and being at Rajanpada, Mittal College Road, Malad (West), Mumbai-40) 064; together with the structures standing thereon known as Snehal Sadan, duly assessed to the Municipal Property Taxes vide A/c. No. PN-1106140010000, being Assessment No. P-3156/167/2 TA, Bhandarwada AC/Chawl, Mumbai of " P/North Ward (as the Second Property).
5. Whereas it is seen that the Title Certificate that in the Property Register Card, the said second property bearing C.T.S No 342 (Adm. 104 Sq. Meters as per PR Card) reflects the names of Smt. Kashibai Krishna Kini & Pandurang Krishna Kini. as holders/owners being the legal heirs of Late Krishna Bhiku Keni. However, the name of one Shri Abdul Rafiq Kadar Qureshi was wrongly or inadvertently entered into the Property Register Card,



bearing CTS.No.342 as a Lessee(Pattedar), which fact is shown or revealed from the Enquiry Register that the said Abdul Rafiq was assigned the rights in respect of adjoining property bearing C.T.S.No.343 only and not with respect to C.T.S.No.342.

6. Whereas it is seen that the Title Certificate that by a Writing, dated 17.01.1964 said Shri Krishna Bhiku Keni had sold, transferred and conveyed unto the Purchasers viz. (1) Mr. Waman Hiraji Mandalkar & (2) Mr. Harishchandra Hiraji Mandalkar the said Second Property at or for the consideration and on the terms, conditions and covenants therein contained.
7. Whereas it is seen that by an Agreement for Sale dated 28.10.1990 executed between (1) Mr. Waman Hiraji Mandalkar & (2) Mr. Harishchandra Hiraji Mandalkar of the one part and (1) Mr. Madhavrao Bapusaheb Patil (2) Mr. Madhukar Maruthi Patil & (3) Mr. Prahlad L. Kamat on the other part, agreed to sell and transfer the said First Property and the said Second Property. Said Vendors also executed an Irrevocable Power of Attorney executed by (1) Waman Hiraji Mandalkar (2) Harishchandra Hiraji in favour of (1) Mr. Madhavrao Bapusaheb Patil (2) Mr. Madhukar Maruthi Patil & (3) Mr. Prahlad L. Kamat.
8. Whereas it is seen that by virtue of an Affidavit-cum-Declaration, dated 01.12.1991, said Madhukar Patil & Prahlad Kamat released, relinquished and surrendered their respective share, right, title, interest and/or claim of whatsoever nature forever in favour of Madhavrao Bapusaheb Patil in respect of the said First Property & the said Second Property.
9. Whereas it is seen that in pursuance of a Conveyance dated 18.10.1994, duly lodged for registration under Document Sr.No.BDR-2/1257/1994 which is duly registered & indexed on 16.10.2009 with the Joint Sub-Registrar of Assurances, Borivali-1, executed by and between Mr. Waman Hiraji Mandalkar, by & through his Constituted Attorney Mr. Madhavrao B. Patil, being the Vendor therein on the one hand and Mr. Ganesh Appasaheb Pawar, being the Purchaser therein on the other hand, wherein the Vendor had sold, transferred and conveyed unto the Purchaser the said Second Property for valuable consideration and on the terms and conditions mentioned therein. **We are informed that said original agreement is not available with the Mortgagor. Bank to take on record Declaration cum undertaking in respect of Original document.**
10. Whereas it is seen that the said First & Second Property is entirely built up by structures standing thereon known as "Snehal Sadan" and same is occupied by various tenants/occupants which are duly assessed to the Municipal Property Taxes and that save and except for the open space or passage appurtenant to the said structures/ chawls therein there is no open space in the said First & Second Property.
11. Whereas it is seen that said First Property and Second Property was declared as Slum Areas u/s 4(1) of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 in Maharashtra Govt. Gazette dated 17.07.1997 in respect of Notification No. SAA/MALAD/85/95 issued by Deputy Collector (ENC) and Competent Authority, Borivali.



12. Whereas it is seen that by a Deed of Conveyance dated 26.07.2006 executed between (1) Waman Hiraji Mandalkar (2) Harishchandra Hiraji through their duly constituted attorney Mr. Madhavrao Bapusaheb Patil, therein as Vendors and (1) Madharao Bapusaheb Patil, (2) Kalyanji Umarshi Shah, partners of M/s. P. G. Enterprises, therein as Purchaser, vendors had sold, transferred and conveyed unto the Purchasers the First Property and the Second Property for valuable consideration and on the terms and conditions mentioned therein. Said Deed was duly registered with Sub Registrar of Assurances bearing Document No. BDR-10/6543/2006 at Borivali-4.
13. Whereas it is seen that by a Deed of Rectification dated 26.12.2006, said Deed of Conveyance dated 26.07.2006 was rectified to the effect that Madhavrao Bapusaheb Patil, being Constituted Attorney of Ganesh Appasaheb Pawar in pursuance of Irrevocable Power of Attorney, dated 22.09.1998 should be corrected or rectified instead of Madhavrao Patil, being Constituted Attorney of Waman Mandalkar & Harishchandra Mandalkar in the Conveyance Deed, dated 26.07.2006 and same is to be rectified in all the Deeds and Documents wherever the context requires. Said Deed was duly registered with Sub Registrar of Assurances bearing Document No. BDR-10/8657/2006 at Borivali-4.
14. Whereas it is seen that by a Deed of Confirmation-cum-Rectification dated 12.01.2010, duly registered with Sub Registrar of Assurances bearing Document No. BDR-12/432/2010, in respect of Conveyance, dated 18.10.1994 made and executed by and between Mr. Waman Mandalkar & Mr. Harishchandra Mandalkar, through their Constituted Attorney Madhavrao Patil, being the Vendors therein on the one hand and Ganesh Appasaheb Pawar, being the Purchaser therein, wherein by oversight the name of Harishchandra Hiraji Mandalkar, through his Constituted Attorney Madhavrao B. Patil was remained to be incorporated or added along with Waman Hiraji Mandalkar and thus rectification and/or confirmation was made to that effect in the Conveyance Deed dated 18.10.1994 pertaining to the said First Property.
15. Whereas it is seen that by a Deed of Confirmation-cum-Declaration dated 25.08.2010 executed between Madhavrao Bapusaheb Patil, being the Party of the First Part and Waman Hiraji Mandalkar & Harishchandra Mandalkar, being the Party of the Second Part therein, wherein the Waman Mandalkar & Harishchandra Mandalkar through their Constituted Attorney Madhavrao B. Patil have confirmed and consented for having sold, transferred, granted assured and conveyed the said First Property and the said second property unto and in favour of M/s. P. G. Enterprises. Said Deed was duly registered with Sub Registrar of Assurances bearing Document No. BDR-12/8249/2010 at Borivali-6.

C.T.S.No.344.34411 to 16

16. Whereas it is seen that from the Title Certificate that by Virtue of Conveyance dated 16.04.1971, duly Registered with Sub Registrar of Assurances bearing Document No. BND/712/1971 at Bandra, one Shri Raghunath Dhondu Takle became entitled to ALL THOSE pieces or parcels of a Non-Agricultural land or ground bearing Survey No.471,



Hissa No.3 (Part) vide C.T.S.No.344,344/1 to 16 (in aggregate Adm. 539 90 Sq. Meters as per Property Register Card) situate, lying and being at Rajanpada, Mital College Road, Malad (West), Mumbai-400 064; of the Revenue Village : Malad (South), Taluka : Borivali- District : Mumbai Suburban: Together With The Structures Standing Thereon Known As "Panwala Chawl", duly assessed to the Municipal Property Taxes vide A/c No PN-1105980050000, Being Assessment No. PN- 3155(18)/167/25A, Kumbharwada AC Chawl, Mumbai of "PA the Third property. We are informed that said original Conveyance is not available with the Mortgagor. Bank to take on record Declaration cum undertaking in respect of Original conveyance.

17. Whereas it is seen that Shri Raghunath Dhondu Takle died intestate on 14.05.1975 at Mumbai leaving behind him his legal heirs or survivors viz. :-

Smt. Savitribai Raghunath Takle – Widow(Who Also Died Intestate On 26-03-1994 At Mumbai.

Mr. Hanumant Raghunath Takle -Son

Mr. Ramesh Raghunath Takle – Son

Mrs. Manisha @ Pushpa Moreshwar - Married Daughter

Mr. Datta Raghunath Takle – Son

Mrs. Surekha Damnaskar - Married Daughter

Mrs. Sadhana Shrikant Kesarkar - Married Daughter

18. Whereas it is seen that Thereafter in or around the Year 2005, one of the Legal Heir viz. Mr. Hanumant S/O Raghunath Takle Filed A Suit Being S. C. Suit No.L79 Of 2005 Against (L) Datta Raghunath Takle (2) Ramesh Raghunath Takle (3) Surekha Damnaskar (D/O Surekha Raghunath Takle) (4) Manisha Moreshwar Gudekar (D/O Pushpa Raghunath Takle) (5) Sadhana Raghunath Takle for partition of the suit property bearing C.T.S No.344, 344/1 to 16 by metes and bounds and finally the suit was dismissed and settled in terms of Consent Terms, dated 10.05.2005 filed by the parties therein, wherein in full and final settlement thereof, the said Hanumant Raghunath Takle was allotted one Room Premises with Kitchen and Bathroom and First Floor therein in the property bearing CTS.No.344. 344/1 to 16 and also one Shop No. Near Jama Masjid at Somwari Bazar, N. B. Road, Malad (W), Mumbai-400 064 Said Consent Terms dated 10.05.2005 in Suit being S.C.Suit No.179 of 2005 before Hon'ble City Civil Court at Dindoshi was duly Registered with Sub Registrar of Assurances bearing Document No. BDR-6/6286/2006 at Borivali-3.



19. Whereas it is seen that by a Deed of Conveyance dated 29.09.2006, executed between (1)Ramesh Raghunath Takle (2) Manisha Moreshwar Gudekar Nee Pushpa Raghunath Takle (3) Datta Raghunath Takle (4) Surekha Raghunath Takle (5) Sadhana Shrikant Kesarkar Nee Sadhana Raghunath Takle, duly represented by and through their Constituted Attorneys (L) Mr. Vijay Nanji Gala & (2) Miss Nipa Kalyanji Shah, Therein As Vendors And M/s. Pravin Realtors Pvt. Ltd., therein as Purchaser, said Vendors sold, transferred and conveyed

unto the Purchaser the said Third Property at or for the valuable consideration and on the terms and conditions mentioned therein. Said Deed was duly registered with Sub Registrar of Assurances bearing Document No. BDR-5/7670/2006 at Borivali-2.

C.T.S.No.345.345/1 TO 4

20. Whereas it is seen that the Title Certificate that one Krishna Bhiku Kiniduring his lifetime was well seized and possessed of or otherwise well and sufficiently entitled to ALL THOSE pieces or parcels of a N on -Agricultural land or ground bearing Survey No.471, Hissa No 3 (Part) vide C.T.S.No.345,345/1 to 10 (in aggregate Adm.336 Sq. Meters as per Property Register Card) situate, lying and being at Rajanpada Mitial College Road, Malad (West)-Mumbai-400 064 of the Revenue Village Malad (South), Taluka Borivali, District Mumbai Suburban; together with the structures standing thereon known as "Krishna Keni Chawl", duly assessed to the Municipal Property Taxes vide A/c. No.PN-1106020010000, Being Assessment No.P-3155(2I)/167/SD, Bhandarwada Tiled Shed, Mumbai of "PA. the Fourth Property, more particularly described hereunder and thereafter the said Krishna BhikuKini died intestate on 13.10.1967 leaving behind him his legal heirs viz Mrs. Kashibai Krishna Kini (Widow) who also died intestate on 15.05.1990 and Mr. Pandurang Krishna Kini (Son) who also died intestate on 08.02.1990 leaving behind him his legal heirs and /or survivors viz; (1) Smt. Parvatibai Pandurang Kini (Widow) (2) Mr. Manohar Pandurang Kini (Son) (3) Mr. Naresh Pandurang Kini (Son) (4) Mrs. Asha Atmaram Vange (Married Daughter) (5) Miss Babli Pandurang Kini (Unmarried Daughter) (6) Miss Shakuntala Pandurang Kini (Unmarried Daughter)
21. Whereas it is seen that in the Property Register Card, the said Third Property bearing C.T.S.No.344,344/1 to 16 (in aggregate Adm. 539.90 Sq. Meters as per PR Card) reflects the names of (1) Smt. Savitribai Raghunath Takle (2) Mr. Hanumant Raghunath Takle (3) Ramesh Raghunath Takle (4) Pushpa Raghunath Takle (5) Mr. Datta Raghunath Takle (6) Surekha Raghunath Takle (7) Sadhana Raghunath Takle.
22. Whereas it is seen that in the Property Register Card, the said Fourth Property bearing C.T.S.No.345,345/1 to 10 (in aggregate Adm. 336 Sq. Meters as per PR Card) reflects the names of (1) Mrs Parvatibai Pandurang Kini (2) Manohar Pandurang Kini (3) Smt. Asha Atmaram Vange (D/O Pandurang Kini) (4) Miss Babi Pandurang Kini (5) Miss Shakuntala Pandurang Kini & (6) Naresh Pandurang Kini (Sr.No.5 & 6, being Minors duly represented by & through their Mothers Natural Guardian MRS. PARVATIBAI PANDURANG KINI).
23. The said Third & Fourth Property is entirely built up by structures standing thereon known as "Krishna Kini Chawl & Panwala Chawl" respectively and same is occupied by various tenants/occupants and same are duly assessed to Municipal Property Taxes and that save and except for the open space or passage appurtenant to the said structures/chawls therein there is no open space in the said Third & Fourth Property and the said Third Property & Fourth Property have been declared as Slum Areas u/s 4 (1) of the Maharashtra Slum Areas



(Improvement, Clearance & Redevelopment) Act 1971 vide Notification No. SRA/CTSO /Desk-1/T-S1/3C/CTS.No.344,345/2010/164 and same was published on 10.07.2010 in the Maharashtra Govt. Gazette.

24. Whereas it is seen that by a Development Agreement dated 28.10.1987 and Supplemental Agreement dated 14.12.1987 incidental to the aforesaid Development Agreement executed between (L) Smt. Parvatibai Pandurang Kini (2) Manohar Pandurang Kini (3) Smt. Asha Atmaram Vange (4) Miss Babli Pandurang Kini (5) Miss Shakuntala Pandurang Kini & (6) Mr. Naresh Pandurang Kini, therein as Vendors and Mr. Kiran Jairam Kini & Mr. Bhalchandra Dashrath Vaithy, therein as Developers, wherein the Vendors had granted the development right in favour of the Developers therein at or for the consideration and on the terms, conditions, covenants and stipulations mentioned therein in respect of the said Fourth property.
25. Whereas it is seen that said Developers viz. Mr. Kiran Jairam Kini & Mr. Bhalchandra D. Vaithy could not develop the said property due to some technical reason, thereafter in turn by a Deed of Conveyance, dated 07.11.2007, duly registered vide Dec Sr.No.BDR-12/8253/2007 on 07/11/2007 with the Joint Sub-Registrar of Assurances, Borivali-6, MSD) (1) Smt. Parvatibai Pandurang Kini (2) Manohar Pandurang Kini (3) Smt. Asha Atmaram Vange (4) Miss Babli Pandurang Kini (5) Miss Shakuntala Pandurang Kini & (6) Mr. Naresh Pandurang Kini, being the Vendors therein on the one hand and (1) the Confirming Parties therein on the second hand and IWS.PRAVIN REALTORSPVT.LTD., being the Purchasers therein on the third hand, wherein the Vendors along with the Confirming Parties had transferred, assigned and conveyed unto the Purchasers the said FOURTH PROPERTY at or for the consideration and on the terms, conditions, covenants and stipulations mentioned therein.
26. Whereas it is seen that by a Deed of Conveyance dated 19.10.2010 executed between M/S. Pravin Realtors Pvt. Ltd., therein as Vendors and M/S. P. G. Enterprises, therein as Purchasers, wherein the Vendors had sold, transferred and conveyed unto the Purchasers the said Third Property and the said Fourth Property at or for the valuable consideration and on the terms and conditions mentioned therein. Said Deed was duly registered with Sub Registrar of Assurances bearing Document No. BDR-1/9552/2010 at Borivali-5.
27. In the facts and circumstances aforesaid, the said M/s. P. G. Enterprises became entitled to the said First, Second, Third and Fourth Property (Hereinafter collectively the said First Second, Third & Fourth property called "The Said Property") and have good right, full power and absolute authority to deal with and/or dispose of the said property, subject to rights of the slum dwellers/occupants protected under the provisions of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971.
28. Whereas it is seen that by a Partnership Deed dated 24.01.2005 entered between (1) Mr. Madhavrao Bapusaheb Patil (2) Mr. Kalyanjibhai Umarshi Shah (3) Mr. Ashwin Kalyanjibhai Shah & (4) Mrs Neena Vijay Galaa Partnership Firm in the name and style of



M/S.P.G. Enterprises was formed and the same is duly registered vide Regn. No.BA-96326 on 13-02-2007 and having PAN No.AAJFP4700H, for the implementation and rehabilitation scheme for the benefits of the hutment/slum dwellers in accordance with the prevailing Development Control Regulations and the policy of the Government of the Maharashtra and on the terms and conditions as recorded therein.

29. Whereas it is seen that said Partnership Deed dated 24.01.2005 was amended by executing separate deed for the purpose of admission and/or retirement of partners. Bank to take on record copy of first Partnership Deed and all subsequent deeds made thereunder till date.
30. Whereas it is seen that said M/s. P. G. Enterprises (hereinafter "Developer") submitted abuilding proposal through their Architect to The Slum Rehabilitation Authority ("SRA"; for obtaining the necessary permissions and sanctions for redevelopment of the said Property and accordingly obtained (1) Commencement Certificate bearing No. SRA/ENG/2848/PN /PL/AP dated 30.06.2012 issued by Slum Rehabilitation Authority inrespect of Rehab Building, duly endorsed for the construction of the building comprising Ground (pt) + Stilt (pt) + 1stto 22nd Floor with OHWT on land bearing CTS No. 341, 341/1 to 4, 342, 344, 344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali and 2) Commencement Certificate bearing No. SRA/ENG/2849/PN/PL/AP dated30.06.2012 issued by Slum Rehabilitation Authority in respect of Sale Building, duly endorsed for the construction of the building comprising Ground + 22no upper Floor with OHWT on land bearing CTS No. 341, 341/1 to 4, 342, 344, 344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali.
31. Whereas it is seen thatthe Maharashtra RERA Portal that captioned project "Om Palace" is registered under the provisions of Maharashtra Real Estate Regulatory Authority Act,2017 and obtained Registration Certificate No. P51800002838 dated 04.08.2017 was issued by Maharashtra Real Estate Regulatory Authority in respect of project "Om Palace" in name of M/s. P. G. Enterprises for extension of registration valid upto 29.12.2020. Certificate for further extension after 29.12.2020 is not available on RERA Portal. Bank to take on record fresh RERA Certificate for extension of registration which was expired on29.12.2020
32. Whereas it is seen that the information made available on the said portal, the total Built-up Area as per approved FSI is 4678.82sq. mtrs.. It is further observed that said project "OM Palace" comprises two buildings, one for rehab building known as "SNEHAL SADANSRA CHSL and Sale building known as "OM PALACE". The number of total apartments and booked apartments, as disclosed in portal are as under; Building details of project (SNEHAL SADAN SRA CHSL" as per RERA are asunder;

Building details of project Snehal Sadan SRA CHSL as per RERA are as under

Number of Slab	23	
Rehab Units	76	76 booked
Stilts	5	
Open Parking	8	



Building details of Project Om Palace as per RERA are as under:

Number of Slab	23	
1 BHK	80	45 booked
Stilts	0	
Open Parking	21	

33. Whereas it is seen that the Architects Certificate dated 10.04.2018 issued by Kahaan Project Consultants in respect of Rehab Building and Sale Building on the said land bearing CTS No. 341, 341/1 to 4, 342, 344, 344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, the construction status of both the buildings are as under:-

- Total percentage completion of project work done Rehab Building – 95% as on 31.03.2018
- Total percentage completion of project work done Sale Building – 70% as on 31.03.2018

34. It is observed that Part Occupation Certificate bearing No. SRA/ENG/2848/PN/PL/A P dated 28.05.2019 was issued by Slum Rehabilitation Authority in respect of Rehab/Composite Building, comprising of Ground + 20 upper floors for 49 nos of Rehab Residential, 3 nos of Rehab Commercial, 18 nos of Sale Residential, 03 nos of PTC, 6 nos of PAP, 1 Society office, 1 welfare center, 1 Balwadi, on land bearing CTS No. 341, 341/1 to 4, 342, 344, 344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali. It is not clear from the said Occupation Certificate whether the captioned flat is covered in the above Occupation certificate. Bank to refer and rely upon the Valuation Report in this respect or it may

35. We are informed that following flats in the said Project "Om Palace", are unsold as on date as per approved plans;

Unsold flats in sale building known as OM PALACE

Sr. No	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)
1	1302	13 th	390	650
2	1903	19 th	390	650

Unsold flats in Rehab building known as SNEHAL SADAN SRA

Sr. No.	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)
1	201	2 nd	269	450



36. Whereas it is seen that the RERA portal and the documents furnished to us that one Hanumant Raghunath Takle has filed one L.C. Suit No. 1266 of 2016 before Hon'ble City Civil Court at Dindoshi against (1) M/s. P. G. Enterprises (2) Pravin Realtors Private Limited (3) The Mumbai Municipal Corporation of Greater Mumbai (4) Smt. Suvama Ramesh Takle (5) Shri Datta Raghunath Takle (6) Shri Moreshwar Gudekar (7) Miss Surekha Raghunath Takle (8) Smt. Sadhana Shrikant Kesarkar @ Sadhana Raghunath Takle. We have checked the status of the said Suit on the Portal and it appears that one Notice of Motion and one Chamber Summons is taken out in the said suit and both are pending for disposal. It is observed from the Certified copy of the order dated 04.05.2016 passed in L.C. Suit No. 1266 of 2016 before Hon'ble City Civil Court at

Dindoshi, that Plaintiff has sought ad-interim relief against Defendant No.3 (MCGM) from granting Occupation Certificate to Defendant No. 1 and Restraining Defendant No.1 from dealing with alienating, encumbering, transferring etc. of the suit property and creating third party interest or parting with the possession of the flats constructed in suit property. Hon'ble Court has refused to grant any ad-interim relief in view of the fact that Defendant No.1 started the construction in the year 2012 and raised construction upto 22nd floors.

37. Whereas it is seen that of the said Suit in The City Civil Court at Dindoshi and no adverse order is passed till date. Explanation was furnished by the mortgagor in respect of the litigations and their status as on date and we have gone through the relevant orders passed therein. It is observed from the explanations and documents that no injunction order whatsoever is passed against the captioned project and/or against the creation of third party rights in the said sale building. In view of the said order dated 04.05.2016, it is clear that the Plaintiff has not proved even a prima facie case for ad-interim relief despite of the fact on record that as on date construction of the building on the said Land is raised upto 22"d Floors by said M/s. P. G. Enterprises and third party rights are already created infavour of flat purchasers and therefore as on date there is no restriction or any adverse order in the said suit barring M/s. P. G. Enterprises from creating any third party rights. In our opinion, M/s. P. G. Enterprises is free to create charge on the captioned unsold flats, subject however to final outcome of the said suit.
38. Whereas it is seen that Mortgage Deed dated 25.03.2013, executed between M/s. P G Enterprises to Union Bank of India for property land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating admeasuring 1584.00 sq. mtrs. of Village Malad (South), Taluka Borivali, District Mumbai Suburban., with registered doc serial no. BORIVALI-1/2835/2013 dt. 26.03.2013
39. Whereas it is seen that Re-conveyance Deed dated 29.05.2017, executed between Union Bank of India to M/s. P G Enterprises for property land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating admeasuring 1584.00 sq. mtrs. of Village Malad (South), Taluka Borivali., with registered doc serial no. BORIVALI-1/5902/2017 dt. 29.05.2017,
40. Whereas it is seen that Mortgage Deed dated 02.06.2017 executed between M/s. P G Enterprises to Anand Rathi Global Finance Limited for property Raheb Building No.1,Ground + 22 Floor, & Sale Building no.2, Om Palace situated at Snehal Sadan , Rajanpada, Mittal Collage Road, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad , Taluka Borivali., with registered doc serial no. BORIVALI-6/5998/2017 dt. 02.06.2017
41. Whereas it is seen that Mortgage Deed dated 12.09.2018 executed between M/s. P G Enterprises to Anand Rathi Global Finance Limited for property Raheb Building



No.1,Ground + 22 Floor, & Sale Building no.2, Om Palace situated at Snehal Sadan , Rajanpada, Mittal Collage Road, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad , Taluka Borivali., with registered doc serial no. BORIVALI-4/13735/2018 dt. 12.09.2018

42. Whereas it is seen that Re-conveyance Deed (Doc no. Borivali-6/5998/2017) dated 08.01.2019 executed between Anand Rathi Global Finance Limited to M/s. P G Enterprises for property Raheb Building No.1,Ground + 22 Floor, & Sale Building no.2, Om Palace situated at Snehal Sadan , Rajanpada, Mittal Collage Road, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad , Taluka Borivali., with registered doc serial no. BORIVALI-6/315/2019 dt. 08.01.2019
43. Whereas it is seen that Mortgage Deed dated 11.01.2019 executed between M/s. P G Enterprises to State Bank of India for property Om Palace & Snehal Sadan SRA Co-Op Hsg Soc. On Flat no. 103,602,603,902,1003,1103,1203,1301 area (Each area 650 sq.ft.)& Flat no. 802,901,1001,1101,1201,1301,1401,1601,area each flat 450 sq.ft., Malad West, Mumbai 400 064, Village Malad , Taluka Borivali., with registered doc serial no. BORIVALI-6/464/2019 dt. 11.01.2019
44. Whereas it is seen that Mortgage Deed dated 11.01.2019 executed between M/s. P G Enterprises to State Bank of India, for property Flat no. 1302,1303,1603,1803,1903,2003, 2101, 2102, 2103, 2201, 2202, 2203, adm. 650 sq.ft.area (Each Flat) Building no.2, Om Palace, & Flat no, 201, 301, 401, 501, 701, adm. (Each Flat) situated at Snehal Sadan, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad , Taluka Borivali., with registered doc serial no. BORIVALI-6/466/2019 dt. 11.01.2019
45. Whereas it is seen that Mortgage Deed dated 14.08.2020 executed between M/s. P G Enterprises to State Bank of India, for property Om Palace & Snehal Sadan Flat no. 602,603,902,1003,1103, 1203,1301, adm. 650 sq.ft. area (Each Flat), & Flat no, 802,901,1001,1101,1201,1301,1601, adm.450 sq.ft (Each Flat) situated at, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad , Taluka Borivali., with registered doc serial no. BORIVALI-4/5290/2020 dt. 14.08.2020
46. A Declaration Cum Undertaking should be obtained from M/s. P. G. Enterprises that said flats are unsold and undertaking that same will be sold with prior NOC from the Bank and an undertaking that in draft Agreement for sale, a clause relating to charge of the Bank will be inserted and said draft agreement shall be uploaded on RERA Portal and encumbrance of the Bank will be updated on RERA portal upon creation of charge. Further Declaration in respect of missing original chain title documents and an undertaking to submit the certificate from the concerned police station and advocate certificate after publication in newspaper in respect of missing original chain title documents



47. We are of opinion that **M/S. P.G. ENTERPRISES** have /acquire/s valid, clear, legal and marketable and free from encumbrance's etc. title to said Premises, and is/are entitled to create valid and enforceable Registered Mortgage in favour of Bank subject to charge in favour of **State Bank of India**.



Date : 07.10.2021
Place : THANE

Mrs. RACHANA MARWAL
ADVOCATE

CERTIFICATE OF TITLE

ANNEXURE -C

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property /(ies) and offered as security by way of **Registered** 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 **Registered** Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and I further certify that :
2. I have examined the Documents in detail, taking into account all the Guidelines in the checklist vide Annexure B and the other relevant factors.
3. I also confirm having verified and checked the records of the relevant Government offices/Sub-Registrar's Office (s). I do not find anything adverse which would prevent the title holder from creating a valid mortgage. 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.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds and encumbrance certificate (EC),I hereby certify the genuineness of the Title Deeds. Suspicious / doubt , if any has been clarified by making necessary inquiries.
5. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrances Certificate for the period for from 1992 to 2021 pertaining to the immovable property/(ies) covered by above said Original Title Deeds. The property appears to be free from all encumbrances property mortgage in favour of **State Bank of India**.
6. In case of second/subsequent charge in favor of Bank, there are no other mortgages / charges other than stated in the loan documents and agreed to by the Mortgagor and the Bank.
7. Minor/(s) and his / their interest in the property is to extent of -----(specify the shares the shares of the minor with Name) Not Applicable
8. The Mortgage if created will be available to the Bank for the liability of the intending mortgagor, **M/S. P. G. ENTERPRISES**.
9. I certify that **M/S. P.G. ENTERPRISES**, has/have an absolute, clear, Marketable Title



over the Schedule Property/(ies). I further certify that the above Original of title deeds are genuine and a valid mortgage can be created and the Mortgage would be enforceable.

10. 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:

1.	Original Development Agreement dated 19.11.2010 executed between Snehal Sadan (SRA) Co-operative Housing Society Limited, therein as Society and M/s. P. G. Enterprises, therein as Developers, in respect of development rights of land bearing CTS No. 341, 341/1 to 4, 342, 344, 344/1 to 16, 345, 345/1 to 10 of village Malad (South), Taluka Borivali, District Mumbai Suburban
2.	Original Power of Attorney dated 19.11.2010 executed by Snehal Sadan (SRA) Cooperative Housing Society Limited, therein as Society in favour of M/s. P. G. Enterprises
3.	Original Deed of Conveyance dated 19.10.2010 executed between M/s Pravin Realtors Private Limited, therein as Vendor and M/s. P. G. Enterprises, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-1/9552/2010 at Borivali-5, in respect of land bearing CTS No. 344, 344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, District Mumbai Suburban.
4.	Original Deed of Conveyance dated 26.07.2006 executed between (1) Waman Hiraji Mandalkar (2) Harishchandra Hiraji through their duly constituted attorney Mr. Madhavrao Bapusaheb Patil, therein as Vendors and (1) Madharao Bapusaheb Patil, (2) Kalyanji Umarshi Shah, partners of M/s. P. G. Enterprises, therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-10/6543/2006 at Borivali- , in respect of land bearing CTS No. 341, 341/1 to 4 of Village Malad (South), Taluka Borivali, District Mumbai Suburban.
5.	Original Deed of Rectification (to Conveyance dated 26.07.2006) dated 26.12.2006, executed between (1) Mr. Waman Hiraji Mandalkar (2) Mr. Harishchandra Hiraji Mandalkar, therein as Vendor and M/s. P. G. Enterprises, therein as Purchasers, duly Registered with Sub Registrar of Assurances bearing Document No. BDR10/8657/2006, at Borivali - 4, (CTS No. 341, 341/1 to 4, 342)
6.	Original Irrevocable Power of Attorney executed by (1) Waman Hiraji Mandalkar (2) Harishchandra Hiraji in favour of Madhawao Bapusaheb Patil & others.
7.	Original Affidavit-cum-Declaration, dated 01.12.1991, executed By Madhukar Patil & Prahlad Kamat In Favour Of Madhavrao Bapusaheb Patil
8.	Original Agreement for Sale dated 28.10.1990 executed between (1) Mr. Waman Hiraji Mandalkar (2) Mr. Harishchandra Hiraji Mandalkar, Therein As Vendor And (1) Mr. Madhavrao Bapusaheb Patil (2) Mr. Madhukar Maruthi Patil & (3) Mr. Prahlad L. Kamat, therein as Purchasers. (CTS No. 341/1 to 4)
9.	Copy of Indenture dated 18.10.1994 executed between Mr. Waman Hiraji Mandalkar therein as Vendor and Mr. Ganesh Appasaheb Pawar & therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-2/1257/1994 at Borivali-I. (CTS No. 341, 341/1 to 4)
10.	Original Deed of Confirmation-cum-Rectification (To Indenture of Conveyance dated 18.10.1994) dated 12.01.2010, executed between (1) Mr. Waman Hiraji Mandalkar (2) Mr. Harishchandra Hiraji Mandalkar, therein as Vendor and Mr. Ganesh Appasaheb Pawar therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-12/432/2010 at Borivali-6. CTS No. 341, 341/1 to 4
11.	Original Deed of Confirmation-cum-Declaration dated 25.08.2010 executed between Madhavrao Bapusaheb Patil, therein as Party of the First Part and (1) Mr. Waman Hiraji Mandalkar (2) Mr. Harishchandra Hiraji Mandalkar, therein as Party of the Second Part, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-12/8249/2010 at Borivali-6. (CTS No. 342)
12.	Certified copy of Conveyance dated 16.04.1971 executed between Smt. Kashibai Krishna Keni & Shri Pandurang Krishna Keni, therein as Vendors and Shri Raghlinath Dhondur Takle, therein as Purchaser, duly Registered with Sub Registrar

	of Assurances bearing Document No. BND/712/1971 at Bandra
13.	Original Deed of Conveyance dated 29.09.2006 executed between (1) Ramesh Raghunath Takle (2) Manisha Moreshwar Gudekar Nee Pushpa Raghlinath Takle (3) Datta Raghlnath Takle (4) Surekha Raghunath Takle (5) Sadhana Shrikant Kesarkar Nee Sadhana Raghunath Takle, therein as Vendors and M/s.Pravin Realtors Pvt. Ltd. therein as Purchaser, duly Registered with Sub Registrar of Assurances bearing Document No. BDR-5/7670/2006 at Borivali-2. (CTS No. 344, 344/1 to 16)
14.	Original Deed of Conveyance dated 07/11/2007 executed between 1) Smt. Parvatibai Pandurang Kini, 2) Manohar Pandurang kini, 3) Smt. Asha Atmaram Vange, 4) Miss Babli Pandurang Kini 5) Miss Shakuntala Pandurang Kini& 6) Mr. Naresh Pandurang Kini, therein as vendors and 1) Mr. Kiran Jairam Kini & 2) Mr. Bhalchandra Dashrath Vaithy, therein as Confirming Party and M/s. Pravin Realtors Pvt. Ltd. therein as Purchaser duly Registered with Sub Registrar of Assurances bearing Document no. BDR12/8263/2007, at Borivali -6, (CTS No. 345, 345/1 to 10)
15.	Copy of Commencement Certificate bearing No. SRA/ENG/2848/PN/PL/AP dated 30.06.2012 issued by Slum Rehabilitation Authority in respect of Rehab Building, duly endorsed for the construction of the building comprising Ground (pt) + Stilt (pt) + 1 st to 22nd Floor with OHWT on land bearing CTS No. 344,344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, District Mumbai Suburban.
16.	Copy of Commencement Certificate bearing No. SRA/ENG/2849/PN/PL/AP dated 30.06.2012 issued by Slum Rehabilitation Authority in respect of S4le Building, duly endorsed for the construction of the building comprising Ground + 22 nd upper Floor with OHWT on land bearing CTS No. 344,344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, District Mumbai Suburban
17.	Copy of Registration Certificate No. P51800002838 dated 04.08.2017 issued by Maharashtra Real Estate Regulatory Authority in respect of project "Om Palace" in name of M/s. P. G. Enterprises
18.	Copy of Affidavit cum Declaration dated 30/06/2017 executed by Mr. Mukesh R. Makwana.
19.	Copy of Non Encumbrance certificate dated 15/02/2018 issued by M/s. P. G. Enterprises admitting the availing of credit facilities from Anand Rathi Global Finance Limited
20.	Copy of Approved Plan for Sale Building Bearing No. SRA/ENG/2849/PN/PL/AP, dated 27/07/2016.
21.	Copy of Maharashtra Govt. Gazette dated 10/07/2010 in respect of Notification No. SRA/CTSO/Desk-1/T-S1/3C/CTS No. 344, 345/2010/164 issued by Slum Rehabilitation Authority.
22.	Copy of Maharashtra Govt. Gazette dated 17/07/1997 in respect of Notification No. SAA/MALAD/85/95 issued by Deputy Collector (ENC) and Competent Authority, Borivali.
23.	Copy of Architects Certificate dated 10/04/2018 issued by Kahaan Project Consultants in respect of Rehab Building and Sale Building on the said land bearing CTS No. 344,344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, District Mumbai Suburban
24.	Certified Copy of Consent Terms, dated 10-05-2005 in Suit being S.C.Suit No. 179 or 2005 before Hon'ble City Civil Court at Dindoshi, duly Registered with Sub Registrar of Assurances bearing Document No BDR-6/6286/2006 at Borivali-2
25.	Copy of the order dated 04/05/2016 passed in L.C. Suit No. 1266 of 2016 before Hon'ble City Civil Court at Dindoshi.
26.	Copy of Property Card of Property bearing CTS No. 344,344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, District Mumbai Suburban
27.	Part Occupation Certificate bearing No. SRA/ENG/2848/PN/PL/AP, dated 28/05/2019 issued by Slum Rehabilitation Authority in respect of Rehab/Composite Building, comprising of Ground+ 20 upper floors for 49 nos of Rehab Residential, 3 nos of Rehab Commercial, 18 nos of Sale Residential, 03 nos of PTC, 6 nos of PAP, 1 Society office, 1 welfare Centre, 1 Balwadi, on land bearing CTS No. 344,344/1 to 16, 345, 345/1 to 10 of Village Malad (South), Taluka Borivali, District Mumbai Suburban
28.	Registration Certificate No. P51800002838 dated 04.08.2017 issued Estate Regulatory Authority in respect of project "Om Palace" in Enterprises for extension

	of registration valid upto 29.12.2020.
29.	Certificate dated 25.01.2019 issued by The Legalist certifying that no objection whatsoever has been received after publication of Public Notice dated 17.01.2019
30.	Declaration --cum--undertaking from the Mortgagor

11. There are no legal impediments for creation of the mortgage under any applicable law/rules in force.
12. It is certified that the property is SARFAESI compliant.

(SCHEDULE OF PROPERTY/IES)

Unsold flats in sale building known as OM PALACE

Sr. No	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)
1	1302	13 th	390	650
2	1903	19 th	390	650

Unsold flats in Rehab building known as SNEHAL SADAN SRA

Sr. No.	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)
1	201	2 nd	269	450

Unsold residential flats having number, Floor and area as mentioned hereunder in the project known as Om Palace situated at Mittal College Road, Malad (West), Mumbai 400/064 on land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating admeasuring 1584.00 sq. mtrs. of Village Malad (South), Taluka Borivali, District Mumbai Suburban and bounded as under :

East : CTS No. 349 and 350

West : CTS No. 328

North: CTS No. 346

South: CTS No. 340

Date : 07.10.2021
Place : THANE



**Mrs. RACHANA MARWAL
ADVOCATE**



CHALLAN
MTR Form Number-6



GRN MH007188666202122E		BARCODE		Date 06/10/2021-18:48:51		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Rachana Marwal	
Location PUNE							
Year 2021-2022 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			450.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Amount In Four Hundred Fifty Rupees Only		
Total			450.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						00040572021100642952 IK0BHZANW2	
Cheque/DD No.				Bank Date		RBI Date	
						06/10/2021-18:24:51 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 70560313

Mobile No. : 9594948247

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



GRN	MH007179591202122E	BARCODE							Date	06/10/2021-16:34:19			Form ID						
Department Inspector General Of Registration								Payer Details											
Search Fee								TAX ID / TAN (If Any)											
Type of Payment Other Items								PAN No.(If Applicable)											
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN								Full Name				Rachana Marwal							
Location PUNE																			
Year 2021-2022 One Time								Flat/Block No.											
Account Head Details						Amount In Rs.		Premises/Bullding											
0030072201 SEARCH FEE						300.00		Road/Street											
								Area/Locality											
								Town/City/District											
								PIN											
								Remarks (If Any)											
								Amount In				Three Hundred Rupees Only							
Total						300.00		Words											
Payment Details STATE BANK OF INDIA								FOR USE IN RECEIVING BANK											
Cheque-DD Details								Bank CIN		Ref. No.		00040572021100632010				IK0BHYWAW7			
Cheque/DD No.								Bank Date		RBI Date		06/10/2021-16:24:36				Not Verified with RBI			
Name of Bank								Bank-Branch				STATE BANK OF INDIA							
Name of Branch								Scroll No. , Date				Not Verified with Scroll							

Mobile No. : 9594948247

Department ID : 166742068
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or for any other reason.
 सदर चलन "ट्रिप ऑफ पैमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करता याच्या दस्तांसाठी लागू नाही.



ADV. RACHANA MARWAL

Shop No. FB 61, First Floor, High Street Mall,
Kapurbawadi, Thane (west) - 400607.

Date: 06.10.2021

SEARCH REPORT

To,
The Manager
State Bank of India.

Re: Search of the Unsold flats in sale building known as OM PALACE

Sr. No	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)
1	1302	13 th	390	650
5	1903	19 th	390	650

Unsold flats in Rehab building known as SNEHAL SADAN SRA

Sr. No	Flat No.	Floor	Carpet area (sq.ft.)	Saleable area (sq.ft.)
1	201	2 nd	269	450

Unsold residential flats having number, Floor and area as mentioned hereunder in the project known as Om Palace situated at Mittal College Road, Malad (West), Mumbai 400/064 on land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating admeasuring 1584.00 sq. mtrs. of Village Malad (South), Taluka Borivali, District Mumbai Suburban.

Purchaser: M/S. P. G. ENTERPRISES

Dear Sir,

Under your instructions I have taken search of the above property records in Sub-Registrar office at Borivali Manual record from 1992 to 2021 (30 years).

1992 to 2001 (10 years) at Borivali Manual Record

<u>Year</u>	<u>Borivali</u>
1992	Index II not properly maintain
To	
1994	Index II not properly maintain
1995	Sale Deed , Land bearing Survey no. 468 adm. 2752.7 sq.mtrs. area of Village Malad , (South), Taluka Borivali, District Mumbai Suburban between Kamlabai Keni & other to Prakash L Malharkar, Exe. Date 16.08.1995, Reg. Date 21.03.1996, Doc. No. Borivali -2/3709/1995,
1996	Index II not properly maintain
To	
2001	Index II not properly maintain

2002 to 2021 (20 years) at Borivali Computer Record

<u>Year</u>	<u>Borivali</u>
2002	Nil
To	
2005	Nil
2006	Conveyance Deed, Land & Construction on land bearing CTS no. 341/341/1 to 4, adm. 604.1 sq.mtrs. area & CTS no. 342 adm. 104 sq.mtrs.total adm.708.1 sq.mtrs. area situated at Bhandarwada of Village Malad, Taluka Borivali, Mumbai Suburban between Waman H Mandlkar & other to M/s. P G Enterprises., Exe. Date 21.09.2006, Reg. Date 21.09.2006, Doc. No. BORIVALI-4/6543/2006.
2007	Nil
To	
2009	Nil
2010	Confirmation Deed, Land adm. 104 sq.mtrs. area of Village Malad, Taluka Borivali, Mumbai Suburban between Waman H Mandlkar & other to M/s. P G Enterprises., Exe. Date 25.08.2010, Reg. Date 25.08.2010, Doc. No. BORIVALI-6/8249/2010 Confirmation Deed, Open Land & Construction on land bearing Survey no. 471/3 part, CTS no. 341/341/1 to 16, adm. 736.02 sq.mtrs. area & CTS no. CTS no. 345 & 345/10 adm. 290.41 sq.mtrs. built up area situated at Bhandarwada of Village Malad, Taluka Borivali, Mumbai Suburban between Pravin Realtors Private Limited to M/s. P G Enterprises., Exe. Date 19.10.2010, Reg. Date 19.10.2010, Doc. No. BORIVALI-5/9552/2010
2011	Nil
2012	Affidavit, Slum Rehabilitation Scheme on land bearing C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10 of situated at of Village Malad, Taluka Borivali, Mumbai Suburban between M/s. P G Enterprises.to Slum Rehabilitation Authorities , Exe. Date 28.06.2012, Reg. Date 28.06.2012, Doc. No. BORIVALI-3/5406/2012
2013	Mortgage Deed Rs. 103000000/-, land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating admeasuring 1584.00 sq. mtrs. of Village Malad (South), Taluka Borivali, District Mumbai Suburban, between M/s. P G Enterprises to Union Bank of India Exe. Date 25.03.2013, Reg. Date 26.03.2013, Doc. No. BORIVALI-1/2835/2013 stamp duty Rs. 515000/-, Reg Fees Rs. 30000/-
2014	Nil
To	
2016	Nil
2017	Re-conveyance Deed , land bearing Survey No. 468, Hissa No. 1 (Part), corresponding CTS No. 341, 341/1 to 4, Survey No. 471, Hissa No. 3 (Part) corresponding CTS No. 345, 345/1 to 10 in aggregating admeasuring 1584.00 sq. mtrs. of Village Malad (South), Taluka Borivali, District Mumbai Suburban, between Union Bank of India to M/s. P G Enterprises Exe. Date 29.05.2017, Reg. Date 29.05.2017, Doc. No. BORIVALI-1/5902/2017 stamp duty Rs. 500/-, Reg Fees Rs. 100/-

Date : 06.10.2021
Place : THANE

Mrs. RACHANA MARWAL
ADVOCATE



2018
Mortgage Deed Rs. 12000000/-, Raheeb Building No.1, Ground + 22 Floor, & Sale Building no.2, Om Palace situated at Snehal Sadan, Rajanpada, Mittal Collage Road, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad, Taluka Borivali, between M/s. P G Enterprises to Anand Rath Global Finance Limited Exe. Date 02.06.2017, Reg. Date 02.06.2017, Doc. No. BORIVALI-6/5998/2017 stamp duty Rs. 601000/-, Reg Fees Rs. 30000/-

2019
Mortgage Deed, (Doc no. Borivali-6/5998/2017) Raheeb Building No.1, Ground + 22 Floor, & Sale Building no.2, Om Palace situated at Snehal Sadan, Rajanpada, Mittal Collage Road, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad, Taluka Borivali, between M/s. P G Enterprises to Anand Rath Global Finance Limited to M/s. P G Enterprises Exe. Date 08.01.2019, Reg. Date 08.01.2019, Doc. No. BORIVALI-6/315/2019

2020
Mortgage Deed Rs. 14900000/-, Om Palace & Snehal Sadan Flat no. 602,603,902,1003,1103, 1203,1301, adm. 650 sq.ft.area (Each Flat), & Flat no. 802,901,1001,1101,1201,1301, adm. 450 sq.ft (Each Flat) situated at Snehal Sadan, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad, Taluka Borivali, between M/s. P G Enterprises to State Bank of India Exe. Date 11.01.2019, Reg. Date 11.01.2019, Doc. No. BORIVALI-6/466/2019, stamp duty Rs. 450000/-, Reg Fees Rs. 30000/-

2021
Mortgage Deed Rs. 90000000/-, Flat no. 1302,1303,1603,1803,2003, 2101, 2102, 2103, 2201, 2202, 2203, adm. 650 sq.ft.area (Each Flat) Building no.2, Om Palace, & Flat no. 201, 301, 401, 501, 701, adm. (Each Flat) situated at Snehal Sadan, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad, Taluka Borivali, between M/s. P G Enterprises to State Bank of India Exe. Date 11.01.2019, Reg. Date 11.01.2019, Doc. No. BORIVALI-6/464/2019, stamp duty Rs. 390000/-, Reg Fees Rs. 30000/-

Mortgage Deed Rs. 78000000/-, Om Palace & Snehal Sadan SRA Co-Op Hsg Soc. On Flat no. 103,602,603,902,1003,1103,1203,1301 area (Each Flat) area 650 sq.ft.) & Flat no. 802,901,1001,1101,1201,1301,1401,1601, area each flat 450 sq.ft., Malad West, Mumbai 400 064, Village Malad, Taluka Borivali, between M/s. P G Enterprises to State Bank of India Exe. Date 11.01.2019, Reg. Date 11.01.2019, Doc. No. BORIVALI-6/464/2019, stamp duty Rs. 390000/-, Reg Fees Rs. 30000/-

Mortgage Deed Rs. 90000000/-, Flat no. 1302,1303,1603,1803,2003, 2101, 2102, 2103, 2201, 2202, 2203, adm. 650 sq.ft.area (Each Flat) Building no.2, Om Palace, & Flat no. 201, 301, 401, 501, 701, adm. (Each Flat) situated at Snehal Sadan, C T S No. 341, 341/1 to 4, 342,344/1 to 16, 345,345/1 to 10, Malad West, Mumbai 400 064, Village Malad, Taluka Borivali, between M/s. P G Enterprises to State Bank of India Exe. Date 11.01.2019, Reg. Date 11.01.2019, Doc. No. BORIVALI-6/466/2019, stamp duty Rs. 450000/-, Reg Fees Rs. 30000/-

Nil (Index II is not ready)