

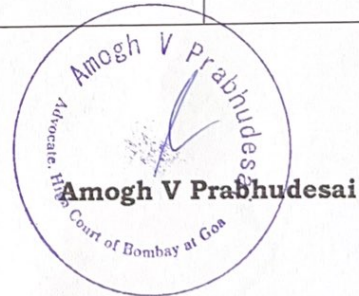
Amogh V Prabhudesai
(LLM)
Advocate

28/07/2023

To,
The ASM,,
Punjab National Bank
LCB Noida.

Sub: Memo of professional fees.

Particulars	Amount
Certified Copy Mr Sanjay Gupta and his spouse if married and governed under the laws applicable within the State of Goa – Devashri Garden Flat 307 Inclusive of Stamp paper and Visit to the SRO, Bardez on 20/07, 24/07, 25/07, 27/07 and 28/07/2023.	Rs. 2350/-
Total	Rs. 2350/-



NEFT/RTGS DETAILS
Amogh V Prabhudesai
50100183336031
Hdfc Bank, caranzalem branch
Ifsc: HDFC0000373

Note :

You are requested to send a Crossed Cheque for Rs. 2350/- in favour of Adv. Amogh V Prabhudesai along with your payment advice.

PAN BTRPP4527L

CHAMBERS:- G, Ground Floor, Pelican Apartments, Near Church Square, FR. Agnelo Road
Altinho – Panaji, Goa, 403001

Email : Amogh99p@gmail.com Ph: 7875090900

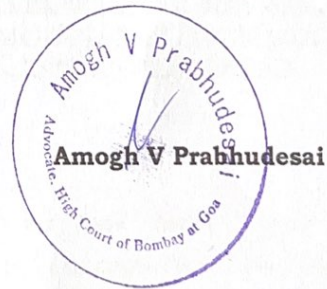
Amogh V Prabhudesai
(LLM)
Advocate

28/07/2023

To,
The ASM,,
Punjab National Bank
LCB Noida.

Sub: Memo of professional fees.

Particulars	Amount
<ul style="list-style-type: none">- Search Report of, Mr Sanjay Gupta and his spouse if married and governed under the laws applicable within the State of Goa – Devashri Garden Flat 307- Search Report and Investigation (inclusive of Form T and Misc)	Rs. 3750/-
Total	Rs. 3750/-



NEFT/RTGS DETAILS
Amogh V Prabhudesai
50100183336031
Hdfc Bank, caranzalem branch
Ifsc: HDFC0000373

Note :

You are requested to send a Crossed Cheque for Rs. 3750/- in favour of Adv. Amogh V Prabhudesai along with your payment advice.
PAN BTRPP4527L

CHAMBERS:- G, Ground Floor, Pelican Apartments, Near Church Square, FR. Agnelo Road
Altinho – Panaji, Goa, 403001

Email : Amogh99p@gmail.com Ph: 7875090900

Date: 28/07/2023

ANNEXURE – IV

INTERIM REPORT ON TITLE

Reg: Property situated at – Flat 307, admeasuring 107 sq mts of Super Builtup area, corresponding Builtup area being 94.94 sq mts and Carpet area being 86/15 sq mts situated on 3rd floor of building F in Devashri Garden Phase II, Socorro, Bardez - Goa

Belonging to – Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa

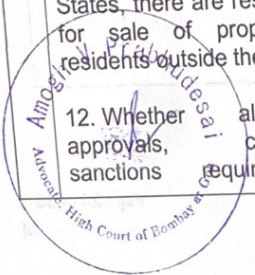
ASPECTS TO BE CONSIDERED	COUNSELS STATEMENT
A. PARTICULARS 1. Name of the Borrower with address : 2. Name of the person offering Mortgage with parentage/constitution and address : 3. Details of the property to be mortgaged: As per title deed --- As per present- --	Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa <u>Flat 307, admeasuring 107 sq mts of Super Builtup area, corresponding Builtup area being 94.94 sq mts and Carpet area being 86/15 sq mts situated on 3rd floor of building F in Devashri Garden Phase II, Socorro, Bardez - Goa</u>
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 of execution and details of registration 2. Whether certified copies have been obtained from the Registrar's office. 3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion? 4. Whether the registration particulars number & date and page particulars as given	1. Agreement for Sale dated 15/10/2007 bearing no. 5071 at pages 54 to 108 of Book I Vol 2314 on 17/10/2007 2. Share Certificate Yes No. Yes

Amogh V Prabhudesai
(LLM)
Advocate

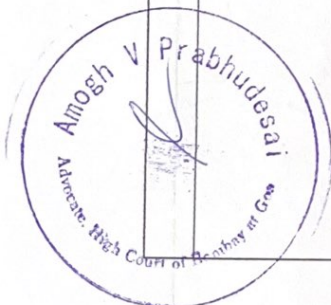
<p>in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office.</p> <p>5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?</p>	<p>Yes</p>
<p>COUNSELLOR'S STATEMENT</p> <p>1. Name of the Borrower with address: Mr. Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Maharashtra.</p> <p>2. Name of the person offering Mortgage with address: Mr. Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Maharashtra.</p> <p>3. Details of the property to be mortgaged: As per title deed - Plot 307, situated on 3rd floor of building in Devashree Garden Phase II, Sector 10, Gurgaon - 122007.</p> <p>4. Details of the title deed/document(s) (including details of the mortgage) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration): As per title deed - Plot 307, situated on 3rd floor of building in Devashree Garden Phase II, Sector 10, Gurgaon - 122007.</p>	<p>ASPECTS TO BE CONSIDERED</p> <p>A. PARTICULARS</p> <p>1. Name of the Borrower with address: Mr. Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Maharashtra.</p> <p>2. Name of the person offering Mortgage with address: Mr. Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Maharashtra.</p> <p>3. Details of the property to be mortgaged: As per title deed - Plot 307, situated on 3rd floor of building in Devashree Garden Phase II, Sector 10, Gurgaon - 122007.</p> <p>B. INVESTIGATIONS</p> <p>1. Details of the title deed/document(s) (including details of the mortgage) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration): As per title deed - Plot 307, situated on 3rd floor of building in Devashree Garden Phase II, Sector 10, Gurgaon - 122007.</p> <p>2. Whether certified copies have been obtained from the Registrar's office: Yes.</p> <p>3. Whether the documents in hand are compared with the certified copies and whether any doubt or discrepancy is raised: No.</p> <p>4. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office: Yes.</p>



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 office?	Yes
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 office? If not, variations be specified. What is its effect?	Yes
8. Whether the property has been mutated in the name of the person offering the mortgage?	The property is a Flat
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	An equitable mortgage has already been created by PNB Bank
10. Whether there is any bar under any local law for 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 the approvals, clearances/ sanctions required for	Yes,



<p>creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?</p>	
<p>13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.</p>	<p>No.</p>
<p>14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?</p>	<p>No.</p>
<p>15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?</p>	<p>No.</p>
<p>16. In case of leasehold property,</p>	



ANNEXURE - V

CERTIFICATE

REFERENCE NO. ---Amogh V Prabhudesai, Chambers No. G, Ground Floor, Pelican
Apartments, Near Church Square, Alitnho, Goa.

ENTRY SERIAL NO. /REGISTER NO.....OF YEAR
(Counsel to give serial no. to the certificate as entered in register of
Searches maintained by him)

DATE: 28/07/2023

The Manager
BO: LCB Noida.

Opinion on investigation of title and obtaining of search report in respect of property i.e. **Flat 307, admeasuring 107 sq mts of Super Builtup area, corresponding Builtup area being 94.94 sq mts and Carpet area being 86/15 sq mts situated on 3rd floor of building F in Devashri Garden Phase II, Socorro, Bardez - Goa**

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices 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 deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office 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 these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1. Sub-registrar, Bardez- Goa.

I 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 BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.



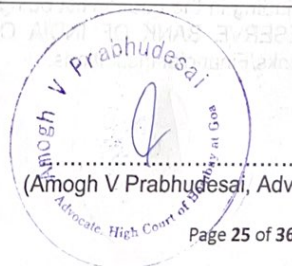
Amogh V Prabhudesai
(LLM)
Advocate

permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not Applicable
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not applicable.
18. Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?	Not applicable
19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not applicable
20. Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Not Applicable.
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not Applicable
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Yes
23. Whether the Owners Title is Valid, Absolute and Marketable one?	Yes
24. Based on the Documents available, whether the owners title is Saleable?	Yes
25. Based on the documents available, whether the owners title is transferable?	Yes
26. Whether the mortgaged property is enforceable under SARFAESI Act 2002.	Property is Sarfaesi Compliant.



DATE : 28/07/2023

PLACE : Panaji - Goa.



Page 25 of 36

The search report of which is annexed hereto, conducted by me

I have not given opinion earlier on investigation of title relating to the same

I find following no defects in the title of the person offering mortgage / Collateral the
Property has already been Mortgaged with PNB Bank LCB Noida.

I hereby certify that **Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa** are competent to create the mortgage.

The valid mortgage can be created by deposit of the **following** original title deed. The said title deeds are Original and genuine and are not duplicate or fake as observed by me—

(Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

1. **Original Agreement for Sale dated 15/10/2007 bearing no. 5071 at pages 54 to 108 of Book I Vol 2314 on 17/10/2007.**
2. **Original NOC from society (obtained at the time of Creating the Mortgage).**
3. **Original Receipt of the Latest Dues Paid to Society.**
4. **Original Share Certificate.**
5. **Original Latest Paid House tax receipts.**
6. **Original Latest Electricity Bill.**

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



SEARCH REPORT

Account Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa

BO: LCB Noida

Search report relates to searches made in:

a) Sub Registrar Office. – Bardez - Goa

b) Registrar of Companies. --

c) Courts. – --

d) Other offices : Not Applicable

a) Office of the Co-operative Society.

b) _____ Development Authority.
(DDA/HUDA/and the like)

e) Any other documents

i) ---

1. Sub Registrar /Registrar of Assurance Office

Office of the Sub – Registrar, Bardez - Goa

2. A personal search was carried out by me for the purpose. Inspection was made for a period of 15 year at the following sub registrar / offices:-

a) Office of the Sub – Registrar, Bardez - Goa



The search report disclosed the followings encumbrances: - the property has already been mortgaged with PNB Bank LCB Noida.

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
Not Applicable	

4. Inspection of Court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order

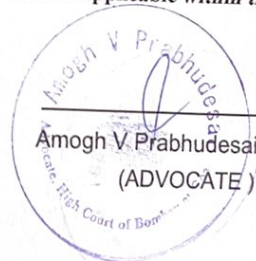
5. Searches made / Inspections carried out in the following offices disclosed : the documents submitted are in order.

Office	Date of search /Inspection	Information
Office of the Sub – Registrar, Bardez - Goa	24/04/2023	

6. A study of the following documents disclosed:

Details of documents perused	Information

Defects noticed are indicated in the Certificate given by me. – there are no defects in the title of Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa

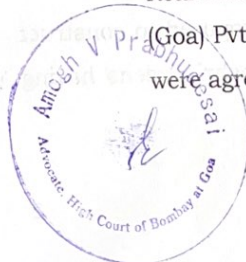


Amogh V Prabhudesai
(LLM)
Advocate

Date: 28/07/2023

Chain of Title:-

1. **Description of the Said Property:** All that piece and parcel of property known as Socollem Gallum situated at Porvorim within the limits of the Village Panchayat of Succor, Bardez Taluka bearing Survey no 21/2 totally admeasuring 21,460 sq mts registered in the Land Registration office of Bardez bearing no 50805 at pages 91 of Book B , 107 and enrolled in the Land Revenue Office under no 1714.
2. **Schedule II - Land Admeasuring 6885 Sq mts** which is part of the aforesaid property for the purpose of Construction of Devashri Garden
3. Description of the Flat, **Flat 307, admeasuring 107 sq mts of Super Builtup area, corresponding Builtup area being 94.94 sq mts and Carpet area being 86/15 sq mts situated on 3rd floor of building F in Devashri Garden Phase II, Socorro, Bardez - Goa**
4. The said property originally belonged to M/s Alcon Construction (Goa) Pvt Ltd having purchased the same vide Deed of Sale dated 22/09/1992 bearing reg no. 1681 at Book I Vol no 175 dated 15/10/1992 and deed of sale dated 29/03/1993 bearing reg no. 414/93.
5. vide an Agreement dated 30/06/1997 M/s Alcon Construction (Goa) Pvt Ltd agreed to sell 40 % of the said property to M/s Alcon Cement Co Pvt Ltd.
6. M/s Alcon Cement Co Pvt Ltd as assignor and M/s Devashri Real Estate Developers as Assignee and M/s Alcon Construction (Goa) Pvt Ltd as confirming party 40% of the undivided holdings were agreed to be sold and assigned to the Assignee.



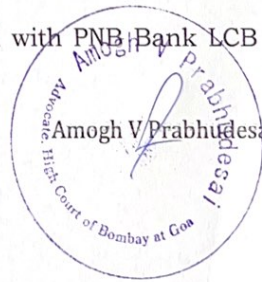
Amogh V Prabhudesai
(LLM)
Advocate

7. General Power of Attorney dated 08/01/2005 bearing no. 267/05 and 268/05 was given by M/s Alcon Construction (Goa) Pvt Ltd and M/s Alcon Cement Co Pvt Ltd to Mr. Kiran S Hegde with respect to the said property.
8. M/s Devashri Real Estate Developers have purchases the whole property from the predecessor owner i.e. M/s Alcon Construction (Goa) Pvt Ltd vide a deed of Sale dated 09/05/2005 executed in the office of the Sub Registrar of Bardez bearing no. 2039 recorded at page no 90 to 136 of Book No. I Vol no 1291 dated 25/05/2005 where in initial 40 % of the property was acquired.
9. Subsequently a Deed of Sale dated 05/06/2006 was executed bearing no. 3231 recorded at page 95 to 136 of Book I Vol no 1697 dated 19/06/2005 an area of 6885 sq mts was acquired and thereafter vide deed of sale dated 28/05/2007 bearing no. 2992 recorded at pages 240 to 267 of Book I Vol 2160 dated 12/06/2007 a balance are of 5991 sq mts was acquired.
10. Deed of Sale dated 28/05/2007 bearing reg no. 2992 at pages 240 to 267 of Book I Vol 2160 dated 12/06/2007, said M/s Alcon Construction (Goa) Pvt Ltd as vendors, and M/s Devashri Real Estate Developers, as the purchaser based on the requirement of their scheme of development, purchased in the second phase balance area i.e. the area admeasuring 5991 sq mts which is equivalent to 46.53 of 60% held by M/s Alcon Construction Goa Pvt Ltd.
11. Thus the builder came to be in possession of the whole property admeasuring 21460 sq mts.
12. M/s Devashri Real Estate Developers proposed to construct a cluster of building to be known as Devashri Greens having different phases.



Amogh V Prabhudesai
(LLM)
Advocate

13. Various permissions were obtained such as
 - a. Conversion Sanad dated 14/05/1993
 - b. revised licence dated 15/10/2007,
 - c. Construction licence dated 16/03/2005
 - d. technical Clearance dated 21/01/2015 and 03/07/2014
 - e. Occupancy Certificate dated 12/01/2017
14. **Agreement for Sale dated 15/10/2007 bearing no. 5071 at pages 54 to 108 of Book I Vol 2314 on 17/10/2007 was entered into between M/s Devashri Real Estate Developers as Builder Seller and Mr Sanjay Gupta**
15. Various Agreements holders have formed themselves into Cooperative Housing Society known as Devashri Garden Cooperative Housing Society Ltd registered with the Asst Registrar of Cooperative Societies North on 21/11/2012.
16. By A Deed of Sale dated 29/03/2016 M/s Devashri Real Estate Developers sold the property to Devashri Garden Cooperative Housing Society Ltd bearing Regd. no Book I Document Registration no. BRZ-BK1-01587-2016, Cd no. BRZD778 dated 30/03/2016
17. **Share Certificate no.134** is issued with respect to the flat, and the Original has to be deposited with the Bank.
18. The latest paid house tax receipt will have to be obtained along with the latest paid electricity bill.
19. **Mr Sanjay Gupta, and his spouse if married and governed under the laws applicable within the State of Goa are the absolute owners in possession of the Said Flat.**
20. The Flat is currently mortgaged with PNB Bank LCB Noida Branch.



FORM "I"

FORM "I"
Serial No. _____
of documents application
2023

Serial No.

Search

21/04/2023

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Adv. Amogh V

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Village.... Succor Bazar

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payment

se) No.

No.

No *here*

No. Three

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documents
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sent by registered post
delivered at this office

for Sub-Regi

send the documents by registered post
hand it over

Presenter:

(P. T. O).



FORM "T"

ORIGINAL

Receipt No.

84/15

of documents
application

Serial No.

C C

Date of 20/07/2023

Nature of document

By whom presented Adv. Amogh V.

Received fees as follows prabhudesai

Registration fee

Copy fee (folios) 110

(sides)

Copy fee for endorsements 5070

Postage

Copies or memoranda (Sections 64 to 67) 23/4

Searches or inspection Date 17/10/2023

Fines

Section 25 Reg. No. 5071

Section 34 Vol. No. 23/4

Certified copies (Section 57) folios 560

Other fees and payment Date 17/10/2023

Item (on reverse) No.

No.

No.

No.

No.

Total

Rs.	Ps.
540	
560	
1100	

The documents will be ready on and
copy

will be sent by registered post
delivered at this office to

Sub-Registrar

Please send the documents by registered post
hand it over to the person named

below:

Presenter:

(P. T. O.)

TO BE TRUE XEROX

ered in this office u

ime No 23/4

ts 54

f Rs 540/-

84/15

0/07/2023

ed on 20/07/2023

on 26/07/2023

ered on 28/07/2023

ared and compared



गोवा GOA

Date 19/08/2023 Value Rs. 100
Name of Purchaser R. Vernekar
Resident of Mapusa
Place of Vendor Panaji
License No.: AC/STP/VEN/102/2003
Sign of Vendor [Signature] Sign of Purchaser [Signature]

B 085883

CERTIFIED TO BE TRUE XEROX COPY OF

Agreement for Sale

Duly registered in this office under number 5071 Book
No. 1, Volume No. 2814 CD No. 1 Date 19/10/2009 Mapusa Goa.
Total Sheets 56
Paid fees of Rs. 560/-
Receipt No. 84/15
Dated 20/09/2023
Copy applied on 20/09/2023
Copy read on 26/09/2023
Copy delivered on 28/07/2023
Copy prepared and compared by: [Signature]
Check & verified
By: Nilesh Thaneekar
L.D.C.



[Signature]
(Suraj R Vernekar)
District Registrar(HQ)
Civil Registrar Cum Sub Registrar,
(Holding Additional Charge)
Mapusa Bardez -Goa

SUB-REGISTRAR
BARDEZ

[Signature]
A

[Signature]
Mandau Kallait Halkar
A

[Signature]
A