V. S. Legal Associates

S. V. Lad

Advocates of the Court

1A & 5, 5/A, 4th Floor, Kamanwala Chamber,
Premises Co-op. Society Ltd.

Sir P. M. Road, Mumbai 400 001

Sir F. M. Road, Mumbai 400 00 Tel. No: 91-022-66316626 Tel. No: 91-022-617559/60 Email Id: vs. legal@yahoo.co.in

VS/SBI/RACPC/CHINCHPOKLI/1549/2023

DATE 06/03/2023

To,

The Assistant General Manager, State Bank of India RACPC, Chinchpokli, Mumbai.

Sir,

A/c.: Amit Dilip Mehta & Preeti Amit Mehta (proposed Borrowers)

# MEMORANDUM OF COST

Professional Charges for taking Search

Prepared the Search Report

Rs. 3250.00

Search Charges

Rs. 750.00

Total

Rs. 4000.00

Kindly remit our professional charges in respect of the abovesaid title certificate in our current SBI A/c No.30314930641, IFS Code: SBIN0001821, Churchgate Branch, Mumbai.

For V. S. Legal Associates

### CHALLAN MTR Form Number-6

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Account II	ead Details	Amount In Rs	Premise	s/Building	3		
30077701 SEARCH FEE		750.0		eet			
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nt Details (f	OBI BANK				FOR	USE IN RECEIVING BA	.NK
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(tranch		s	Scroll No., [	Date		Not Verified with Scroll	

Mobile No. : 9867267216 The challen is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document इन "टाझा ऑफ पैकेंट" मध्ये नमुद कारणासाठीच लागु आहे. ह्वर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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S. V. Lad

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Tel. No: 91-022-66316626
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Email Id: vs. legal@yahoo.co.in

VS/SBI/RACPC/CHINCHPOKLI/1549/2023

DATE 06/03/2023

# REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

	, , , , , , , , , , , , , , , , , , , ,	MOVABLE PROPERTY.
	1. a) Name of the Branch/ Business Uni	t State Raple
	Office cooling arising	Chinchpokli, Mumbai
	Office seeking opinion	By Hand
	b) Reference No. and date of the lette	e Jand
	under the under the cover	
	documents tendered for scrutiny	
	a) Name of the D	Amit Dilip Mehta & Preeti Amit Mehta
1	c) Name of the Borrowers.	
İ	9.36	Home Loan
	2. a) Type of Loan	Loan
		I'm
	h) Tomas of	Flat .
	b) Type of property	
	3. a) Name of the Unit/ Concern/	Amit Day
5	in the of the office	Amit Dilip Mehta & Preeti Amit Mehta
-	Company/ person offering the property/	(proposed Borrowers)
	(ies) as security.	
3	b) Constitution of the	Joint Applicants
	unit/concern/person offering the	Tracains
	property for creation of charge.	
1	c) State as to under what capacity is	Borrow
1.	counity offered (1)	Dollowers
1	security offered (whether as joint	
-	applicant or borrower or as guarantor,	
-	etc.	
4.	Value of Loan (Rs. in crores)	
-	Made No.	
5.		Flat No. B-4803, comprising an Adm.
		area 1983 so 6 /
		area 1283 sq. ft. (as per RERA
	Complete or full description of the	Carpet), on 48th Floor, Wing B, in the
	immovable property (in)	Building known as "MONTE SOUTH"
	immovable property/(ies) ) offered as	constructed on CC N
	security including the following details.	constructed on CS No. 1798 (Pt),
	0.00	16/1840 & 1841 (Pt) lying and
		situated at Village Byculla Division,
	(a) C	Mumbai District
	a) Survey No.	CS No. 1798 (Pt), 16/1840 & 1841
	h) Door to time of	(Pt)
_	b) Door no. ( in case of house property)	Flat No. 4803
	c) Extent / area including plint	
	un area in cose of harman built	Adm. area 1283 sq. ft. (As per RERA
	up area in case of house property	Carpet),
	d) Locations like name of the place,	po-1,
	w Locations like name of the place	Village Byculla Division, Mumbai
	vinage, city. registration gul i	
	etc.	District
_	7 R	
.	a) Particulars of the documents I	
	scrutinized- serially and chronologically	Mentioned herein under
	scriatly and chronologically	
		Account to the second s



March 1970 March 1970	cors	es or registr hel	ents verified and as to originals or certified action extracts dul-	3	erein under	
and desire	other	r authorities be	mg, lond)	7. 4	Original/	In case o
	31.	Date of Document	Name of the parti		Certified Photocopy	copies, whether
The second second					true copy	original was scrutiniz
STATE OF THE STATE	William Company					d by the
	1.	01/04/2021	Part Occupancy issued by MCGM	*	Photo copy	No
	2.	13/12/2013	Commencement issued by MCGM	Certificate	Photo copy	No
	3.	18/08/2021	Approved Plan issue	ed by MCGM	Photo copy	No
7.	4.	09/09/2021	RERA Registration	Certificate	Photo copy	No
(a)	releva compa	ments are o int sub-regis ared with the ble by the n	documents made	No instruction	ns, hence not	obtained
	releva compa availa (Pleas copies with loan comma	ments are on the sub-registered with the ble by the properties and relevant the TIR.) (HL PRESE RE.1 cross component)	btained from the strar office and comments made opposed mortgagor? e all such certified fee receipts along: If the value of the and in case of irrespective of the		ns, hence not	obtained
	releva compa availa (Pleas copies with t loan comma loan o Wheth copies obtain	ments are on the sub-registered with the ble by the properties and relevant the TIR.) (HL => Rs.1 cross component) for all pages of title docted directly for the title decided directly for the sub-register all pages and title docted directly for the sub-register all pages and the title docted directly for the sub-register all pages and title docted directly for the sub-register all pages and the sub-register and the sub-r	btained from the strar office and comments made toposed mortgagor? e all such certified fee receipts along: If the value of re and in case of irrespective of the in the certified uments which are		ns, hence not	obtained
	releva composition of the control with the control wheth copies obtains office in with submit	ments are on the sub-regisered with the ble by the present easo encloses and relevant the TIR.) (HL PRESENT CONTROLL PRESENT CONTROLL PRESENT OF LITTLE CONT	btained from the strar office and comments made toposed mortgagor? e all such certified fee receipts along: If the value of re and in case of irrespective of the in the certified uments which are om Sub-Registrar's rified page by page inal documents		ns, hence not	obtained
	releval composition of the submit (In cartification) of the submit	ments are on the sub-regis ared with the ble by the present e also encloses and relevant the TIR.) (HL > Rs.1 erosecial loans omponent) er all pages of title docted directly from the originals ared for combo or ordinary be handled	btained from the strar office and comments made opposed mortgagor? e all such certified fee receipts along: If the value of re and in case of irrespective of the in the certified uments which are om Sub-Registrar's rified page by page inal documents title deed is not iparing with the		ns, hence not	obtained
a	docurreleva releva availa (Pleasa copiesa with the loan committee) with copies obtains office (In casting production certifies should caution. Whether or reverpopert verifications of the loan copiesa committee (In casting productions) with submittee (In casting productions) whether contravers (In casting productions) whether (In casting productions) whether (In casting productions) whether (In casting productions) which is the loan of	ments are on the sub-registered with the bile by the property of and relevant the TIR.) (HL => Rs.1 crossomponent) of title document of title document of title document of title document of title originals are originals are for common or ordinary be handled usly). The records mue authoritity in question through	btained from the strar office and comments made toposed mortgagor? e all such certified the receipts along if the value of the and in case of irrespective of the in the certified uments which are om Sub-Registrar's rified page by page inal documents title deed is not aparing with the copies, the matter more diligently & of registrar office ies relevant to the are available for any online portal	As above		
	releval relevant releval relevant	ments are on the sub-registered with the bile by the property of all pages of title documents of the originals of or ordinary be handled usly).  The records of	btained from the strar office and comments made roposed mortgagor? e all such certified fee receipts along: If the value of re and in case of irrespective of the in the certified uments which are om Sub-Registrar's rified page by page inal documents title deed is not aparing with the copies, the matter more diligently & of registrar office is relevant to the are available for any online.	As above		

	of alumn	Not Possible
-	the state of the s	. Gaarnie
c	Whether the genuine to be got very whether	
	and autine portal and if	· · · · · · · · · · · · · · · · · · ·
	the salar man marker and Oll	NBA
d	Whether proper registration the documents completed. Details within to be provided.	
a	amplated Della	T. Committee of the com
	to be provided.  Property offered as security falls within the jurisdiction of which subjection	Mumbai
9. a	Property offered as security falls that the jurisdiction of which sub-registration of which sub-	
J. U	the jurisdiction of which sub-	
	office? The bare	Sub Registrar Assurance at Mumbai
b	Whather it is bossible appel of	Ol to 05
	registration of documents in respection the property in question, at more district one office of sub-registrary if 80,	
ĺ	the property in question, at in district	
	one office of sub-registrat/ If 80,	
	registrar/ registrar gene	
	please name all such offices?	Yes
c	Whether search has been made	
	the offices framed at (s)	Annexed as Annexure-1
10.	Chain of title tracing the title alle deed	
a	oldest title deed to the latest the	
	CStabilotting	
	question non	
-	title/interest to the edition	
	for loans of Rs.1.00 crore and above,	
	period of not less than 30 years is	
	mandatory. (Separate Sheets in	
d	Whether the searches in the offices of	5
T	registering authorities or any other records reveal registration of multiple	
	title documents in respect of the	
	property in question?	
b	Wherever Minor's interest or other clog	No
٦	on title is involved, search should be	
	made for a further period, depending	
	on the need for clearance of such close	
	on the Title.	
С	Nature of Minor's interest, if any and i	Not Applicable
	so, whether creation of mortgage could	
·	be possible, the modalities/procedure	
	to be followed including cour	
	permission to be obtained and the	e l
	reasons for coming to such conclusion.	
11.	Nature of Title of the intende	
a a	Mortgagor over the Property (whether	
_	full ownership rights, Leasehold Rights	
	Occurrency / Pagagagam Bights	i,
	Occupancy/ Possessory Rights or Inar	n
-	Holder or Govt. Grantee/ Allottee etc.)	
	If Ownership Rights,	Yes
	D . 11 61 6	
a	Details of the Conveyance Documents	
b	Whether the document is proper	ly Agreement is yet to be stamped
	stamped.	Agreement is yet to
С	Whether the document is proper	to be executed and
	registered	ly Agreement is yet to be executed and

The lease Not Applicable
a mounted to mortgage
The heart is bernitted to more period Not Applicable
A CAMPA LOCAL CONTRACTOR OF THE CONTRACTOR OF TH
e diversities of the lease deed in Not Applicable in the sub-base, check the lease deed in the sub-base, check the lease deed in the sub-base as to whether Lease
is a sub-lease, check the lease deed in
M A SILD-FENSE, Check the lease described of Lessee as to whether Lease
west permits sub-icasing and morigas
by Sub-Lessee also. Not Applicable
Whether the leasehold rights permits Not Applicable
for the creation of any superstructure
what to get renewal of the Leashald Not Applicable
Night to get renewal of the leasehold Not Applicable rights and nature thereof.
of Govt. grant/ allotmant/
If Govt. grant/ allotment/Lease- No cum/Sale Agreement / Occupancy /
mam Holder / Allottee etc, whether;
A KIMIU WILCOMENT PER A INOT Applicate
ancharic rights to the montant
h the mortagen in
charge on such property?
authority is required for creation of mertgage and if so wheet
mertgage and if so whether such valid
permission is available?
a occupancy right, whether
b Mortgage can be created.
12. Has the Yes
4463 [DA mm.
12. Has the property been transferred by way of Gift/Settlement Deed  a The Gift/Settlement Teed
and Gill Settlem
b The Gift (Section 1) Stamped and registered; Deed is duly Not Applicable
The Gift/Settlement of Applicable
attested a deficill Deed has a
b The Gift/Settlement Deed has been Not Applicable  attested by two witnesses;  Whether there is any restriction.
Donor incre is any restriction
Whether there is any restriction on the Donor in executing the gift/settle Not Applicable
Donor in executing the gift/settlement  deed in question?  The Gift/Settlement Deed transfers the property to Donee;  Whether the Donee has accepted gift by significant property to property to Donee has accepted gift by significant property to Donee has accepted property to Done
The Gift/Settlemont 7
property to D
e Whether at Deed transfers the Not Are it
gift the Donee has no
Don't signing the Circumstance accepted the
oced or by a separate Not Applicable
e Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by Whether the Donee is in possession of the gifted property?  Whether any life interest is reserved.
Whether the oy actions?
the gifted the Donee is in pos
the gifted property?  Whether are the Donee is in possession of the possession of the Donee is in possession of the possession of the Donee is in
Whether any life interest is reserved the Donor or any life interest is reserved.
the Donor or any life interest is reserved.

	the the the
	Any other aspect affecting the the of the title passed through of the title passed through settlement deed.
	Any other aspect and throme of the title passed throwe of the title passed
	settlement deed. Arany tement
	of the title passed  gift/settlement deed.  Has the property been transferment  way of partition / family setilement  deed  way been transferment  way of partition / family setilement  way of partition / family settlement  available  note a
3-	Has the property been the set of t
	dred land is andality
-	way of partition / family available  deed whether the original deed is available whether the original deed is modality for deposit. If not the create a procedure to be followed to procedure to be followed to valid and enforceable mortgage, valid and enfo
i.	for deposit. If not to de
	procedure to be followed Not Applicable
	/procedure to be followed /procedure /proced
	whether mutation has been is hore.
5	procedure to be followed valid and enforceable mortgage.  Whether mutation has been effected in Whether the mortgagor share.  Whether the mortgagor share is valid in possession and enjoyment of his valid in possession made is valid in whether the partition made is valid in which which which whether the partition whether which which which which which which was a complete which which which which which was a complete which which was a complete which which which was a complete which which which was a complete which which wh
	Whether and enjoyment of in valid in
	possession and crystal made is mired a
đ	Whether the partition has acquired
ŭ.	Whether the mortgagor his she in possession and enjoyment of his she in possession and enjoyment of his she in whether the partition made is valid in Whether the partition made is valid in Whether the partition made is valid in law and the mortgagor has acquired a law and the mortgagor has acquired of mortgageable title thereon.  In respect of partition by a decree has the property of the partition of the property of the prope
	portgageable title title by a der has
	In respect of partition, decree ans/
0	In respect of partition by decree court, whether such decree become final and all other complied formalities are completed/
	final and all other complete
	become final and all other conditions become final and all other complied formalities are completed/ with.
	with.
	with.  Whether any of the documents in whether any of the documents are executed in counterparts question are executed in counterparts are in more than one set? If so, or in more than one set?
f	Whether any of the question are executed in counterports or in more than one set? If so, additional precautions to be taken for additional precautions.
	question are executed set? If or in more than one set in more tha
	i recognitions to be
	addition is a mortgages.
	avoidand documents
14.	Whether the title documents will is Not Applicable
,	whether the title documents /wills?  Whether the title documents /wills?  In case of wills, whether the will is Not Applicable  Not Applicable
2	Whether the title documents / Will is any testamentary documents / Will is any testamentary documents / Will is In case of wills, whether the will?  In case of wills, whether the will? registered will or unregistered will?  The registered will in the matter needs a whether whether
4	registered will or unregistered who registered will or unregistered who have the registered will in the matter needs a whether will in the matter needs a whether will be and if so whether rempetent
b	Whether will in the matter necus  Whether will in the matter necus  mandatory probate and if so whether  mandatory probated by a competent  who same is probated by a competent
	maildated by a court
	mandatory probate and if so who mandatory probated by a competent the same is probated by a competent on Not Applicable
	whether the property is mutated on Not Applicable  Whether the property is mutated on Not Applicable  Not Applicable
	Whether the property
С	1 - 52515 01
	the basis of will:  the basis of will is availabler  Not Applicable
d	Whether the original will is available  Whether the original death certificate  Whether the original death certificate  Whether the original death certificate  Not Applicable
	and ather the
e ·	caba testator
	the Will III
f.	What are the circumstances and in documents to establish the will in documents to establish will of the
	documents the last and lina will of the
100	1 1-10
1100	testator:samstances such   1100 / 1
-	Comments on the circumstant of a declaration by as the availability of a declaration by
g	- alanilly of
	as the availability about the all the beneficiaries about the all the beneficiaries about the all the beneficiaries about the
1	all the beneficiaries distributed all the beneficiaries distributed all genuineness/ validity of the will, all genuineness/ upon the will, etc.,
	genuineness/ validity of the genuineness/ val
	parties have acted upon the will
1.	parties have acted upon the will, which are relevant to rely on the will, which are relevant to rely on the will,
1	
	availability or avalained.
3	deeds are to be explained.  deeds are to be explained.  nonerty is subject to any No
	deeds are to be explained whether the property is subject to any No Whether the property is church /
15	Whether the property is subject to this it was rights / belongs to church / was religious / other
	wakf rights / belongs / other temple or any religious / other
	temple or ally
	institutions in creation of charges Not Applicable

1	

6 Conticult	The state of the s
Not Applicable	
b precautions/ permissions, if any in Not represent	
respect of the above cases for creation	
of mortgage?	
where the property is a minute of	
The second of th	
a Whather mortues a feet Not Applicable	The state of the s
b Whether mortgage is created for Not Applicable	
family benefit/legal necessity.	
whether the Major Coparceners have	
no objection/join in execution winors	
share if any, rights of female members	
etc.	
· · · · · · · · · · · · · · · · · · ·	
c Please also comment on any other Not Applicable	
aspect which may adversary to the	
validity of Security in Street	
17.a   whether the property to	
trust or is subject to the delings to any	
trust or is subject to the rights of any	
b Whether the trust is a private or public Not Applicable trust and whether	
specifically authorizes the	
specifically authorizes the morigage of the property?	
/permissions to be recoutions Not Applicable	and a company of the company
/permissions to be obtained for	
The state of void in orthography	
d Requirements, if any for creation of Not Applicable	
mortgage as nor the lor creation of Not Applicable	The state of the s
mortgage as per the central/state laws	
The state of the s	
are local latter name	
of Agricultural land and whether there	
arc any route whether there	
arc any restrictions for	
b In core of mortgage?	
m case of agricultural management	
relevant records/documents Not Applicable	
relevant records/documents as per local laws, if any are to be verified to	
consume the arc to be verified to	
validity of the fifth	
to enforce the mortgage?	
ill the cose of	
Agricultural land for commercial Not Applicable	
Durposes land for commercial Not Applicable	
or otherwise	
followed (parties to proceedure)	
a Whether the	
local 1	
local laws or special enactments or other regulations having a her	
other regulations having a har	
+L	
Agricultural Laws, weaker Sections,	
regulations, Costal Zone Regulations, EEZ Environmental Clearance, etc.)	
regulations, Costal Zone Page SEZ	
Environmental Clearance, etc.)	
Additional aspects tole	
The state of the s	

19.a

b

A W	in made	No out come
21.0	Whether any search/enquiry is and with the tand Acquisition Office and the outcome of such search/enquiry? Whether the property is involved and which subject matter of any litigation is pending or concluded?	Writ Petition no. 2669/2008 filed by Committee Makanji Kamgar
	subject matter of any new is pending or concluded?	Company Limited and Ors.
A SHE A SHEET STANDARD OF SHEET STANDARD OF SHEET STANDARD OF SHEET STANDARD OF SHEET SHEE		Writ Petition no. 1980 of 2019 filed by the Swayam Realtors and Traders LLP before the Hon'ble High Court Bombay, against State of Maharashtra and Ors.
	If so, whether such litigation would adversely affect the creation of a policy of its	Such litigation to durrely
b	If so, whether such litigation walld adversely affect the creation of a of its mortgage or have any implication	THE Creation of a solid morioage
.,	adversely affect the creation of a of its mortgage or have any implication future enforcement?	
	mortgage or have any implication	
	future enforcement? have any	Not Applicable
C	future enforcement?  Whether the title documents have any out court seal/ marking which points out	
	0.07001 1 1977221	
	corri marti	
1	augstion? In such case	
	1400	No
22.a	In case of partnership firm, whether	2.00
2125.60	TILL THANKS LA DEPARTS	
	the deed is properly regarded aner(s).	Not Applicable
b	1 1 main a 10 nail	
	whether thrown on hotchpot? Whether	
	formalities for the same name	
-	completed as per applicable laws?  Whether the person(s) creating	Not Applicable
c	Whether the person(s) create mortgage has/have authority to create	:
	mortgage for and on behalf of the firm?	
23.а	Whether the property belongs to a Limited	Yes
23.8	Company, check the Board resolution,	
	authorisation to create	
	mortgage/execution of documents,	
	Registration of any prior charges with the	
	Company Registrar (ROC), Articles of Association /provision for common seal	
the state of the s	etc.	·
b/1	Whether the property (to be mortgaged)	No
.,,	is purchased by the above Company	
	from any other Company or Limited	
	Liability Partnership (LLP) firm? Yes/	
	No.	
b/2	If yes, whether the search of charges of	Voc
	the property (to be mortgaged) has	
2	been carried out with Registrar of	77
	Companies (RoC) in respect of such	
A Spirit Color	vendor company / LLP (seller) and the	
A City	vendee company (purchaser)?	8
		The second secon

	Whether the above search of charge	the ide
b/3	reveals any prior charge	5
	/encumbrances, on the property	y
9	(proposed to be mortgaged) created by	
	(proposed to be mortgaged) created -	
	the vendor company (seller)?	from the IDBI Trusteeship Service Ltd
b/4	If the search reveals encumbrances	
U)	charges, mount such charges	
	encumbrances have been satisfied?	No
24.	In case of Societies, Association, the	
24.	required audionty/power to borrow	
	and whether the mortgage can be	
	created, and the requisite resolutions,	
	bye-laws.	No
25.a	Whether any POA is involved in the	
	chain of title during the period of	
	search?	Not Applicable
Ъ	whether the POA involved is one	Not rippinguists
	coupled with interest, i.e. a	
	Development Agreement - cum -Power	
1	of Attorney. If so, please clarify	
	whether the same is a registered	
	document and hence it has created an	
9 0	interest in favour of the	
Ž.	builder/developer and as such is	
	irrevocable as per law.	
		Not Applicable
1	In case the title document is executed by the POA holder, please clarify	Not Applicable
	whether the POA involved is (i) one	
	executed by the Builders viz.	
	Companies/ Firms/Individual or	
9	Proprietary Concerns in favour of their	
-	Partners/ Employees/ Authorized	
	Representatives to sign Flat Allotment	
-11	Letters, NOCs, Agreements of Sale.	
-	Sale Deeds, etc. in favour of buyers of	
	flats/units (Builder's POA) or (ii) other	
C	type of POA (Common POA).	
	In case of Builder's POA, whether a I	Not Applicable
5	copy of POA is available and	
and the second	the same has been verified/compared	
d	with the original POA.	
1	In case of Common POA (i.e. POA other than Builder's POA), please clarify at	lot Applicable
		ot Applicable
0.	DUDWING Clauses in respect of Do.	
No.	i) Whether the original POA is verified	
<b>1</b>	and the fine investigation is done	
2.12 2.02 2.03 2.03	the basis of original POA?	
Salvery to	Whether the POA is a region.	
	one?	
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7,	Requirement of registration of sale registered after execution.  Agreement for sale should registered after execution.
79	agreement, development
	POA, etc.; plan permission
11	Approval of building plan, respectively, etc.; of appropriate / local authority, etc.; Not Yet
i	Conveyance in
	Condominium Constitute / allotment Part Oc dates
j	Occupancy  letter / letter of possession;  letter / letter of possession;  After Society formation
k	Membership details in
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38. Additional suggestions, if any safeguard the interest of Ba ensuring the perfection of security.	perfore sanctioning the said the prospective purchase the Bank Should as the existence and present status flat/ Building.  Before disbursal of the loan kinds noting letter issued by the Builder.  Don creation of mortgage the record of the society by obtainin letter to that effect from Builder.
39. The specific persons who are required to create mortgage/to deposit documents creating mortgage.  ote: In case separate sheets are required, the sa	>In View of the Various Fraudulen instant, it is notice that the borrower/guarantor present original the documents alongwith the proposal, borrower at the time of the creation of mortgage borrower deposition colur/fabricated/ forged title deed, in the above backdrop bank is advised to kindly verify the genuineness of the Title Deed.  Amit Dilip Mehta & Preeti Amit Mehta (proposed Borrowers)

Note: In case separate sheets are required, the same may be used, signed and annexed. Date: 06/03/2023

Place: Mumbai

Signature of the Advocate

Annexure C-1

CERTIFICATE OF TITLE

I have examined the photocopies of the title deed the which are intended to be I have examined the photocopies of property/(ies) and offered as security by way of deposited relating to the schedule property, and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are Equitable Mortgage and that the documents of creation of Equitable Mortgage is valid evidence of Right, title and Interest of creation of Equitable Mortgage is created, it will satisfy the requirements further certify that:

- 1. I have examined the Documents and the other releases I have examined the Documents in the other relevant factors, in the check list vide Annexure B and the other relevant factors.
- 2. I confirm having made a search the records of the I confirm having made a search the records of the relevant Government having verified and checked Revenue Records to Confice(s), having verified and checked Revenue Records, Municipal/ Panchayat Offices,/Sub-Registrar(s) Office. Registrar of Company Offices,/Sub-Registrar(s) Office(s), Registrar of Companies Office, Wakf Board Office, Land Acquisition Office, abovesaid property Office, Land Acquisition Office, Robovesaid property mortgaged with the IDBI (wherever applicable I find that the Charge release letter applicable I find that the Charge release letter to the IDBI (wherever applicable I find that the Charge release letter to be obtained from the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Trusteeship Service Ltd, Subject to Title Holden for the Title H Trusteeship Service Ltd, Subject to the Title Holders from creating a valid HDFC Ltd. which would not prevent if any loss is countries a valid HDFC Ltd. which would not prevent any loss is caused to the Bank due to Mortgage. I am liable /responsible, agent in making Mortgage. I am liable /responsible, agent in making search. Encumbrances negligence on my part or by my obtained from the research. negligence on my part or by my obtained from the IDBI Trusteeship Service Noticed. Charge Release letter to be obtained from the IDBI Trusteeship Service
- 3. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, no Following scrutiny of Land Records, relative Title Deeds, no certified copies of such title deeds obtained from the concerned registrar office certified copies of such title decus I hereby certify the genuineness of the Title and encumbrance certificate (EC), I has been elected to the title and encumbrance certificate (EO), has been clarified by making necessary Deeds. Suspicious/ Doubt, if any,
- 4. There are prior Mortgage with the IDBI Trusteeship Service Ltd as could be seen There are prior Mortgage with the 1991 to 2023 pertaining from the Encumbrance Certificate for the period from 1994 to 2023 pertaining from the Encumbrance Certificate for the period from 1994 to 2023 pertaining to the Immovable Property/(ics) covered by above said Title Deeds. The to the immovable property/(105) above said Title property is free from all Encumbrances, subject to above clause 2.
- 5. In case of second/subsequent charge in favor of the Bank, there are no other in case of second/subsequent charge in the bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Not Applicable)
- 6. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Not Applicable).
- 7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers Amit Dilip Mehta & Preeti Amit Mehta (proposed Borrowers) after execution and registration of Agreement for Sale, subject to
- 8. I certify that M/s. Swayam Realtors and Traders LLP have an absolute, clear and Marketable title over the Schedule property/ (ics). I further certify that the and marketable title over the benequie property/ (ics). I further certally that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable, Subject to above clause 2.
- 9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage. mortgage.

Q TONIAC

5. 01/12/2022 RERA Registration Certificate  6. 13/12/2013 Common Processing Part Occupancy Certificate  Part Occupancy Certificate Processing	Original Original
3. Proposed Registration Receipt  4. 01/04/2021 Part Occupancy Certificate issued by MCGM Pl  5. 01/12/2022 RERA Registration Certificate	riginal
Proposed Index-II  4. 01/04/2021 Part Occupancy Certificate issued by MCGM PI  5. 01/12/2022 RERA Registration Certificate	riginal
5. 01/12/2022 RERA Registration Certificate  Part Occupancy Certificate Plant Occupancy Certificate  Plant Occupancy Certificate	riginal
3. 01/12/2022 RERA Registration Certificate	
6. 13/12/2013 Comman 7 17	Photo copy
	Photo copy
7 18/08/2003	Photo cop
Approved Plan issued by MCCM	
	Photo cor
the IDBIT	Photo cor
NOC to be obtained from the M/s. Swayam O  Realtors and Traders LLP for any other	Original
Realtors and Traders LLP, for creating equitable mortgage ere are no legal impediments for creation of the Manager collicable Law/ Rules in form the Manager Paragraphic Collicable Law/ Rules in form the Manager Collicable Law/ Rules in form the M/s. Swayam O	Jiginal

10. There are no legal impediments for creation of the Mortgage under any

It is certified that the property is SARFAESI compliant.

# SCHEDULE OF THE PROPERTY/IES

Flat No. B-4803, comprising an Adm. area 1283 sq. ft. (as per RERA Carpet), on 45th Floor, Wing B, in the Building known as "MONTE SOUTH" constructed on CS No. 1798 (Pt), 16/1840 & 1841 (Pt) lying and situated at Village Byculla Division, Mumbei District.

Place: Mumbai

Date: 06/03/2023

Signature of the Advocate

After going through the record documents made available to us, it observed from the property card that Dwarkadass Vussonjee was the owner of the land bearing C. S. No. 1798 (P), Adm. Area 23, 257.72 sq. mtrs., C. S. No. 16/1840 Adm. Area 4416.42 sq. mtrs., C. S. No. 1841 (P), Adm. Area 9890.7 sq. mtrs., 9890.7 sq. mtrs., and C. S. No. 1798 (P), Adm. Area 8710.8 sq. mtrs. & C. S. No. 1841 (P), Adm. Area 3147.2 sq. mtrs., lying being situated at Village Byculla, Mumbai District.

By an Indenture of Conveyance dated 05/01/1876 executed the said Dwarkadass Vussonjee at the request of the said Khatau Makanji sold, conveyed the property admeasuring 10,392 square yards equivalent to 8,691.54 square meters bearing New Survey No.3472, to Khatau Makanji Spinning and Weaving Company Limited, on the terms and conditions contained therein, Which is duly registered with the Sub-Registrar of Assurances, Bombay under Serial No. 3A of 1876.

By and under an Indenture dated 27/03/1896 executed the said Krishnanath Ambarnath Kirtikar sold, conveyed the property admeasuring 4,474 square yards equivalent to 3,740.83 square meters bearing New Survey No.3477, to Khatau Makanji Spinning and Weaving Company Limited, on the terms and conditions contained therein, Which is duly registered with the Sub-Registrar of Assurances, Bombay under Serial No. 1174A of 1896.

By an Indenture of Conveyance dated 09/08/1900 executed the said Municipal Corporation of the City of Bombay granted, assigned, conveyed and assured unto the area adm admeasurement 5,932 square yards equivalent to 4,959.90 square meters bearing New Survey Nos. 3589, 3590 and 3591, to Khatau Makanji Spinning and Weaving Company Limited, on the terms and conditions contained therein, Which is duly registered with the Sub-Registrar of Assurances, Bombay under Serial No. 1882A of 1900.

By an Indenture of Conveyance dated 02/08/1911 executed the said Karsondas Hargovan Chattu, Ramdas Karsondas, Moorarji Karsondas, Parmanand Karsondas and Toolsidas Karsondas (being the minor sons of Karsondas Hargovan Chattu by their father and natural guardian) and Mamubai (the widow and the heir of Damodar Madhawji Rupjee)and Gordhandas Khattau granted unto admeasuring 6,618 square yards equivalent to about 5,533.49 square meters or thereabouts bearing Old Survey Nos.322, 323 and 324 and New Survey Nos.1/3474, 2/3473 and 1/3473 and admeasuring 164 square yards equivalent to 137.13 square meters or thereabouts bearing Old Survey Nos.320 and 321 and New Survey No.3/3476 aggregating to 5,670.62 square meters to Khatau Makanji Spinning and Weaving Company Limited, on the terms and conditions contained therein, Which is duly registered with the Sub-Registrar of Assurances, Bombay under Serial No. 2506A of 1911.

By and under an Indenture of Conveyance dated 24/06/1936 executed the said Municipal Corporation of the City of Bombay and Ivon Hope Taunton granted and conveyed Plot Λ admeasuring 2,301.33 square yards equivalent to 1,924.21 square meters bearing New Survey No.3479(part) and Cadastral Survey No.1798 (part) of Byculla Division, Plot H admeasuring 5,282 square yards equivalent to 4,416.42 square meters bearing New Survey No.3481, 3486 (part) and 3487 (part) and Cadastral Survey No.16/1840 of Byculla Division and (iii) (a) Plot J admeasuring 2,908.67 square yards equivalent to 2,432.02 square meters bearing New Survey No. 3479 (part) and Cadastral Survey No.1841 (part) of Byculla Division and Plot K admeasuring 8,920.55 square yards equivalent to Page 4 of 47 7,458.72 square meters bearing New Survey No.3480-3546 (part) and 3479 (part) and Cadastral Survey No.1841 (part) of Byculla Division aggregating to 9,890.73 square meters to Khatau Makanji Spinning and Weaving Company Limited, on the terms and conditions contained therein, Which is duly registered with the Sub-Registrar of Assurances, Bombay under Serial No. 3713 of 1936.

New Survey No. 3478 (part) and 3546 (part) and 3547 part and 3546 part and 3547 part and 3546 parting Survey No. 1840 (part) (the said area 3147.19 Square meters cadastral Survey Number 1841) of Byculla Division together with but included in cadastral Survey Number 1841) of Byculla Division together with but included in cadastral Survey Number 1841) of Byculla Division together with but included in cadastral Survey Number 1841) of Byculla Division together with but included in cadastral Survey Number 1841) of Byculla Division together with but is and standard in the Cadastral Survey Number 1841) of Byculla Division together with but is and and Sub-registration District of Bombay for a period of 999 years commission and and Sub-registration District of Bombay for a period of 999 years commission and April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to Khatau Makanji Spiform 20th April, 1916 for the yearly rent of Rs. 10,156/- to

Therefore, in the light of what is stated above, Khatau Makanji Spinning and West Company Limited became entitled to the abovesaid Land subject to the terms conditions as contained in the aforesaid Indenture of Lease dated 03/10/1928.

The said Land, as per the Property Register Cards admeasures 49,422.84 squaremeters and 51,152.62 square meters.

Khatau Makanji Spinning and Weaving Company Limited was declared a sindustrial company in terms of Section 3(1)(0) of the Sick Industrial Company (Special Provisions) Act, 1985 ("SICA") in the Year 1989 under Section 17(3) of SICA.

By an Order dated 11/01/2007 passed by the Board for Industrial and Financial Reconstruction sanctioning the scheme for rehabilitation of Khatau Makanji Spinning and Weaving Company Limited, the said Board sanctioned a scheme for the particularly set out in Sanction Order therein.

Pursuant to the Sanction Order stated hereinabove, the said Land has been vested in Swayam Realtors and Traders Limited, a limited company which was subsequently converted into Swayam Realtors and Traders LLP pursuant to the applicable provisions of the Limited Liability Partnership Act, 2008 and Swayam Realtors and Traders LLP became the owner of the abovesaid Land and Lessee of the Leasehold Land subject to (i) due compliance with the terms and conditions of the Deed of Lease Order and due compliance with the terms and conditions of the Sanction Development Control Regulations for Greater Mumbai, 1991.

The Swayam Realtors and Traders LLP is developing the said Land by utilization of the full development potential of the said Land and the full FSI thereof (including fungible FSI, free sale FSI, premium FSI and FSI from any multi mill generation in the future) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereafter.

By a letter dated 06/08/2009 vide No. EB/4820/E/AL issued by Municipal Corporation of Greater Mumbai to the Swayam Realtors and Traders LLP, MCGM has approved the layout of the said Land subject to the terms and conditions mentioned in the above registered approval dated 03/08/2009.

By an Undertaking dated 07/02/2011 executed by Shri Chetan Shah, Director of the Swayam Realtors and Traders LLP in favour of Municipal Commissioner, in relation to proposed Building No.2 to be constructed on the said property on the terms and conditions contained therein, Which is duly registered with the Sub-Registrar of Assurances, Bombay under Serial No. BBE-2/3814/2011.

By an Undertaking dated 07/02/2011 executed by Obstan Shah Director of the

Hy a letter dated 14/04/2011 and vide Reference No. EB/4820/E/AL addressed by MCOM to M/s. Matrix, Architects, MCOM has approved the amended layout plan with respect to the said Land subject to the 1/2010.

approval dated 06/08/2009 and 09/11/2010.

Matrix, MCOM has granted its approval to the amended plans submitted with respect to residential Building No.1 proposed therein.

By and under a letter dated 05/12/2011 issued by the MCGM, Traffic Control Branch, MCGM has stated that the proposal to and conditions mentioned therein shall be considered on the terms and conditions.

MCOM, Mumbai Fire Brigade, has, by and under its letter dated 30/05/2012 vide No. F.B /HR/ City/99 issued a no objection buildings as set out therein.

By a letters dated 18/10/2014 vide No. EB/4820/E/AL addressed to M/s. Matrix, MCGM has granted its approval to the amended Layout Plans with respect to the said property on the terms and conditions contained therein.

A portion of the said property is under lease from the MCGM. For better planning execution of the said Project, the Swayam Realtors and Traders LLP had put up the proposal to change the location of the Improvement Committee and the MCGM Leasehold Land has been permitted by the Improvement conditions contained vide their letters both dated 21/03/2016 on the terms and conditions contained therein.

therein.

The MCGM vide its letter dated and 04/08/2016 vide No. EB/4820/E/AL granted its approval to amend the layout plan and change of location and accordingly the Leasehold Land shall be shifted to the portion of the said Land.

By a Mortgage of Deed dated 05/09/2014 executed between the said Swayam Realtors and Traders LLP, mortgage the said property with the Housing Development Finance Corporation Limited, on the terms and conditions contained therein, which is duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-13646/2014 dated 05/09/2014.

By an Mortgage Deed dated 07/11/2017 executed between the said 1] M/s. Swayam Realtors And Traders LLP through its Partner Adani Infrastructure & Developers Pvt. Ltd. through its Authorized Signatory Mr. Devang Doshi & 2] M/s. Swayam Realtors And Traders LLP through its Partner Marathon Nextjain Realty Ltd. through its Director of Mr. Chetan Shah mortgage the said property with the Housing Development Finance Corporation Limited on the terms and conditions therein. Which is duly registered with the Sub-Registrar of Assurances Mumbai under Sr. No. BBE 3/7675/2017 dated 07/11/2017

By a Unilateral Indenture of Mortgage Deed dated 24/05/2021 executed between the said 1] M/s. Swayam Realtors And Traders LLP & others mortgage the said property with the Housing Development Finance Corporation Limited on the terms and conditions therein. Which is duly registered with the Sub-Registrar of Assurances, Mumbai under Sr. No. BBE-5/6017/2021 dated 08/06/2021

The Municipal Corporation of Greater Mumbai issued Approved Plan bearing No. EB/5709/E/A dated 18/08/2021 to commence construction of the Building wing A & B consists up to 3 Basement + 2 Basement + 1st Basement + Lower Ground + Stilt Floor + 1st Parking to 7th Parking Floor + 8th Podium Floor + Service Floor + Floor + Service Floor + Service Floor + Service Floor + 10th to 15th Floor + 16th Refuge Floor + 17th Floor to 19th Floor + 30th Refuge

The Municipal Corporation of Greater Municipal Cortificate bear The Municipal Corporation of Greater Municipal Certificate bear EB-3709/E/A dated 66/16/2910 and Commended on 27/07/2018 bear EB 3709/E/A dated 64/10/2010 and Commended on 27/07/2018 bear, EB 3709/E/A dated 13/12/2013 and further muchon of the Building and amended dated 24/08/2022 to continence continency of the Building wing consists up to 644 floor on the said Property

By a Mortgage Deed dated 02/02/2928 executed between the said property with Su By a Mortgage Deed dated 02/02/2028 executed the said property with Su Realture And Traders Life & others mortalisms therein. Which is duly the wife the Sub-Remarkar of a terms and committee Sr. No. BBE 4/1 Trusteeship Service Lid on the terms and committee Sr. No. BBE 4/1421/1421/

By Re-conveyance of mortgage Doed dated 1702/2023, the said HDFC Lim By Re-conveyance of mortgage Dood dated Disactly CS NO. 1798 adm area 22255 sq. mirs, 16/1340 adm area 4415.02 sq. mirs, 1841 (pt) adm area 9890.72 sq. mir. favour M M/s. Swaparn Realities And Trailers IIIP on the terms and condition contained therein. Which is duly regimered with the Sub-Registrar of Assurance Mombai under registration No. Etst. 3/2286/2023 dated 08/02/2023.

ht view of the above, M/S. Swayam Realitons and Itaders LLP is entitled to comment the construction of Building known "MONTE FOUTH" on the above said property.

The Municipal Corporation of Greater Municipal Assued Part Occupancy Certificate bearing No. EB/5709/E/A/OCC/1/New fated 01/04/2021 to occupy the billding comprising of I Level Beneaucht (Part), Lower Ground (Part), Upper Ground floor (Part) + In to 4th (Pt) Podium + 5th to 8th floor statutese, lift, lift lobby core, Service floor (between 8th floor and 9th floor) + 9th to 39 upper floor occupy the building on the said

By sinue of the atmosaid under the Agreement for Sale the said M/s. Swayam Realtors and Traders LLP The Promoter agreed to sell Flat No. B-4803, comprising an Adm. area 1283 sq. ft. this per RERA Capetl, on 48th Floor, Wing B, in the Building known as "MONTE SOUTH" to Amut Dilip Mehra & Pregui Amit Mehra (proposed

in view of the above, the center can create mortgage in respect of the above said flat subject to No objection Certificate to be obtained from the IDBI Trusteeship Service RERA Litigations

## Writ Petition no. 2669/2008

The abovesaid writ petition filed by the Rhalan Makanji Kamgar Committee before the Hon ble High Court Bombay, against Makanji Kamgar Communice Commany Limited and Ors. the said well a Makanji Spinning and Weaving Company Limited and Ors. the said well pelition is pending and no adverse order has

### Writ Petition no. 1980 of 2019

The abvocsaid writ petition filed by the Swapann Realtons and Traders LLP before the Honble High Court Bombay, against Shapann Realtons and Traders LLP before the Hon ble High Court Bombay, against State of Maharashtra and Ors. the said writ From ble High Court Bonney, pention is pending and no adverse order has been passed.

Place: Mumbai

### SEARCH REPORT

Flat No. B-4803, comprising an Adm. area 1283 sq. ft. (as per RERA Carpet), on 48th Floor, Wing B, in the Building known and situated at Village B constructed on CS No. Floor, Wing B, in the Building known and situated at Village Byculla Division, Mumbai 1798 (Pt), 16/1840 & 1841 (Pt) lying at the said property, Flat & Bungalow for brevity's sakc)

OWNER: Amit Dilip Mehta & preeti Amit Mehta (proposed Borrowers)

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property THIS IS TO CERTIFY THAT I have taken 2023 in the Office of Sub-Registrar Mumbai 01 to 05 which is as follows: -

YEAR :-	
1994	Pages Torn
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
.2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Entry in index- II
	Declaration dated 03/08/2009
	CTS No. 16/1840, 1841, 1798,
	Swayam Realtors and Traders LLP
	And
,	Municipal Corporation
	Doc. No. BBE-2/5415/2009 Dated 03/08/2009
2010	
2011	Entry in index- II
1,1	Declaration dated 07/02/2011
1.50	CTS No. 16/1840, 1841, 1798, Building No. 2
100	Swayam Realtors and Traders LLP
	And
	Municipal Corporation
	Doc. No. BBE-2/3814/2011 Dated 13/05/2011
	1 07/02/2011
	Declaration dated 07/02/2011
	CTS No. 16/1840, 1841, 1798, Building No. 1
*	Swayam Realtors and Traders LLP
	And Municipal Corporation
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	Contract of the Contract of th
The second second	Swayam Realtors and Traders LLP
	And
	Housing Development Finance Corporation P. Scrial No. BBI5-4/3646/2014 dated 05/09/2014  No Transaction found as per the Coding B. scarch
	Serial No. BBI5-4/3646/2014 dated 05/09/
2015	No Transaction found
2016	Scrial No. BBI5-4/3646/2014 dated 05/09/ No Transaction found as per the Online K-scarch No Transaction found as per the Online K-scarch
2017	No Transaction found as per the Online Westerch  No Transaction found as per the Online Westerch  Index ii for the year 2017 are not properly updated for search Record/Pollowing  Available/Following Transaction as per the sysilable record  Transaction mentioned as per the sysilable record
200	
	The state of the s
	Entry in index- II (as per the mixed pages 1000/
	Lease Deed dated 25/02/2017 (Rs. 22326000/-).  C.T.S. No. 1798 (P) 16/1940 1941 (P), lying being situated at Village.
	1. 11 101/ 1000
	The Tata Power Company Ltd.
	and
	M/s. Swayam Realtors and Traders LLP
	Doc. No. BBE-2/6822/2017 Dated 16/05/2017
	Mortgage Deed dated 07/11/2017 (Rs.1250000000/-)
	Freehold Land Survey No.1798, 16/1840 and 1841 (part) adm. 36562 8q.
	mtrs.
	1] M/s. Swayam Realtors And Traders LLP through its Partner Adami
	Infrastructure & Developers but 14d through its Authorized Signatory Mr.
	Devang Doshi & 2] M/s Sugaran Realtors And Traders LLP through its
	Partner Marathon Nextjain Realty Ltd. through its Director of Mr. Chetan
	Shah.
	And
	Housing Development Finance Corporation Limited
	Sr. No. No. BBE -3/7675/2017 Dated: 07/11/2017
2018	No Transaction found as per the Online E-search
2019	No Transaction found as per the Online E-search
2020	No Transaction found as per the Online E-search
2021	Index ii for the year 2021 are not properly updated for search/Record Not
	Available/Following Transaction as per Online E-search Record/Following
	Transaction mentioned as per the available record
	fig. 1 to the first of the firs
	Entry in index- II (as per the mixed pages index)
	Unilateral Indenture of Mortgage Deed dated 24/05/2021
	CS No. 1798 (Pt), 16/1840 & 1841 (Pt)
	M/s. Swayam Realtors And Traders LLP & others
	And Housing Development Finance C
i i	Housing Development Finance Corporation Limited
2022	Sr. No. BBE-5/6017/2021 dated 08/06/2021
2022	No Transaction found as per the Online E-search
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4 -	11 dusaction mentioned as pertia.
2	Entry in index- II (as per the mixed pages index)
	Mortgage Deed dated 02/02/2023
	CC NO. 1709 odm orga 61505.

22255.19 sq. mtrs, 16/1840 adm area 4416.42 sq. mtrs, 1841 (pt) adm area 9890,72 sq. mtrs in favour **HDFC** Limited and M/s. Swayam Realtors And Traders LLp registration No. BBR-3/2286/2023

Attached the Govt. Fees paid vide Challan No. Mh0161931822022238/2023 dated 02/03/2023

Note: Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained properly and manual books are in partly torn, untidy and loose condition.

Note:- In the S.R.O. at Mumbai 01 to 05 Online E-search Index ii Record from the Note:- In the S.R.O. at Mumbai 01 to 00 June 18-search Index ii Record from the year 1994 to 2023 are Not Properly updated for search, said search Report as per the Mr. Dilip Kondwilkar available Online E-search Record.

Date: 06/03/2023

20,000 Total 2,149,560 260,677	OST ON CHIEF CHARGE
	CCT on Other Charges
	Total Of Charges (B)
	ectricity & Water Meter Connection charges
	ciety/Condominium/Association Formation
40,000	gal Charges
47,730	ummon Area maintenance per year
7.200	ar Park Maintenance Per year
2 200	nfrastructure Charges
211,752	Vlaintenance Charges for I Year in Advance
587.520	Club House Charges
	Non Accountable Charges
195,840	Common Apex Body Corpus
211.752	Maintenance Deposit
293,760	Club House Corpus Fund
	Deposits Interest Leec)
	Other Charges (C)
2,859,170	Total Of Statutory Charges (B)
2,349,308	58
ed 40,000	Registartion & Stanning Charges Fixed
169.862	CESS 14
	Extimated Other Statutory / Govt. Charges (B)
46,986,168	Agreeement Value (A)
52	Other Area
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vithin 15 days of Application	10.00%	4,698,617	117,465	117,465	46,986	4,886,562
within 60 Days of Application	10.00%	4,698,617	117,465	117,465	46,986	4,886,562
n completion of 25th Floor	20.00%	9,397,234	234,931	234,931	93,977	9,773,123
n completion of 40th Floor	20.00%	9,397,234	234,931	234,931	93,972	9,773,123
n Completion of main door and Windows of your	20.00%	9,397,234	234,931	234,931	93.972	9,773,123
27	300000	9.397.234	234,931	234,931	70,479	9,796,616
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	100.00%	46,986,168	1,174,654	1,174,654 446,369	446,369	48,889,108
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ns & Conditions\*: 1.) Quoted rates are subject to change without any prior intimation. 2.) Kindly issue cheque in favour of "SWAYAM REALTORS AND TRADERS LLP"

inely payment of TDS is a sole responsibility of a purchaser/s. ancellation charges as applicable. 5.) Works Contract Tax, Goods and Service Tax plus other taxes/levies etc. If applicable shall be extra payable by the customer ( 30 ime for payment of installiments, deposits and charges is of essence. Interest as per RERA Act 2017 is applicable on all the delayed payments.

Applicant 2: Applicant 3: Signature Signature

Avino

Realtors & Traders LLP

Soloca Bostom