



VIJAY B. CHAVAN

ADVOCATE HIGH COURT

Office : 3, Sarang Building, Sitaram Jadhav Marg, Lower Parel (W), Mumbai - 400 013.

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Search Report

Date : 9th SEPTEMBER 2023

To,
The Manager,
Cosmos Bank,
Dombivali Branch.

Ref: Flat No. B-101, on first floor, area admeasuring 600 sq. ft., Built up in the building known as Nav Asiad Co-operative Housing society ltd., situated at Tilak Road, Dombivli (East) at survey No. 378, Hissa No.1, of Mouje Gajbandhan Patharli, Taluka Kalyan District Thane within the limits of Kalyan Municipal corporation, Dombivli division within the registration District Thane.

Dear Sir,

As per your instruction, I have carried out an independent search in respect of official website IGR MAHARASHTRA in respect of Sub Registrar's Offices Thane district for the period from 1994 to 2023 (30 Years) respectively.

While taking the search, I have found following documents Registered / Index II therein (please see the pages attached herein).

Search at the Sub Registrar Office of Assurance at Thane District, for the period from 1994 to 2023:-

1994 Nil / TORNED

1995 Nil/ TORNED

1996 Nil/TORNED

1997 Nil/ TORNED

1998 Transaction

Schedule of property: , इतर माहिती: सदनिका, मौजे पाथर्ली गाव सन हीन 378 / 1 या नियोजित जागेवरील नव एशियाड को.ऑप.हौ.सो.मधील सदनिका क्र बी 111 पहिला मजला

Declaration of Deed between: {"श्री पुरुषोत्तमदास एस सराफ--"} **And**

Date of execution of document: 20th May 1998,

Date of registration: 20th May 1998,

Document No.: KLN3/1043/1998.

1999 Nil / TORNED

2000 Nil / TORNED



2001	Nil/ TORNED
2002	Nil / TORNED
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil

2016 Transaction
Schedule of property: B/ 101 NAV ASIAD CHS DOMBIVLI EAST TILAK ROAD

Agreement Relating to Deposit of Title Deeds,Pawn between: PUNJAB NATION BANKTHANE (W) (THW)400024037 **And** {PURSHOTTAMDASSARAF,SANJEEVPSARAF}

Date of execution of document: 17th February 2016,

Date of registration: 2nd March 2016,

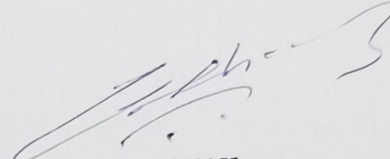
Document No.: KLN5/319/2016.

2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Nil

2023

Nil

Note: This report is subject to mutilated records and torn pages.


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9th SEPT 2023

To

The Manager,
The Cosmos Co-Operative Bank Ltd,
Dombivali Branch

1. **Sub:-** Search and Title report for - Flat No. B-101, on first floor, area admeasuring 600 sq. ft., Built up in the building known as Nav Asiad Co-operative Housing society Ltd., situated at Tilak Road, Dombivli (East) at survey No. 378, Hissa No.1, of Mouje Gajbandhan Patharli, Taluka Kalyan District Thane within the limits of Kalyan Municipal corporation, Dombivli division within the registration District Thane owned by Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf.
2. **Name of the Branch:** Dombivali Branch.
3. **Name of the Borrowers:** Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf.
4. **Documents seen:** Yes as mentioned below

I have perused the following document for the purposes of furnishing this legal opinion

Sr. No	Document Number	Execution Date	Original Attested copy photocopy duplicate and particulars of the document
(i)		1 st June 1987	Photocopy of Agreement for sale BETWEEN Mr. Surendra Kumar Jain as the Vendor AND M/s Sudarshan Synthetics Pvt Ltd as the Purchaser.
(ii)		17 th December 1991	Photocopy of Agreement for sale BETWEEN M/s Sudarshan Synthetics Pvt Ltd as the vendor AND Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf as the



			Purchasers
(iii)	KLN3/1043/1998	20 th May 1998	Photocopy of Deed of declaration Mr. Purshottamdas Sagarmal Saraf Mr. Sanjeev Purshottamdas Saraf registration receipt.
(iv)		31 st July 1984	Agreement for sale between M/s Ar Construction company as the Bu and Mr. Surendra Kumar Jain as purchaser

DESCRIPTION OF PROPERTY PROPERTIES NATURE OF TITLE

1.	Name of the owner /Mortgagor	Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf
2.	Extent of Area	Flat No. B-101, on first floor, area admeasuring 600 sq. ft., Built up in the building known as Nav Asiad Co-operative Housing society Ltd., situated at Tilak Road, Dombivli (East)
3.	Survey No No./CST. No /Gat	at survey No. 378, Hissa No.1,
4.	Is property leasehold /freehold /Govt Grant etc	Freehold
5.	Nature of property	Ownership flat
6.	Location	of Mouje Gajbandhan Patharli, Taluka Kalyan District Thane within the limits of Kalyan Municipal corporation, Dombivli division within the registration District Thane
7.	Boundaries on or towards for the plot /flat	Floor plan not provided
8.	Confirmed the boundaries of the flat/plot as per approved plan and as per title deed.	Floor plan not provided

TRACE OF TITLE/ HISTORY OF PASSING OF TITLE DETAILS OF ANTECEDENT TITLE DEEDS.

It appears that, by Agreement for sale dated 31st July 1984 M/s Arihant Construction company as the Builders transferred and conveyed the right, title and interest in respect of Flat No. B-101, on first floor, area admeasuring 600 sq. ft., Built up in the building known as Nav Asiad Co-operative Housing society Ltd., situated at Tilak Road, Dombivli (East) at survey No. 378, Hissa No.1, of Mouje Gajbandhan Patharli, Taluka Kalyan District Thane within the limits of Kalyan Municipal corporation, Dombivli division within the registration District Thane (hereinafter referred to as the said flat) in favour of Mr. Surendra Kumar Jain as the purchaser for the price and on the terms and conditions mentioned therein.

It appears that, by Agreement for sale dated 1st June 1987 Mr. Surendra Kumar Jain as the Vendor transferred and conveyed the right, title and interest in respect of the said Flat in favour of M/s Sudarshan Synthetics Pvt Ltd as the Purchaser for the price and on the terms and conditions mentioned therein.

It appears that, M/s Sudarshan Synthetics Pvt Ltd became the member of the NAV ABIAD Co-operative Housing Society Ltd., Dombivli registered under the Maharashtra Co-operative Housing Act, 1960 vide Registration No. THA/KLN/HSO/TC/1531/06-07 dated. 28th May 1987 (hereinafter referred to as the said society). The society issued 5 shares of total value of Rs. 250/- bearing no. 101 to 105 and Certificate no. 21 (hereinafter referred to as the said shares).

It appears that, by Agreement for sale dated 17th December 1991 M/s Sudarshan Synthetics Pvt Ltd as the vendor transferred and conveyed the right, title and interest in respect of the said flat in favour of Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf as the Purchasers for the price and on the terms and conditions mentioned therein.

It appears that, by executing the Deed of declaration dated 20th May 1998 executed by Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf, the Agreement for sale dated 17th December 1991 declared and confirmed and appropriate stamp duty has been paid. The said Deed of declaration dated 20th May 1998 duly registered under serial NO. KLN3/1043/1998.

Detailed information about property to be mortgaged:

Details	Remark of counsel
1. Whether the document of title given raise any doubts or suspicion	No.



<p>2. Are all the original title deeds available with the mortgagor if not the reason for non-availability of the same : in case the properties are mortgaged to some other entity is the original title deed lying with such entity does such entity have the certified true copy of any / all of the title deeds and lodgment receipt + acknowledgement letter from registrar for the same</p>	<p>Documents mentioned in the clause 25 taken on record.</p>
<p>3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced or to be obtained?</p>	<p>No</p>
<p>4. Whether the property proposed to be mortgaged is subject to the provision contained under any special enactment / local laws state implications of such enactment on the charge proposed to be created?</p>	<p>No</p>
<p>5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant /Allotment etc obtained</p>	<p>No restrictions for transfer of flat</p>
<p>6. Whether provision of urban ceiling Act are applicable ? if applicable whether permission obtained</p>	<p>Not applicable</p>
<p>7. Whether the user land has been converted under land revenue law? Whether N.A permission /Change of user permission is obtained ?</p>	<p>Yes</p>

8. Whether required documents are available for creating valid equitable mortgage?	Yes
9. What is the tenure of land? (in case of lease property) and whether necessary consent permission of lessor obtained	N.A.
10. Whether the land is adiwasi (Tribal Land?	NO
11. Whether the land /property is owned by HUF? If yes then what precautions to be taken by the Bank while accepting property owned by HUF	NO.
12. Is land /property subject to any reservations/ acquisitions requisitions?	NO
13. Whether plans for constructions are sanctioned?	Not provided for confirmation, comply strictly as per clause 25.
14. Whether commencement certificate issued?	Not provided for confirmation, comply strictly as per clause 25
15. Whether the project is registered under RERA? And registration certificate is obtained on record	N.A.
16. Whether completion certificate is obtained? (applicable to property which is of ready possession /resale)	Not provided for confirmation, comply strictly as per clause 25.
17. Whether there are any restriction from corporation such as education Zone". "Green Zone Etc?	No.
18. Is the land taken on lease from state industrial Development corporation? if yes whether tripartite agreement executed?	N.A.
19. Whether there are any prior encumbrances if yes details thereof?	Yes, it is mortgaged with Punjab National Bank.



20. Evidence of possession findings on documents and revenue records details of property Tax land revenue society maintenance charged or any other statutory dues paid upto date or payable)	Latest Property tax paid receipt Latest Maintenance paid receipt.
21. In case of companies / societies / association / trust whether	--
a. Memorandum /bye laws of the society / association authorize to offer its property as security	NOC to mortgage issued by the Society
b. Requisite resolutions have been duly passed by the company / society /Association permitting mortgage of the properties in favour of the Bank	No.
c. Such resolution sets out the names of the persons who are authorized to create charge over the properties	No.
b. in case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	Not applicable.
22. In case of devolution of property by a will succession	No
A. Whether probate of will succession certificate / Letters of Administration obtained Details thereof	Not applicable
B. If probate / succession certificate not obtained the how the mortgagor proposes to prove the title ?	Not applicable.
C. The safeguards suggested to ensure title to the property offered as security .	Not applicable.
23. a whether title deeds	index ll extract confirmed with the

perused are in conformity with the search taken? b. whether the registered title deeds are in conformity with the scanned copies of the same on IGR site?	official website igr Maharashtra site
24. Whether the chain of title is complete without any missing links	Yes
25. Whether any other documents to be obtained /compliance to be made so as to create valid mortgage.	<p>Following documents are required to be complied and or deposited with the bank:</p> <ol style="list-style-type: none">1. Original Agreement for sale dated 31st July 1984 , between M/s Arihant Construction company as the Builders and Mr. Surendra Kumar Jain as the purchaser2. Original Agreement for sale dated 1st June 1987 BETWEEN Mr. Surendra Kumar Jain as the Vendor AND M/s Sudarshan Synthetics Pvt Ltd as the Purchaser.3. Original Agreement for sale dated 17th December 1991 BETWEEN M/s Sudarshan Synthetics Pvt Ltd as the vendor AND Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf as the Purchasers4. Original Deed of declaration dated 20th May 1998 by Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf, registration receipt and index ll extract.5. Original detail visit report



(confirming the possession of Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf, confirm the occupation certificate, share certificate and NOC to mortgage with the office of the society).

6. Original NOC to mortgage issued by the Society.
- ✓ 7. Photocopy of Latest Property tax paid receipt.
- ✓ 8. Photocopy of latest Maintenance paid receipt.
9. Original share certificate in the name of Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf.
10. Original valuation report.
11. Photocopy of Occupation certificate
- ✓ 12. Photocopy of commencement certificate.
13. Original indemnity bond in respect of Index II entry of Declaration dated 20th May 1998.
14. Original no due certificate and release letter from Punjab National bank.

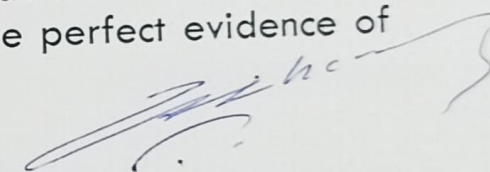
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	✓ 15. Photocopy of demarcated area of the flat on the sanctioned floor plan (issued by the corporation)
A. whether any charge on subject property is found on CERSAL portal b. if yes its Details	No.

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

have examined the Photocopy of original title deeds relating to the Flat No. B-101, on first floor, area admeasuring 600 sq. ft., Built up in the building known as Nav Asiad Co-operative Housing society Ltd., situated at Tilak Road, Dombivli (East) at survey No. 378, Hissa No.1, of Mouje Gajbandhan Patharli, Taluka Kalyan District Thane within the limits of Kalyan Municipal corporation, Dombivli division within the registration District Thane, I have taken the search with the sub- Registrar of Assurances & Record of Rights for last 30 years vide search Receipt GRN No. MH007197520202324P (Copy of Challan is enclosed herewith). I certify that Mr. Purshottamdas Sagarmal Saraf and Mr. Sanjeev Purshottamdas Saraf have an absolute clear and marketable title over the property shown above. I further certify that the documents of title refereed to under the opinion are perfect evidence of right title and interest of the borrower / Mortgagor.


VIJAY B. CHAVAN

Advocate