

# SP ASSOCIATES

SP ASSOCIATES, Chamber No.04, A-, Sector-7, Harsh Shantinagar CHS Ltd., near Pndt. Umakant Mishra Chowk, Shantinagar, Mira Road (East), Dist. Thane 401 107



**Adv. Sushil Pathak**  
**Advocate High Court**  
Chamber No. 04, A-6, Sector - 7 Harsh Shantinagar CHS Ltd., near Pndt. Umakant Mishra Chowk Shantinagar, Mira Road, Dist.Thane401107  
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Enrollment No.: MAH/6059/2011  
PAN: AAIPP0106G

To,  
The Asst. General Manager,  
Punjab National Bank,  
Punjab Loan Point,  
Bandra Kurla Complex  
Bandra, Mumbai  
(CC: Goregaon West 1203 Branch)

REF: LSR 2310013/ DN- 2310027/ DS

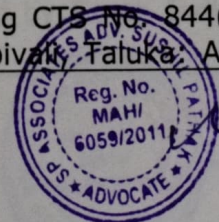
Date: 17.10.2023

## SPECIAL REPORT ON TITLE

Re: A residential **Flat No. 12**, on the 2nd Floor, area admeasuring 850 Sq. Ft.(Carpet area), in the Building known as 'Panchsheel' of the Society known as 'Punjab National Bank Officer's Co-operative Housing Society Limited', situated at Off. Veera Desai Road, Jeevan Nagar, Andheri West, Mumbai- 400053 and constructed on all that piece and parcels of land bearing CTS No. 844(Pt.) of Revenue Village: Ambivali, Taluka: Andheri, in the Registration District: Mumbai Suburban.

**Belonging To: Proposed Buyer: Mr. Jai Bhagwan Bhoria**

Sr. No	Aspects to be considered	Counsel's Statement
A.	Particulars  1. Name of the borrower with the Address:-  2. Name of the Person offering Mortgage with Parentage/ constitution and address  3. Details of property to be Mortgaged	<b>Proposed Buyer: Mr. Jai Bhagwan Bhoria</b>  <b>Proposed Buyer: Mr. Jai Bhagwan Bhoria</b>  An residential <b>Flat No. 12</b> , on the 2nd Floor, area admeasuring 850 Sq. Ft.(Carpet area), in the Building known as 'Panchsheel' of the Society known as 'Punjab National Bank Officer's Co-operative Housing Society Limited', situated at Off. Veera Desai Road, Jeevan Nagar, Andheri West, Mumbai-400053 and constructed on all that piece and parcels of land bearing CTS No. 844(Pt.) of Revenue Village: Ambivali, Taluka: Andheri,



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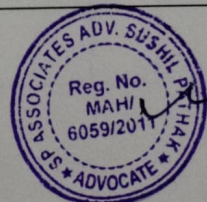
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<p>4. As per title Deeds</p> <p>5.As per present position</p>	<p>in the Registration District: Mumbai Suburban.</p> <p><b>Proposed Buyer: Mr. Jai Bhagwan Bhoria</b></p> <p><b>Proposed Buyer: Mr. Jai Bhagwan Bhoria</b></p>
<p>B. <b><u>Investigation :-</u></b></p> <p>1. Details of the title deeds / documents (including Link Deeds / Parent deeds) to be deposited for creation of the mortgage.</p>	<p>1. Original Agreement for Sale/ Sale Certificate to be executed by and between The Saraswat Co-op Bank Ltd. through its authorized signatory of the One Part and <b>Mr. Jai Bhagwan Bhoria</b> of the Other Part</p> <p>2. Original Registration Receipt and Index-II issued against executed Agreement for Sale/ Sale Certificate</p> <p>3. Original NOC from The Saraswat Co-op Bank Ltd. to sell the subject flat in favor of <b>Mr. Jai Bhagwan Bhoria</b></p> <p>4. Copy of authority letter from The Saraswat Co-op Bank Ltd. authorizing its officer to enter into Agreement for Sale/ Sale Certificate with respect to the said flat</p> <p>5. Email Confirmation of winning of bid of the said flat from The Saraswat Co-op Bank Ltd. in favor of <b>Mr. Jai Bhagwan Bhoria</b></p> <p>6. Copy of Court Order dated 19.09.2016 of the Chief Metropolitan Magistrate, Esplanade, Mumbai against Case No. 608/ SA/ 2015 filed in the court of the C.M.M. Esplanade, Mumbai (The Saraswat Co-op Bank Ltd. V/s. Mrs.</p>





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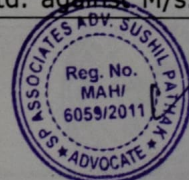
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Meena Chetan Vora & Shri. Karan Chetan Vora)

7. Original Agreement for Sale dated 03.07.2008 registered on 04.07.2008 under Sr. No. BDR-15/ 5676/ 2008 executed between Shri. Milind Chandrakant Gawande, Special Recovery & Sales Officer duly authorized by the Commissioner for Co-operation & Registrar Co-operative Societies, Govt. Of Maharashtra, Pune attached to the South Indian Co-operative Bank Ltd. hereinafter referred to as 'the Seller' of the First Part and the South Indian Co-operative Bank Limited as 'the Bank' of the Second Part and Mrs. Meena Chetan Vora & Shri. Karan Chetan Vora hereinafter referred to as 'the Purchasers' of the Third Part
8. Original Registration Receipt No. 5741 dated 04.07.2008
9. Original Index-II issued against Agreement for Sale dated 03.07.2008
10. Original Agreement dated 03.12.1990 executed between Shri. Sadashiv Vasantrao Gorakshar hereinafter referred to as 'the Vendor' of the First Part and Mr. Deelip Ram Prabhu and Mrs. Sunita Deelip Prabhu hereinafter referred to as 'the Purchasers' of the Second Part
11. Copy of Recovery Certificate No. 3436/ 2004 and 3437/ 2004 both dated 16.03.2006 issued by Assitant Registrar, Co-operative Societies, Govt of Maharashtra, Mumbai (On Deputation) in favor of South Indian Co-operative Bank Ltd. against the Dispute No. 101/ SICB/ 3437 of 2004 filed by South Indian Co-operative Bank Ltd. against M/s. Deepal



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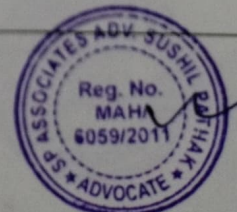


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	<p>Agencies and Mr. Deelip Ram Prabhu and Mrs. Sunita Deelip Prabhu</p> <p>12. Copy of Consent Terms dated 23.04.2008 issued by the High Court of Judicature at Bombay against the Writ Petition (Lod.) No. 465 of 2007 filed by M/s. Deepal Agencies (Company of Mr. Deelip Ram Prabhu and Mrs. Sunita Deelip Prabhu) &amp; Ors against The State of Maharashtra &amp; Others.</p> <p>13. Original NOC from the Society</p> <p>14. Original Share Certificate issued by the Society.</p> <p>15. Copy of Occupancy Certificate dated 05.10.1992 bearing ref. no. CE/ 5078/ BSII/ AK issued by Municipal Corporation of Greater Bombay</p> <p>16. Two Public Notices dated 06.10.2023 issued in Active Times(English) and Mumbai Lakshdeep(Marathi) along with No Claim Certificate dated 17.10.2023 issued by Bavadeepika Shetty(Advocate)</p> <p>17. Copy of Floor Plan</p> <p>18. Copy of Property Card</p> <p>19. Copy of Latest Maintenance Receipt</p> <p>20. Copy of Latest Electricity Bill</p>
2. Whether documents given to the counsel are original one or mere copies of documents.	Mere Copy of the Documents are provided
3. Whether documents given as Original title deeds raise any doubt or suspicion?	Prima-facie it does not raise any doubt or suspicion





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4. Whether particulars of registration as number & date and page particulars as given in the title deed shown to the counsel tally with particulars as stated in the records of the registrar's office.	Yes
5. Whether the particulars of registration as number & date and page particulars as given in the title deed tally with particulars as stated in Certified copy as obtained from the registrar's office.	Yes
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, variation be specified, what is its effect?	Yes
8. Whether the property has been mutated in the name of the person offering the mortgage.	NA
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.	YES
10. Whether there is any bar under local law for creation of the mortgage of the property to be mortgaged.	No
11. Whether there is any restriction regarding sale of property to be mortgaged	No
12. Whether all the approvals, clearance /sanctions required for creation of the mortgage have been obtained	YES
13. Whether the property is ancestral / or under joint ownership or the minor is having	No

