

RAJAN PILLAI
ADVOCATE

Ref:2571/SBI

Date: 02.03.2024

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

Annexure - B: Report of Investigation of Title in respect of immovable Property.

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, RACPC Sion
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter dated 01.03.2024
	c	Name of the Borrower.	Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade.
2	a	Type of Loan	_____
	b	Type of property	Residential Flat
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade.
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor/ Borrower
4	a	Value of Loan (Rs. in crores)	Not known
5		Complete or full description of the immovable property (ies) offered as security including the following details.	
	a	Survey No.	constructed on land

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		bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.
b	Door/House no. (in case of house property)	Flat No. 502
c	Extent/ area including plinth/ built up area in case of house property	admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as " Brahmand " now in the Society known as " Brahmand Phase-I Co-operative Housing Society Limited ",
d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. Boundaries: (for Flat / land) On or towards the East: No Record On or towards the West:

			No Record On or towards the South: No Record On or towards the North: No Record	
6	A	Particulars of the documents scrutinized-serially and chronologically.	Documents mentioned below	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	Xerox copies provided	
Sr. No.	Date	Name/ Nature of the Documents	Original /Certified copy /certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1.	30.12.2015	Registered Gift Deed executed by and between Mr. Milind Madhukar Makade as the Donor of the one part AND Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade as the Donee of the other part, in respect of Flat No. 502, duly registered with the Sub Registrar Office of Assurance at Thane-1 under Sr. No. TNN-1-11605-2015 dated 30.12.2015, along with all annexures,	Photocopy	Photocopy
2.	30.12.2015	Registration Receipt No.	Photocopy	Photocopy



		12282 issued by Sub Registrar of Assurances at Thane-1		
3.	30.12.2015	Index II under Sr. No. 11605-2015 issued by Sub Registrar Office at Thane-1	Photocopy	Photocopy
4.	10.03.2005	Registered Agreement for Sale executed by and between Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved as the Transferors of the one part AND Mr. Milind Madhukar Makade as the Transferee of the other part, in respect of Flat No. 502, duly registered with the Sub Registrar Office of Assurance at Thane-5 under Sr. No. TNN-5-02016-2005 dated 10.03.2005	Photocopy	Photocopy
5.	10.03.2005	Registration Receipt No. 2145 issued by Sub Registrar of Assurances at Thane-5	Photocopy	Photocopy
6.	26.03.1991	Registered Agreement for Sale executed by and between M/s. Kabra and Associates as the Developers of the first part AND Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved as the Purchasers of the other part, in respect of the said Flat No 502 duly registered with the Sub Registrar Office of Assurance at Thane under Sr. No. CHHA-2745-1991 dated 04.04.1991	Photocopy	Photocopy
7.	15.12.1988	NA Permission issued by	Photocopy	Photocopy

		Collector Office Thane		
8.	22.04.1991	Occupation Certificate bearing no. V. P. No. 87281/TMC/TDD/66 issued by Municipal Corporation of Thane (1 st to 7 th floor)	Photocopy	Photocopy
9.	26.03.1995	Share Certificate No. 108 bearing distinctive no. 536 to 540 issued by Brahmand Phase-I Co-operative Housing Society Limited in the name of Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved which was duly transferred Mr. Milind Madhukar Makade in respect of the said Flat No 502	Photocopy	Photocopy
10.		Typical Floor Plan	Photocopy	Photocopy
11.		7/12 Extract	Photocopy	Photocopy
12.		Electricity Bill	Photocopy	Photocopy
13.	18.02.1989	Title Report issued by Kanga & Co. (Advocate)	Photocopy	Photocopy

7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Not applied, no instructions.
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the	Not Verified



		certified or ordinary copies, the matter should be handled more diligently & cautiously).	
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, verification of documents on online portal available from the year 2002 onwards
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not possible
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes, registration of documents completed in Sub-Registrar Assurance Thane mentioned in flow of title
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office at Thane
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub-Registrar office at Thane (TNN-1 to 13)
	c	Whether search has been made at all the offices named at (b) above?	Yes, SRO at Thane
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not found multiple documents.
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in	As per Annexure- I.

		question from the predecessors in title/interest to the current title holder.	
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No Minor's interest stated in the title deeds
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership rights of Flat
		If Ownership Rights,	Yes
	a	Details of the Conveyance Documents	Agreement for sale
	b	Whether the document is properly stamped.	Yes
	c	Whether the document is properly registered.	Yes
		If leasehold, whether;	No
	a	The Lease Deed is duly stamped and registered	Not applicable
	b	The lessee is permitted to mortgage the Leasehold right,	Not applicable
	c	duration of the Lease/unexpired period	Not applicable



	of lease,	
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	the mortgagor is competent to create charge on such property?	Not Applicable
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
	If occupancy right, whether;	No.
a	Such right is heritable and transferable,	Not Applicable
b	Mortgage can be created.	Not Applicable
12	Has the property been transferred by way of Gift/Settlement Deed	No
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
c	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
d	Whether the Donee has accepted the gift	Not Applicable

		by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	
	e	Whether the Donee is in possession of the gifted property?	Not Applicable
	F	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	G	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		Has the property been transferred by way of partition / family settlement deed	No.
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b	Whether mutation has been effected	Not Applicable
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	Not Applicable
	f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
14		Whether the title documents include any testamentary documents /wills?	No.
	a	In case of wills, whether the will is	Not Applicable



		registered will or unregistered will?	
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c	Whether the property is mutated on the basis of will?	Not Applicable
	d	Whether the original will is available?	Not Applicable
	e	Whether the original death certificate of the testator is available?	Not Applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
	a	any restriction in creation of charges on such properties?	Not Applicable
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a	Where the property is a HUF/joint family property?	No.
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable

17	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an Agricultural land	No
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	No
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No



	b	Additional aspects relevant for investigation of title as per local laws.	No
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Found any litigation
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	Not Applicable
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No.
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a	Whether the property belongs to a Limited 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 etc.	No
	b/1	Whether the property (to be mortgaged) is purchased by the above Company	Not Applicable

		from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company /LLP (seller) and the vendee company (purchaser) ?	Not Applicable
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not Applicable
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
25	a	Whether any POA is involved in the chain of title during the period of search?	No
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum- Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
		In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized	Not Applicable



	Representatives to sign Unit Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	
c	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
d	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable Not Applicable Not Applicable Not Applicable
e	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
f	Please comment on the genuineness of POA?	Not Applicable
g	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the	Not Applicable

		place, where it is executed.	
27	l	If the property is a flat/apartment or residential/commercial complex	Residential Flat
	a	Promoter's/Land owner's title to the land/ building;	Not Applicable
	b	Development Agreement/Power of Attorney;	Not applicable
	c	Extent of authority of the Developer/builder;	Not Applicable
	d	Independent title verification of the Land and/or building in question;	Yes conducted the search from 1995 to 2024 (30 years)
	e	Agreement for sale (duly registered);	Agreement for sale is duly registered
	f	Payment of proper stamp duty;	Stamp Duty Duly Paid
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
	h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
	i	Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	j	Occupancy Certificate/allotment letter/letter of possession;	Occupation Certificate bearing no. V. P. No. 87281/TMC/TDD/66 dated 22.04.1991 issued by Municipal Corporation of Thane (1 st to 7 th floor)
	k	Membership details in the Society etc.;	Yes, Membership of Society
	l	Share Certificates;	Share Certificate No. 108 bearing distinctive no. 536 to 540 issued by Brahmand Phase-I Co-operative Housing Society Limited in the name of Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved dated 26.03.1995 which was duly transferred Mr. Milind Madhukar Makade in



		respect of the said Flat No 502
m	No Objection Letter from the Society;	Yes, NOC to be obtained from Brahmand Phase-I Co-operative Housing Society Limited
n	All legal requirements under the local/Municipal laws, regarding ownership of flats / Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Upon creation of mortgage the charge of the bank to be noted in Society.
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	No
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
II.D	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes
	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not Applicable
	The period covered under the Encumbrances Certificate and the	I have caused search for period 30 years form

		name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	the 1995 to 2024 till date
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not Applicable
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Yes
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Not Applicable
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not Applicable
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved	Not provided valuation report




		plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes Property is SARFESI compliant
	b	Property is SARFAESI compliant (Y/N)	YES
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable.
38		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	For creation of Equitable Mortgage 0.3% stamp duty is mandatory, and upon creation of the Mortgage Notice of Intimation to be registered with Concerned SRO with in 30 days The Bank to ensure that the Charge of Bank to noted in the record of Society.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 02.03.2024

Place: Mumbai


 Rajan V. Pillai
 Advocate

Ann. I

Flow of Title

I have investigated the title **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" now in the Society known as "**Brahmand Phase-I Co-operative Housing Society Limited**", situated at Post Sandoz Baug, Azad Nagar, Thane-400 607, constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. and upon perusal of the documents submitted before me more, I have to state as follows :

1. It is observed from the documents submitted before me that Sadashiv Sakharam Patil & 5 others were absolutely seized and possessed of or well and sufficiently entitled to all that piece and parcel of land bearing Survey No 80, Hissa No. 18 and 19 area adm. 8966.66 yards equivalent to 7500 sq.mtrs. of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. (hereinafter referred to as the said 1st property).
2. It is observed from the documents submitted before me that by and under Development Agreement dated 05.09.1988 duly registered with the Sub Registrar Office of Assurance at Thane under Sr. No. TNN-5426-1988 executed by and between Sadashiv Sakharam Patil & 5 others had granted development rights in respect of the said Property in favour of M/s. Kabra and Associates.
3. It is observed from the documents submitted before me that Krishnaji Gopal Shelke & 27 others were absolutely seized and possessed of or well and sufficiently entitled to all that piece and parcel of land bearing Survey No 80, Hissa No. 20 and 21 area adm. 3993 sq.yards equivalent to 3339.19 sq.mtrs. of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. (hereinafter referred to as the said 2nd property).
4. It is observed from the documents submitted before me that by and under Development Agreement dated 05.09.1988 duly registered with the Sub Registrar Office of Assurance at Thane



under Sr. No. TNN-5424-1988 executed by and between Krishnaji Gopal Shelke & 27 others had granted development rights in respect of the said Property in favour of M/s. Kabra and Associates.

5. It is observed from the documents submitted before me that Gajanan Arjun Gharat & 13 others were absolutely seized and possessed of or well and sufficiently entitled to all that piece and parcel of land bearing Survey No 86, Hissa No. 2 and 5 area adm. 22828 sq.yards equivalent to 19080 sq.mtrs. of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. (hereinafter referred to as the said 3rd property).
6. It is observed from the documents submitted before me that by and under Development Agreement dated 04.11.1988 duly registered with the Sub Registrar Office of Assurance at Thane under Sr. No. TNN-6613-1988 executed by and between Gajanan Arjun Gharat & 13 others had granted development rights in respect of the said Property in favour of M/s. Kabra and Associates.
7. It is observed from the documents submitted before me that the M/s. Kabra and Associates are thus seized and possessed of or otherwise well and sufficiently entitled to all that pieces or parcels of agricultural lands of ground bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 admeasuring in the aggregate 35787.66 sq.yards equivalent to 29933.91 sq.mtrs. (hereinafter referred to as the said Property).
8. It is observed from the documents submitted before me that the said M/s. Kabra and Associates has obtained NA Permission issued by Collector Office Thane dated 15.12.1988 for nonagricultural use plot of land.
9. It is observed from the documents submitted before me that The said M/s. Kabra and Associates had obtained permission form competent authority and constructed Building name and style of "Brahmand" as on the said plot of land.
10. It is observed from the documents submitted before me that by and under Registered Agreement for Sale dated 26.03.1991 executed by and between M/s. Kabra and Associates as the Developers of the first part had sold transferred **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area)

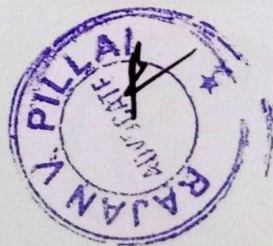
equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" to Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved as the Purchasers of the other part, duly registered with the Sub Registrar Office of Assurance at Thane under Sr. No. CHHA-2745-1991 dated 04.04.1991.

11. It is observed from the documents submitted before me that the said M/s. Kabra and Associates has also obtained Occupation Certificate bearing no. V. P. No. 87281/TMC/TDD/66 dated 22.04.1991 from Municipal Corporation of Thane (1st to 7th floor).
12. It is observed from the documents submitted before me that Subsequently the society was registered in the name and style of "Brahmand Phase-I Co-operative Housing Society Limited", (Reg No. TNA/(TNA)/HSG/(T.C.)/4580 dated 31.01.1992.
13. It is observed from the documents submitted before me that Brahmand Phase-I Co-operative Housing Society Limited issued Share Certificate No. 108 bearing distinctive no. 536 to 540 in the name of Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved dated 26.03.1995.
14. It is observed from the documents submitted before me that by and under Registered Agreement for Sale dated 10.03.2005 executed by and between Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved as the Transferors of the one part had sold transferred **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" to Mr. Milind Madhukar Makade as the Transferee of the other part, duly registered with the Sub Registrar Office of Assurance at Thane-5 under Sr. No. TNN-5-02016-2005 dated 10.03.2005.
15. It is observed from the documents submitted before me that Share Certificate duly transferred in the name of Mr. Milind Madhukar Makade in respect of the said Flat No 502.
16. It is observed from the documents submitted before me that Registered Gift Deed dated 30.12.2015 the Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade is related to the Mr. Milind Madhukar Makade as his Real Sister the Mr. Milind Madhukar Makade desires to grant his 100% undivided share in the said Flat No 502 premises to the Mrs. Ujwala Vilas Yeole Nee



Annexure – C: Certificate of Title

1. I have examined the xerox copy of title deed and other documents more particularly mentioned on the clause 4 herein above relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. In case of loans to Housing Projects/Approval of Housing projects or Home loans for Falts in housing projects, I Confirm having made the search of the proposed development site and state that it is not in prohibited / regulated area under the Ancient Monuments and Archaeological Sites and Remains Act 2010 and prior permission has been obtained from NMA [National Monuments Authority] Wherever required. – NA.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period 30 years (years 1995 to 2024 till date) pertaining to the Immovable Property/(ies) covered by above said Title Deeds.
6. The bank will be deriving the first charge over the property upon creation of mortgage.
7. There is no minor's charge in the said property.
8. The mortgage can be created and the same will be perfect and available to the bank, for the liability of the borrower Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade.

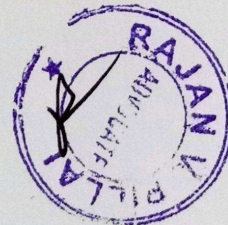


9. I certify that Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade will have absolute, clear and marketable title over the Schedule property/(ies) Flat. I further certify that the above title deeds are genuine and a valid mortgage been created and the said Mortgage would be enforceable.

10. In case of Creation of Mortgage by Deposit of title deeds, the said Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade have to deposit following title deeds and a valid and enforceable mortgage can be created.

Sr. No.	Date	Name/ Nature of the Documents	Original /Certified copy /certified extract/photo copy, etc.
1.	30.12.2015	Registered Gift Deed executed by and between Mr. Milind Madhukar Makade as the Donor of the one part AND Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade as the Donee of the other part, in respect of Flat No. 502, duly registered with the Sub Registrar Office of Assurance at Thane-1 under Sr. No. TNN-1-11605-2015 dated 30.12.2015	Original
2.	30.12.2015	Registration Receipt No. 12282 issued by Sub Registrar of Assurances at Thane-1	Original
3.	30.12.2015	Index II under Sr. No. 11605-2015 issued by Sub Registrar Office at Thane-1	Original
4.	10.03.2005	Registered Agreement for Sale executed by and between Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved as the Transferors of the one part AND Mr. Milind Madhukar Makade as the Transferee of the other part, in respect of Flat No. 502,	Original

		duly registered with the Sub Registrar Office of Assurance at Thane-5 under Sr. No. TNN-5-02016-2005 dated 10.03.2005	
5.	10.03.2005	Registration Receipt No. 2145 issued by Sub Registrar of Assurances at Thane-5	Original
6.	10.03.2005	Index II under Sr. No. 02016-2005 issued by Sub Registrar Office at Thane-5	Original
7.	26.03.1991	Registered Agreement for Sale executed by and between M/s. Kabra and Associates as the Developers of the first part AND Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved as the Purchasers of the other part, in respect of the said Flat No 502 duly registered with the Sub Registrar Office of Assurance at Thane under Sr. No. CHHA-2745-1991 dated 04.04.1991	Original
8.	04.04.1991	Registration Receipt issued by Sub Registrar of Assurances at Thane	Original
9.	04.04.1991	Index II under Sr. No CHHA-2745-1991 issued by Sub Registrar Office at Thane	Original
10.	26.03.1995	Share Certificate No. 108 bearing distinctive no. 536 to 540 issued by Brahmand Phase-I Co-operative Housing Society Limited in the name of Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved which was duly transferred Mr. Milind Madhukar Makade in respect of the said Flat No 502	Original
11.		NOC issued by Brahmand Phase-I Co-operative Housing Society Limited in favour of State Bank of India for	Original



		creation of mortgage of Flat No 502	
12.	22.04.1991	Occupation Certificate bearing no. V. P. No. 87281/TMC/TDD/66 issued by Municipal Corporation of Thane (1 st to 7 th floor)	Photocopy
13.		Latest Property Tax in respect of Flat No 502	Photocopy
14.		Latest Electricity Bill in respect of Flat No 502	Photocopy
15.		Latest Maintenance Bill in respect of Flat No 502	Photocopy

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Flat No. 502, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" now in the Society known as "**Brahmand Phase-I Co-operative Housing Society Limited**", situated at Post Sandoz Baug, Azad Nagar, Thane-400 607, constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.

Date : 02.03.2024

Rajan V. Pillai,
Advocate

Note: The above Title Investigation report is issued upon perusal /scrutiny of the documents submitted to me and also based on the search report submitted by my Search Clerk. In order to corroborate the details mentioned in the report and the factual position, it is suggested that the Bank Official may visit the premises intended to be mortgaged and confirm the factual position. Further, from the search conducted at the Sub-Registrar's Office at Thane the search report reveals that some of the indexes are either torn or not maintained properly and the remaining index does not show any adverse encumbrance in respect of Captioned property.

Rajan V. Pillai,
Advocate

**RAJAN V PILLAI
ADVOCATE**

313/316, Biry House, 3rd Floor, 265, Bazar Gate Street, Fort,
Mumbai 400 001. Tele: 022-47779791 Cell: 9819474838

SEARCH REPORT

Date: 02.03.2024

Re: Investigation of Title of the Property situated at **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" now in the Society known as "**Brahmand Phase-I Co-operative Housing Society Limited**", situated at Post Sandoz Baug, Azad Nagar, Thane-400 607, constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.

Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade

I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Thane (TNN-1 to 13) S.R.O. from the year 1995 to 2024 (30 Years).

During the course of my searches the following details were found.

1995- No Entry
1996- No Entry
1997- No Entry
1998- No Entry
1999- No Entry
2000- No Entry
2001- No Entry
2002- No Entry
2003- No Entry
2004- No Entry
2005- Entry

Entry for the year 2005 as per the online Index II

Agreement for Sale

Consideration Amount Rs. 4,50,000/-

Schedule: **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in

the Building No. 4, in the Building known as "**Brahmand**" now in the Society known as "**Brahmand Phase-I Co-operative Housing Society Limited**", situated at Post Sandoz Baug, Azad Nagar, Thane-400 607, constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.

Name of the Party	Mr. Narendra Purshottam Ved and Mrs. Indira Narendra Ved And Mr. Milind Madhukar Makade
Execution Date	: 10.03.2005
Registration Date	: 10.03.2005
Registration Number	: TNN-5-02016-2005

2006- No Entry
2007- No Entry
2008- No Entry
2009- No Entry
2010- No Entry
2011- No Entry
2012 -No Entry
2013- No Entry
2014- No Entry
2015- Entry

Entry for the year 2015 as per the online Index II

Gift Deed

Consideration Amount Rs. 1/-

Schedule: **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" now in the Society known as "**Brahmand Phase-I Co-operative Housing Society Limited**", situated at Post Sandoz Baug, Azad Nagar, Thane-400 607, constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.

Name of the Party	Mr. Milind Madhukar Makade And
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Mrs. Ujwala Vilas Yeole Nee Miss.
Ujwala Madhukar Makade

Execution Date

: 30.12.2015

Registration Date

: 30.12.2015

Registration Number

: TNN-1-11605-2015

2016- No Entry
2017- No Entry
2018- No Entry
2019- No Entry
2020- No Entry
2021- No Entry
2022- No Entry
2023 - No Entry
2024- No Entry

Note: I have taken online E-Search at SRO Thane (TNN-1 to 13)
Manual & Computer Records from 1995 to 2024.

Rajan Pillai
Advocate, High Court



RAJAN V PILLAI
Advocate
Res: 503/A, Dosti Iris,
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Tel : Tel: 24154957

Off: R.K. Associates,
316, Biry House, 3rd Floor
265, Bazar Gate Street,
Fort, Mumbai 400 001.
Telefax: 22693771
Cell: 9819474838

Ref: 2571/23-24

02.03.2024

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

Dear Sir,

Ref: Bill of Cost for conducting Search and issued TIR in respect of **Flat No. 502**, on the 5th floor, admeasuring about 315 sq.ft. (Carpet area) equivalent to 35.13 sq.mtrs. (Built up area) in the Building No. 4, in the Building known as "**Brahmand**" now in the Society known as "**Brahmand Phase-I Co-operative Housing Society Limited**", situated at Post Sandoz Baug, Azad Nagar, Thane-400 607, constructed on land bearing Survey No 80, Hissa No. 18, 19, 20 & 21 and Survey No. 86, Hissa No. 2 & 5 of Village Kolshet, Taluka and District Thane in the registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. Purchased by Mrs. Ujwala Vilas Yeole Nee Miss. Ujwala Madhukar Makade.

Receiving Papers and perusing the same
Conducting search and issuing Title
Certificate cum Legal Opinion Misc expenses
for travel and other expenses, clerical
and typing expenses.

Reimbursement of Actual fee paid to
the Sub-Registrar of Assurance

Rs. 4,000.00

Total

Rs. 4,000.00
=====

(Rupees Four Thousand only)



Nb: A/c. No: 20247725494

State Bank of India,
Fort Branch. IFSC Code No: SBIN0031282