

15/824

धावती

Original/Duplicate

Tuesday, May 14, 2019

नोंदणी क्र.: 39म

7:40 AM

Regn.: 39M

धावती क्र.: 826 दिनांक: 14/05/2019

गावाचे नाव: Mahajanavadi

फाईलिंगचा अनुक्रमांक: THN3-824-2019

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: SAMEER BABBAR

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 27/04/2019 गेजी घेतलेल्या रु.5646200/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH001346233201920R Defaced vide 0000847675201920 Dated.14/05/2019.

GRN is MH000923709201920S Defaced vide 0000847674201920 Dated.14/05/2019.

Joint S.B. Thane 3

सह दुष्प्रतिनिबंधक वर्ग २

ठाणे क्र. ३

singhani  
M.A., LL.B.



isinghani  
B.Com., LL.B.

T. Gwalani  
B.Com., LL.B.

Raisinghani  
Bsc., LL.B.



*C. R. Raisinghani & Associates*  
ADVOCATES & LEGAL CONSULTANTS

ATES HIGH COURT

CORRES. ADD.: 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.  
0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

DATE:-19/4/2019

REF.NO.CRR/SB-AB/TCC/809/19

To,  
The Asst General Manager,  
State Bank of India,  
RACPC,  
Ghatkopar,  
1<sup>st</sup> Floor, Ashok Saw Mills Compound,  
Ghatkopar (West)  
Mumbai-86.

Report Scrutinised  
*Kamlesh*  
Asst. Manager / CM

**TITLE INVESTIGATION REPORT IN RESPECT OF THE PROPERTY  
PURCHASED BY SAMEER BABBAR AND ANUPRIYA BABBAR  
(BORROWERS).**

Sub: Under your instructions and advise for preparing the Title Verification and Search report for the property "Flat No. B-1507, On 15<sup>th</sup> Floor, Admeasuring Area 36.01 Sq. Mtrs. (Carpet Area) (As Per RERA), in "B" Wing, of the PROJECT-I, of PHASE-I", in the Building/Project known as "AARADHYA HIGH PARK", at Village Mahajanwadi, Western Express Highway, Near Singapore International School, Mira Road (East)-401 107, Taluka & District Thane.", to be Mortgaged by SAMEER BABBAR AND ANUPRIYA BABBAR, for securing the financial assistance from State Bank of India, RACPC, Ghatkopar, Mumbai. I, Shri K. C. Raisinghani of C.R Raisinghani & Associates, the undersigned resident of Ulhasnagar having office at 7, First Floor, Ratan Shopping Centre, Hira Marriage Hall, Ulhasnagar-2, Telephone No. 0251-2712082, M- 9890478189 have to submit my report as under:-

**ANNEXURE - B**

**SEARCH REPORT CUM TITLE CLEARANCE CERTIFICATE**

1.	a) Name of the Branch/Business Unit/Office seeking opinion.	State Bank of India, RACPC, Ghatkopar, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil.
	c) Name of the Borrower.	SAMEER BABBAR AND ANUPRIYA BABBAR
2.	a) Name of the unit/concern / company/ person offering the property (ies) as security.	SAMEER BABBAR AND ANUPRIYA BABBAR
	b) Constitution of the unit/concern/ person/ body / authority offering the property for creation of charge.	Persons. ✓





# 2  
BAR  
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2.92  
/1

On or towards the East by : DP Road.  
On or towards the West by : Western  
Express Highway.

4. a) Particulars of the documents  
scrutinized serially and  
chronologically.

b) Name of documents verified and as  
to whether they are originals or  
certified copies or registration extracts  
duly certified.  
**Note** : Only original or certified  
extracts from the  
registering/land/revenue / other  
authorities be examined.

Sr. No	Date	Name / Nature of the Document	Original/ Certified Extract/ Photocopy	Whether the original was scrutinized
1	24/2/2007	Agreement - Joint Venture dated 24/2/2007 executed between M/s. <b>CONWOOD CONSTRUCTION COMPANY PVT. LTD. and M/s. D. B. REALTY LTD.</b> , regarding their Joint Venture to be known as <b>M/s. CONWOOD DB JOINT VENTURE</b> for development of the abovesaid property.	Photocopy	N.A
2	16/4/2007	Development Agreement dated 16/4/2007 executed between M/s. <b>THE ESTATE INVESTMENT COMPANY LIMITED (Owners) and M/s. CONWOOD CONSTRUCTION COMPANY PVT. LTD. (Developers)</b> , regarding development of the abovesaid property. The said agreement is duly registered with the office of sub-registrar, Thane-4, bearing Registration No.5971/2007 dated 26/6/2007.	Photocopy	N.A





PAGE # 4			
3	16/4/2007	Power Of Attorney dated 16/4/2007 executed by <b>M/s. THE ESTATE INVESTMENT COMPANY LIMITED</b> (Owners) and <b>M/s. CONWOOD CONSTRUCTION COMPANY PVT. LTD. (Developers)</b> , regarding development of the abovesaid property. The said power of attorney is duly registered with the office of sub-registrar, Thane, bearing Registration No.5972/2007 dated 26/6/2007.	Photocopy N.A
4	17/8/2007	Power of Attorney dated 17/8/2007 executed by <b>MR. RAJIV AGARWAL in favour of MR. SANTOSH GORULE &amp; OTHER</b> , regarding registration of the documents. The said power of attorney is duly registered with the office of Sub-Registrar, Borivali-1, bearing Registration No.6173/2007 dated 6/9/2007.	Photocopy N.A
5	22/7/2008	Power of Attorney dated 22/7/2008 executed by <b>MR. VINOD K. GOENKA in favour of MR. ATKUR SURESH</b> , regarding registration of the documents. The said power of attorney is duly registered with the office of sub-registrar, Borivali-1, bearing Registration No.7153/2008 dated 30/9/2008.	Photocopy N.A
6	-	7/12 Extract issued by the Talathi Saja Mira, Taluka and District Thane, in respect of the abovesaid property.	Photocopy N.A

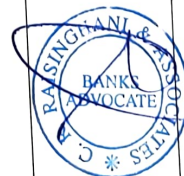
7	9/12/2013
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N.A

PAGE # 5				
7	9/12/2013	Power of Attorney dated 9/12/2013 executed by <b>MR. JAYVARDHAN VINOD GOENKA</b> in favour of <b>MR. ATKUR SURESH</b> , regarding registration of the documents. The said power of attorney is duly registered with the office of sub-registrar, Andheri-4, bearing Registration No.8096/2013.	Photocopy	N.A
8	19/8/2015	Deed of Assignment of Development Rights dated 19/8/2015 executed between <b>M/s. CONWOOD DB JOINT VENTURE (JV)</b> and <b>M/s. MAN VASTUCON LLP (Promoters)</b> and <b>M/s. THE ESTATE INVESTMENT COMPANY PVT LIMITED (EICPL) &amp; CONWOOD CONSTRUCTION COMPANY PVT. LTD (CCDPL) AND DB REALTY LIMITED (DBREALTY)</b> , regarding assignment of Development Rights in respect of the abovesaid property. The said deed is duly registered with the office of sub-registrar, Thane-10 bearing Registration No.12106/2015.	Photocopy	N.A
9	19/8/2015	Irrevocable Power of Attorney dated 19/8/2015 executed dated 19/8/2015 executed between <b>M/s. CONWOOD DB JOINT VENTURE (JV) In Favour Of M/s. MAN VASTUCON LLP (Promoters)</b> and <b>M/s. THE ESTATE INVESTMENT COMPANY PVT LIMITED (EICPL) &amp; CONWOOD CONSTRUCTION COMPANY PVT. LTD (CCDPL) AND DB REALTY LIMITED (DBREALTY)</b> , regarding assignment of Development	Photocopy	N.A





Vastu/Mumbai/04/2019/014502/29993

18/1-67-V

Date: 18.04.2019

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B-1507, 15th Floor, Wing - B, "Aaradhya High Park", Phase-1, Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka & District - Thane, PIN Code - 401 107, State - Maharashtra, Country - India belongs to **Mr. Sameer Babbar & Anupriya Babbar**

Boundaries of the property :

North	Road & Open Plot
South	Singapore International School
East	Open Plot & Road
West	Thakur Mall & Western Express Highway

Reports Scrutinised  
*[Signature]*  
Asst./Dy. Manager / CM

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 69,39,000.00 (Rupees Sixty Nine Lac Thirty Nine Thousand Only)**. As per site inspection / site information 16% construction work is completed as on date.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified  
For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN  
Date: 2019.04.27 16:04:23 +05'30'

**C.M.D.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report



**Mumbai**  
121, 1<sup>st</sup> Floor, Ackruti Star,  
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+91 9860863601  
aurangabad@vastukala.org

**Valuation Report of Immovable Property**

Name(s) of the owner(s).		<b>Mr. Sameer Babbar &amp; Anupriya Babbar</b>								
Application No.										
Address		Residential Flat No. B-1507, 15th Floor, Wing - B, " <b>Aaradhya High Park</b> ", Phase-1, Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka & District - Thane, PIN Code - 401 107, State - Maharashtra, Country - India								
Nearby Landmark / Google Map Independent access to the property		<b>Landmark:</b> Near Singapore International School & Behind Thakur Mall <b>Latitude Longitude: 19°15'47.4"N 72°52'32.6"E</b>								
<b>Layout Plan</b>		Yes	Mira Bhayander Municipal Corporation		Approval No.		MBMNP / NR / 3576 /			
<b>Building Plan</b>		Yes			Approval No.		2018-19			
<b>Construction Permission</b>		No	Details not provided		Approval No.		Details not provided			
<b>Legal Documents</b>		Yes	<ol style="list-style-type: none"> <li>1. Copy of Agreement For Sale (5 pages from document) dated 10.01.2019</li> <li>2. Copy of Index- II dated 10.01.2019 Document No. 909/2019</li> <li>3. Copy of NOC for Building Construction dated 08.01.2019 Document Number. EFPL / RE / 19GF</li> <li>4. Copy of Approved Plan dated 31.08.2018 Document Number. MBMNP / NR / 3576 / 2018-19 (<b>Project Ref No. 28878 dated 30.10.2018</b>) issued by Mira Bhayandar Municipal Corporation.</li> </ol>							
<b>Adjoining Properties</b>		East	West	North	South					
<b>As on site</b>		Open Plot & Road	Thakur Mall & Western Express Highway	Road & Open Plot	Singapore International School					
<b>As per document</b>		Details not provided	Details not provided	Details not provided	Details not provided					
<b>Matching of Boundaries</b>	-	<b>Plot Demarcated</b>	No	<b>Approved land use</b>	Residential purpose	<b>Property Type</b>	Residential			
<b>No. of rooms</b>	Living	1	Bed Room	1	Kitchen	1	Dining	0		
	Toilet	0	Bath room	1	WC		Small Room	0		
Car Parking		alongwith car parking								



	<b>Total no. of Floors</b>	Proposed Stilt + 2 Podiums + 2 Basements + 30 upper floors.	<b>Floor on which the property is located</b>	15 <sup>th</sup> Floor	<b>Approx. Age of the property</b>	Under Construction	Residual age of the property	60 years (After Completion) Subject to proper, preventive periodic maintenance & structural repairs.	<b>Type of structure : R.C.C. Foundation</b>
<b>5</b>	<b>Occupancy Details - Building Under Construction</b>								
	<b>Tenant Name(s)</b>	N.A.							
	<b>Status of Tenure</b>	N.A.	<b>No. of years of Occupancy</b>	N.A.			<b>Relationship of tenant with owner</b>	N.A.	
	<b>Expected Income from the property</b>	₹ 14,000.00 Expected Income from the property per month after completion							
<b>6</b>	<b>Stage of Construction</b>								
	Stage of construction					Under Construction			
	<b>If under construction, extent of completion</b>								
	Foundation		Completed		RCC Plinth		Completed		
	Basement		Completed		Ground/Stilt		Completed		
	Podium		Completed		Total		16% work completed		
<b>7</b>	<b>Violations if any observed</b>								
	Nature and extent of violations					N.A. being the building construction work is in progress.			
<b>8</b>	<b>Area Details of the Property</b>								
	<b>Carpet Area in Sq. Ft.</b>	<b>Carpet Area = 388.00 Dry Balcony Area = 108.00 Total Area = 496.00 (Area as per Builder NOC Letter)</b>	<b>Plinth area / Built up area in Sq. Ft.</b>	545.00		<b>Saleable Area in Sq. Ft. (Area as per Builder NOC Letter)</b>	771.00.		
	Remarks:								
<b>9</b>	<b>Valuation</b>								
	i. Mention the value as per Government Approved Rates also								
	Guideline rate obtained from the Stamp Duty Ready Reckoner					₹ 60,720.00 per Sq. M. i.e. ₹ 5,641.00 per Sq. Ft.			
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.								
	Indicator								





No. 73003416367/87106073892

PAL

ing SBI A/C No.

Tie up  
(If applicable)

Reference No.:

Take Over

licant Name

1 Sameer Babbar

Applicant Name

2 Anu Priya Babbar

Contract (Resi.) Mobile:

9406533713 / 8989584031

an Amount:

15 Lakhs

Tenure:

180M months

erest Rate:

EMI:

an Type:

SBI LIFE: YES / NO

g. Loan

Maxgain

alty

Home Equity