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Ref: 656/SBI

29/09/2022

To,
The Assistant General Manager,
STATE BANK OF INDIA,
RACPC, Chinchpokali,
Mumbai

Dear Sir,

Ref: Bill of Cost of issuing Legal Opinion in respect of Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as "Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, purchased by Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari

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. 2,000.00

Total

Rs. 2,000.00

(Rupees Two Thousand only)



Nb: A/c. No: 20247725494
State Bank of India,
Fort Branch. IFSC Code No: SBIN0031282

RAJAN PILLAI
ADVOCATE

Ref: 656/SBI

29/09/2022

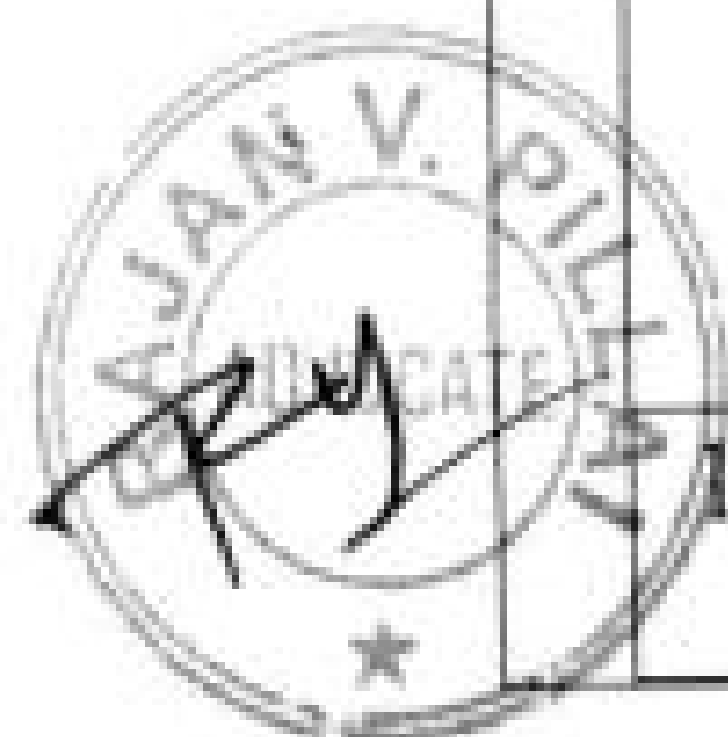
The Assistant General Manager,
STATE BANK OF INDIA,
RACPC, Chinchpokali,
Mumbai

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, Chinchpokali Branch, Mumbai.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c	Name of the Borrower.	Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari
2	a	Type of Loan	_____
	b	Type of property	Apartment No. 901.
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Joint owners
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Owners/Borrowers/ Mortgagors
4	a	Value of Loan (Rs. in crores)	Rs. _____
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9 th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located



			at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban,		
	a	Survey No.	Sub-Plot No. 5 of the Final Plot No. 66		
	b	Door/House no. (in case of house property)	Apartment No. 901		
	c	Extent/ area including plinth/ built up area in case of house property	admeasuring area 66.38 Sq. mtrs., Rera carpet area		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	<p>Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban,</p> <p>On or towards East : By Government land bearing Survey No.355.</p> <p>On or towards West : By Sub Plot No. 6 of Final Plot No.66.</p> <p>On or towards North : Partly by Final Plot No.67 and partly by Sub Plot No.4 of Final Plot No.66.</p> <p>On or towards South : By 3rd Road of the said Scheme</p>		
6	A	Particulars of the documents scrutinized-serially and chronologically.	Documents mentioned below		
	b	<p>Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.</p>	Xerox copies		
	Sr. No.	Date	Name/ Nature of the Documents	Original /Certified copy /certified extract/ph otocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1.	26/09/2022	Registered Agreement To Sell executed by and	Photocopy	Photocopy



		between Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as the Vendors of First Part AND Mr. Mahendra Kumar Tiwari & Mrs. Vibhuti Tiwari as the Purchasers Of Second Part and M/s. West Avenue Realtors Pvt. Ltd., as the Confirming Party of the Third Part in respect of Apartment No. 901.		
2.	26/09/2022	Registration Receipt No. 14811 issued by Sub Registrar of Assurances at Andheri No. 3	Photocopy	Photocopy
3.	26/09/2022	Index II No. 13717/2022 issued by Sub Registrar of Assurances at Andheri No. 3	Photocopy	Photocopy
4.	24/09/2022	Challan MTR Form NO. 6	Photocopy	Photocopy
5.	14/10/2020	Amended Plan Approval letter issued by Municipal Corporation of Greater Mumbai.	Photocopy	Photocopy
6.	25/10/2017	Commencement Certificate No. CHE/WS/1086/H/337 (NEW)/FCC/4/Amend issued by Municipal Corporation of Greater Mumbai	Photocopy	Photocopy
7.	09/09/2021	Certificate for extension of Registration Certificate of project issued by Maharashtra Real Estate Regulatory Authority	Photocopy	Photocopy
8.		Plan Approval	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	Not applied since there is no instruction from branch.	



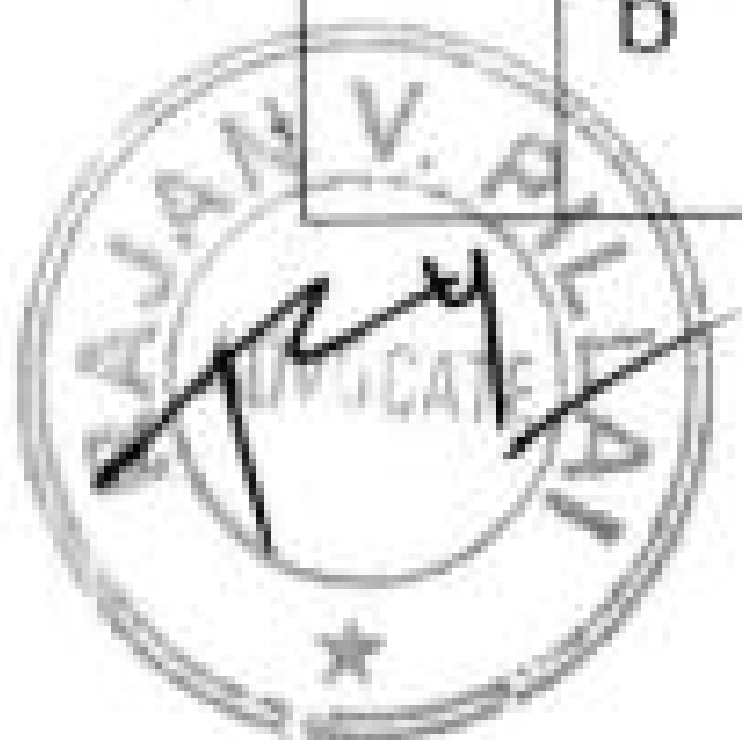
		of the loan component)	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Not Verified
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 Andheri mentioned in flow of title
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office at Andheri
	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 Andheri
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering	Not found multiple documents.



		authorities or any other records reveal registration of multiple title documents in respect of the property in question?	
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Search for the year 2 years from 2021 to 2022 conducted and chain of title more particularly mentioned in Annexure-II (in continuation with the Master TIR/APF TIR No. Ref:2444/SBI/HLS dated 12/10/2021 issued to SBI, Home sales)
	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
		If Ownership Rights,	
	a	Details of the Conveyance Documents	Not applicable
	b	Whether the document is properly stamped.	Not applicable
	c	Whether the document is properly registered.	Not applicable



	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 of lease,	Not applicable
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	Not applicable



		executing the gift/settlement deed in question?	
	c	The Gift/Settlement Deed transfers the property to Donee;	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not applicable
	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	Not applicable since there is no Partition deed of Family Settlement Deed involved in the title
	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	Not Applicable



		in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
14		Whether the title documents include any testamentary documents /wills?	No Testamentary Documents / Wills involved in the title
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	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	Not subject to any Wakf rights
	a	any restriction in creation of charges on such properties?	Property Not belongs to any temple or church or any religious institutions
	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?	Not belongs to HUF nor a Joint Family Property



17	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
	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?	Not belongs to any Trust
	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?	Nor Applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not applicable



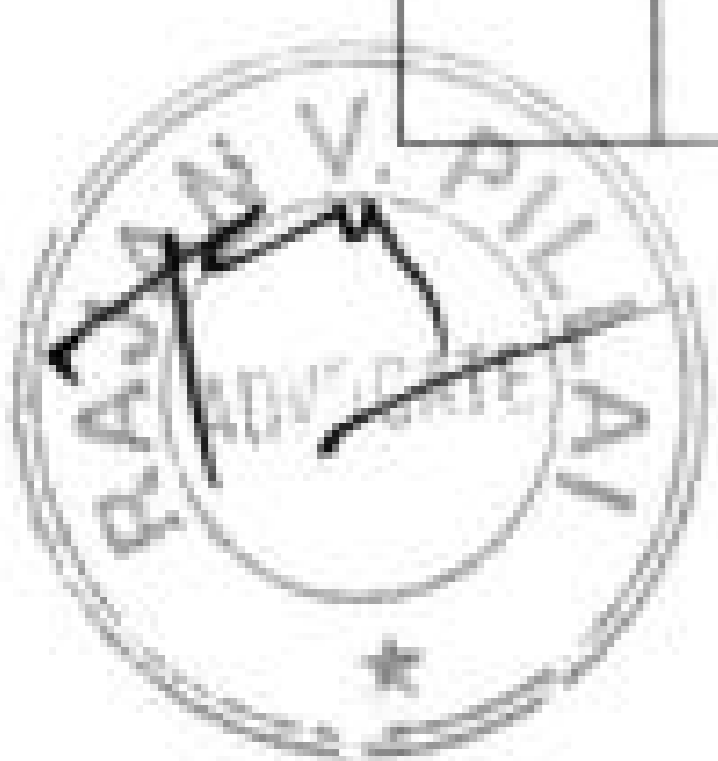
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
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 Not applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation is pending
	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?	Property belongs to Individual
	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	Not Applicable



		for and on behalf of the firm?	
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.	Property belongs to Individual
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	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) ?	No
	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) ?	Nil
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not satisfied
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.	No.
25	a	Whether any POA is involved in the chain of title during the period of search?	Yes
	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	General Power of Attorney dated 22/05/2013 executed by Deluxe Co-op. Hsg. Soc. Ltd., in favour of West Avenue Realtors Pvt. Ltd..



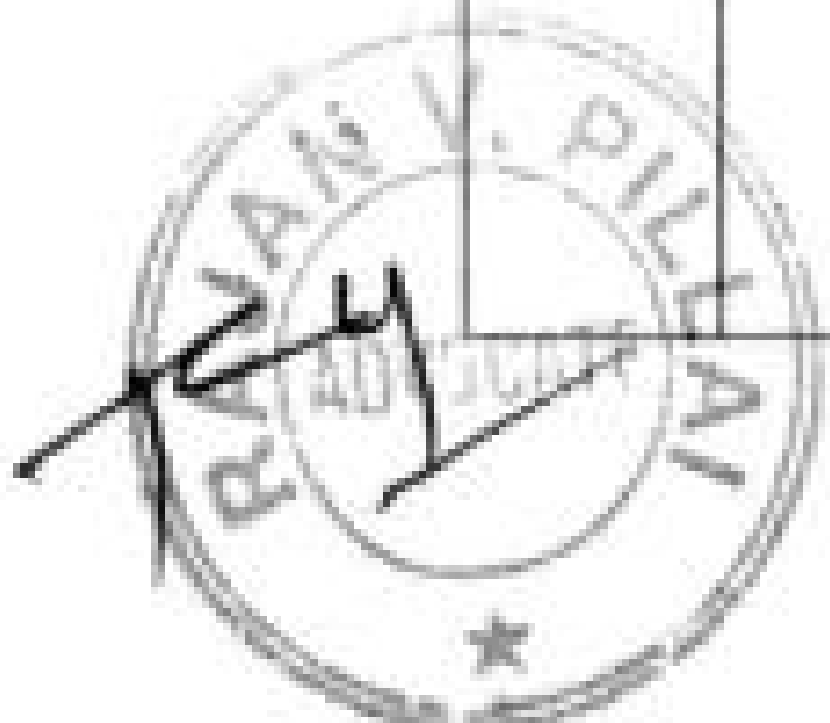
	as such is irrevocable as per law.	
	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat 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).	Irrevocable Power of Attorney dated 19.08.2006 executed by West Avenue Realtors Pvt. Ltd in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar.
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.	Certified copy of the power of attorney not available from the SRO
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?	Yes Yes General Yes
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	POA is valid and in forceable



		ascertained from the office of sub-registrar also?)	
	f	Please comment on the genuineness of POA?	POA is genuine
	g	The unequivocal opinion on the enforceability and validity of the POA.	POA is valid and enforceable
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 place, where it is executed.	Not Applicable
	I	If the property is a flat/apartment or residential/commercial complex	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 title search for 30 years
	e	Agreement for sale (duly registered);	Yes Agreement To Sell duly registered
	f	Payment of proper stamp duty;	Yes
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes
	h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
	i	Conveyance in favour of Society/ Condominium concerned;	Not provide any document to ascertain the same
	j	Occupancy Certificate/allotment letter/letter of possession;	Occupancy certificate to be obtain
	k	Membership details in the Society etc.;	Not provide any document to ascertain the same
	l	Share Certificates;	Not provide any document to ascertain the same
	m	No Objection Letter from the Society;	Yes. NOC to be obtained from M/s. West Avenue Realtors Pvt. Ltd.



	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;	Branch to confirm the noting of Bank's charges in the Promoters / society record.
	P	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Not applicable
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	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?	Not applicable
	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?	Not applicable
28		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
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour	I have caused search for period from 2021 to 2022,



		the encumbrance is created and if so, satisfaction of charge, if any.	
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?	Declaration to the effect that no proceeding is pending under section 281 of IT Act.
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
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.	Please obtained at—least two documents in this regards
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not Applicable
35	a	Whether the documents i.e.	No provide valuation report



		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 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 since original documents available.
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Yes, Bank is hereby advised to Create equitable Mortgage with CERSAI and Filing of E.M. Intimation with Local Sub-Registrar id compulsory.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Mahendra Kumar Tiwari and Mrs. Vibhuti Tiwari

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

Date: 29/09/2022
Place: Mumbai



 RAJAN V. PILLAI
 ADVOCATE
 Rajan V. Pillai
 Advocate

Ann. I

Flow of Title

I have investigated the title of the Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban and upon perusal of the documents submitted before me more, I have to state as follows.

- a. It is observed from the documents submitted before me that by an Indenture of Conveyance dated 08/04/1960 executed by and between Mrs. Amtuzerbai Hassanally wife of Ahmedally Mulla as the Vendors Mr. Gangaram Assudomal Merani as the "Confirming Party" and Deluxe Co-Operative Housing Society Limited as the Society ; the said Vendors conveyed unto the Society ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and altogether now admeasuring at or about 1162.20 square meters. The said Indenture has been registered in the office of the Sub-Registrar of Assurances; Mumbai under Sr. No. 797/1960 dated 08/04/1960.
- b. It is observed from the documents submitted before me that the said Society i.e. Deluxe Co-Operative Housing Society Limited, in accordance with the building plans approved by the Municipal Corporation of Greater Mumbai (MCGM) under No. GB/9302/ A of 1963-1964 dated 06/08/1963, duly constructed on the said land a structure having three wings (Wing-A, Wing-B and Wing-C) each having ground + two upper floors and comprising/consisting of total 18 residential flats and allotted the said flats to its members. The said structure was duly assessed for the payment of municipal taxes by the Municipal Corporation of Greater Mumbai under the Municipal Assessment New No. 00209757.
- c. It is observed from the documents submitted before me that the structure of the said building became dilapidated due to passage of time and hence, after following the applicable lawful procedure and acts, deeds, matters and things, the Society appointed the Promoter abovenamed as its Promoter to redevelop the said property of the Society.
- d. It is observed from the documents submitted before me that By a Development Agreement dated 22nd May 2013, entered into between the said Deluxe Co-operative Housing Society Limited as the Society of One Part and M/s. West Avenue Realtors Pvt. Ltd., as the Developer of Other part and registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22/05/2013 under Sr. No. BDR1-5437-2013, the Society appointed West Avenue Realtors Pvt. as the Promoter for the redevelopment of the captioned property. The Society also executed in favour of the said Promoter a power of attorney dated 22/05/2013 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22/05/2013 under



Sr. No. BDR1-5438-2013 in furtherance of the said development agreement. Also, for extending the time for obtaining sanction of the building plans from Municipal Corporation of Greater Mumbai, the Society executed in favour of the Promoter a Deed of Addendum dated 17/11/2014 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 17/11/2014 under Sr. No.BDR1-8859-2014. It is observed that the said West Avenue Realtors Pvt. Ltd had issued Irrevocable Power of Attorney dated 19.08.2006 in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar thereby authorising them to execute the necessary documents on their behalf .

- e. It is observed from the documents submitted before me that M/s. West Avenue Realtors Pvt. Ltd had obtained IOD bearing No. CHE/WS/1086/H/337(New) dated 16/08/2016 and has sanctioned the revised building plans submitted by the Promoter for part basement, Stilt, two podiums and 8 upper floors. The Promoter shall obtain the approval of building plans for the upper four floors (9th to 12th) after loading the requisite TDR and Fungible Compensatory FSI. The said Authority has also issued a building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21/10/2016. Under Proforma-A of the sanctioned plans annexed to the said IOD the Promoter has been permitted to construct an area of 1891.96 built up square meters inclusive of Fungible Compensatory FSI on the said plot of land. Authenticated copies of the Intimation of Disapproval IOD bearing No. CHE/WS/1086/H/337 (New) dated 16/08/2016 as well as building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21/10/2016 extended on 25/10/2017, 13/11/2020 and 09/04/2021 and plan amended on 01/03/2021 of building plans by the Municipal Corporation of Greater Mumbai.
- f. It is observed from the documents submitted before me that M/s. West Avenue Realtors Pvt. Ltd after obtaining necessary construction permission from competent authority said M/s. West Avenue Realtors Pvt. Ltd., developed the said land and constructed building on the said plot of land known as "DELUX APARTMENT". Consisting of of part-basement, Stilt, two podiums and 12 habitable/residential upper floors as per the as per CC.
- g. It is observed from the documents submitted before me that by an Agreement For Sale dated 02/03/2021 executed by and between M/s. West Avenue Realtors Pvt. Ltd., through Director Sharad Ramchandra Jadhav through power of attorney holder Sahilesh G. Aajgaonkar as the Promoter of First Part and Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as Purchaser of the Second Part; Purchasers had purchased Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, for total consideration of Rs. 1,49,00,000/- and on the terms and conditions mentioned therein. Agreement For Sale



dated 02/03/2021 was duly registered with Sub-Registrar Assurance Andheri No. 2 under Sr. No. BDR2-2250-2021 dated 02/03/2021.

- h. It is observed from the documents submitted before me that by an Agreement To Sell dated 26/09/2022 executed by and between Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as Vendors of the First Part AND Mr. Mahendra Kumar Tiwari Mrs. Vibhuti Tiwari as the Purchasers of Second Part and M/s. West Avenue Realtors Pvt. Ltd., as the Confirming Party of the Third part; Purchasers with consent of Confirming Party had purchased Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, for total consideration of Rs. 1,62,00,000/- and on the terms and conditions mentioned therein. Agreement To Sell dated 26/09/2022 was duly registered with Sub-Registrar Assurance Andheri No. 3 under Sr. No. BDR9-13717-2022 dated 26/09/2022.

In view of the aforementioned I opine that the Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari has valid, clear, legal, marketable title and free from any encumbrances in respect of the said flat.



Annexure – C: Certificate of Title

1. I have examined the Original / xerox copies of the title deeds and copies and other documents more particularly mentioned in 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. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2021 to 2022 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. The Bank is had charge over the property.
7. There is no minor's charge in the said property.
8. The mortgage created and same will be perfect and available to the bank, for the liability of the borrower Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari
9. I certify that Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari have an absolute, clear and Marketable title over the Schedule property/(ies) i.e. flat. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
- 10 Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari can create a valid and enforceable mortgage by following Title deeds/documents :-
 - a. Original Registered Agreement To Sell dated 26/09/2022 executed by and between Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as the Vendors of First Part AND Mr. Mahendra



Kumar Tiwari & Mrs. Vibhuti Tiwari as the Purchasers Of Second Part and M/s. West Avenue Realtors Pvt. Ltd., as the Confirming Party of the Third Part in respect of Apartment No. 901, along with annexure.

b. Original Registration Receipt No. 14811 dated 26/09/2022 issued by Sub Registrar of Assurances at Andheri No. 3.

c. Original Index II No. 13717/2022 dated 26/09/2022 issued by Sub Registrar of Assurances at Andheri No. 3

d. Original Challan MTR Form NO. 6

e. Original Registered Agreement For Sale dated 02/03/2021 executed by and between M/s. West Avenue Realtors Pvt. Ltd., through Director Sharad Ramchandra Jadhav through power of attorney holder Sahilesh G. Aajgaonkar as the Promoter of First Part and Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as Purchaser of the Second Part, duly registered with Sub-Registrar Assurance Andheri No. 2 under Sr. No. BDR2-2250-2021 dated 02/03/2021 along with annexure.

f. Original NOC issued by M/s. West Avenue Realtors Pvt. Ltd to create equitable mortgage in favour of State Bank of India in respect of Apartment No. 901.

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)

Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban

Date : 29/09/2022

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 and about the formation of Society. Further, from the search conducted at the Sub-Registrar's Office at Andheri and 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 Res: 503/A, Dosti Iris, Dosti Acres, S.M Road, Wadala (East) Mumbai 400 037 Tel : Tel: 24154957	316, Birya House, 3rd Floor 265, Bazar Gate Street, Fort, Mumbai 400 001. Telefax: 22693771 Cell: 9819474838
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Ref: 656/SBI

29/09/2022

To,
The Assistant General Manager,
STATE BANK OF INDIA,
RACPC, Chinchpokali,
Mumbai

Dear Sir,

Ref: Bill of Cost of issuing Legal Opinion in respect of Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as "Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, purchased by Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari

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. 2,000.00

Total

Rs. 2,000.00

(Rupees Two Thousand only)



Nb: A/c. No: 20247725494
State Bank of India,
Fort Branch. IFSC Code No: SBIN0031282

RAJAN PILLAI
ADVOCATE

Ref: 656/SBI

29/09/2022

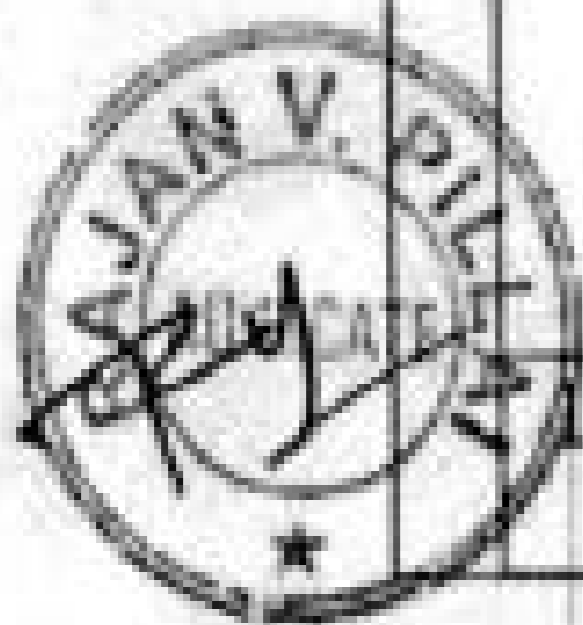
The Assistant General Manager,
STATE BANK OF INDIA,
RACPC, Chinchpokali,
Mumbai

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, Chinchpokali Branch, Mumbai.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c	Name of the Borrower.	Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari
2	a	Type of Loan	_____
	b	Type of property	Apartment No. 901.
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Joint owners
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Owners/Borrowers/ Mortgagors
4	a	Value of Loan (Rs. in crores)	Rs. _____
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9 th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located



			at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban,		
a	Survey No.	Sub-Plot No. 5 of the Final Plot No. 66			
b	Door/House no. (in case of house property)	Apartment No. 901			
c	Extent/ area including plinth/ built up area in case of house property	admeasuring area 66.38 Sq. mtrs., Rera carpet area			
d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	<p>Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban,</p> <p>On or towards East : By Government land bearing Survey No.355.</p> <p>On or towards West : By Sub Plot No. 6 of Final Plot No.66.</p> <p>On or towards North : Partly by Final Plot No.67 and partly by Sub Plot No.4 of Final Plot No.66.</p> <p>On or towards South : By 3rd Road of the said Scheme</p>			
6	A	Particulars of the documents scrutinized-serially and chronologically.	Documents mentioned below		
	b	<p>Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.</p>	Xerox copies		
	Sr. No.	Date	Name/ Nature of the Documents	Original /Certified copy /certified extract/ph otocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1.	26/09/2022	Registered Agreement To Sell executed by and	Photocopy	Photocopy



		between Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as the Vendors of First Part AND Mr. Mahendra Kumar Tiwari & Mrs. Vibhuti Tiwari as the Purchasers Of Second Part and M/s. West Avenue Realtors Pvt. Ltd., as the Confirming Party of the Third Part in respect of Apartment No. 901.		
2.	26/09/2022	Registration Receipt No. 14811 issued by Sub Registrar of Assurances at Andheri No. 3	Photocopy	Photocopy
3.	26/09/2022	Index II No. 13717/2022 issued by Sub Registrar of Assurances at Andheri No. 3	Photocopy	Photocopy
4.	24/09/2022	Challan MTR Form NO. 6	Photocopy	Photocopy
5.	14/10/2020	Amended Plan Approval letter issued by Municipal Corporation of Greater Mumbai.	Photocopy	Photocopy
6.	25/10/2017	Commencement Certificate No. CHE/WS/1086/H/337 (NEW)/FCC/4/Amend issued by Municipal Corporation of Greater Mumbai	Photocopy	Photocopy
7.	09/09/2021	Certificate for extension of Registration Certificate of project issued by Maharashtra Real Estate Regulatory Authority	Photocopy	Photocopy
8.		Plan Approval	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 IIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective	Not applied since there is no instruction from branch.	



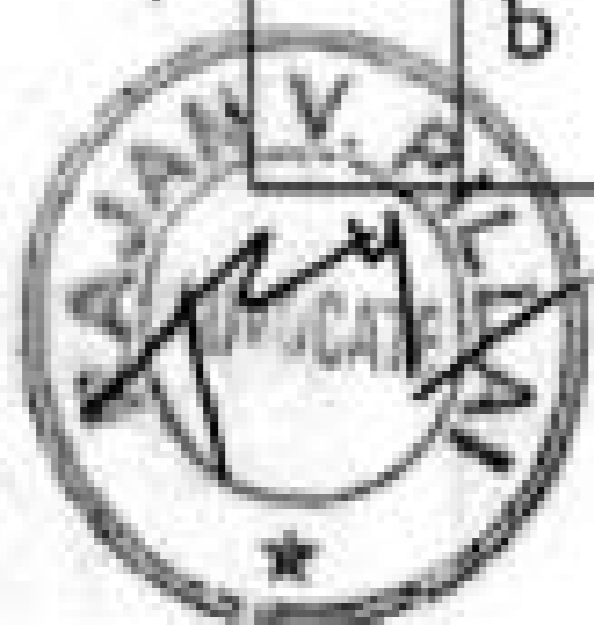
		of the loan component)	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Not Verified
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 Andheri mentioned in flow of title
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office at Andheri
	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 Andheri
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering	Not found multiple documents.



		authorities or any other records reveal registration of multiple title documents in respect of the property in question?	
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Search for the year 2 years from 2021 to 2022 conducted and chain of title more particularly mentioned in Annexure-II (in continuation with the Master TIR/APF TIR No. Ref:2444/SBI/HLS dated 12/10/2021 issued to SBI, Home sales)
	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
		If Ownership Rights,	
	a	Details of the Conveyance Documents	Not applicable
	b	Whether the document is properly stamped.	Not applicable
	c	Whether the document is properly registered.	Not applicable



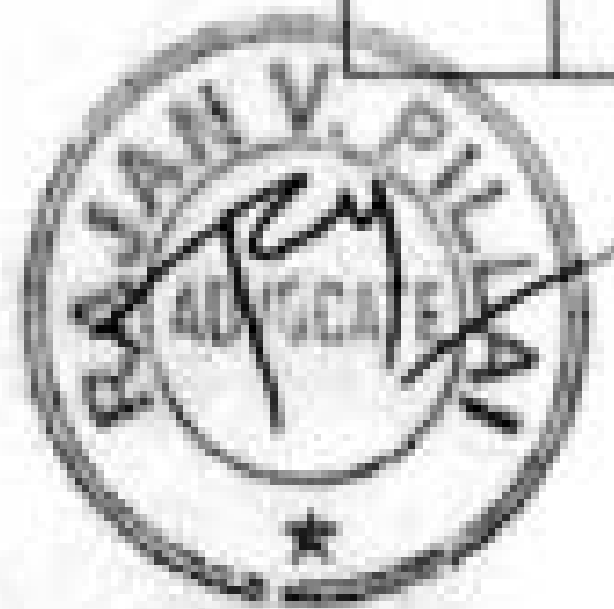
	If leasehold, whether;	No
a	The Lease Deed is duly stamped and registered	Not applicable
b	The lessee is permitted to mortgage the Leasehold right,	Not applicable
c	duration of the Lease/unexpired period of lease,	Not applicable
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether 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	Not applicable



	executing the gift/settlement deed in question?	
c	The Gift/Settlement Deed transfers the property to Donee;	Not applicable
d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not applicable
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	Not applicable since there is no Partition deed of Family Settlement Deed involved in the title
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	Not Applicable



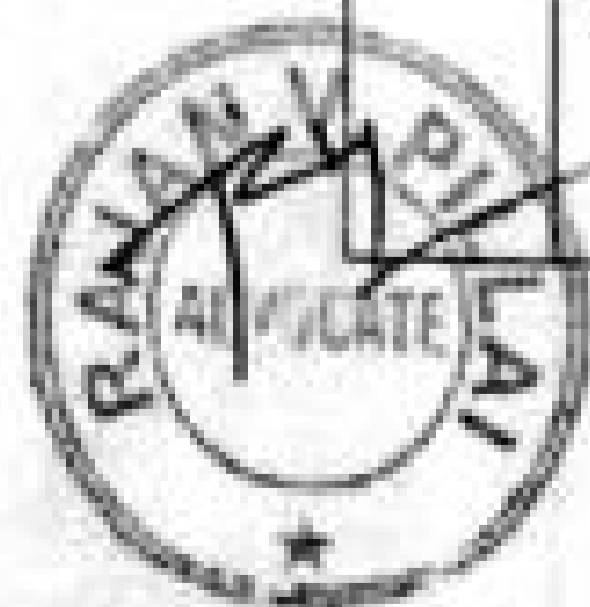
		in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
14		Whether the title documents include any testamentary documents /wills?	No Testamentary Documents / Wills involved in the title
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	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	Not subject to any Wakf rights
	a	any restriction in creation of charges on such properties?	Property Not belongs to any temple or church or any religious institutions
	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?	Not belongs to HUF nor a Joint Family Property



17	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
	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?	Not belongs to any Trust
	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
18	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
		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?	Nor Applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not applicable



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.	Not Applicable
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 Not applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation is pending
	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?	Property belongs to Individual
	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	Not Applicable



		for and on behalf of the firm?	
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.	Property belongs to Individual
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	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) ?	No
	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) ?	Nil
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not satisfied
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.	No.
25	a	Whether any POA is involved in the chain of title during the period of search?	Yes
	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	General Power of Attorney dated 22/05/2013 executed by Deluxe Co-op. Hsg. Soc. Ltd., in favour of West Avenue Realtors Pvt. Ltd..



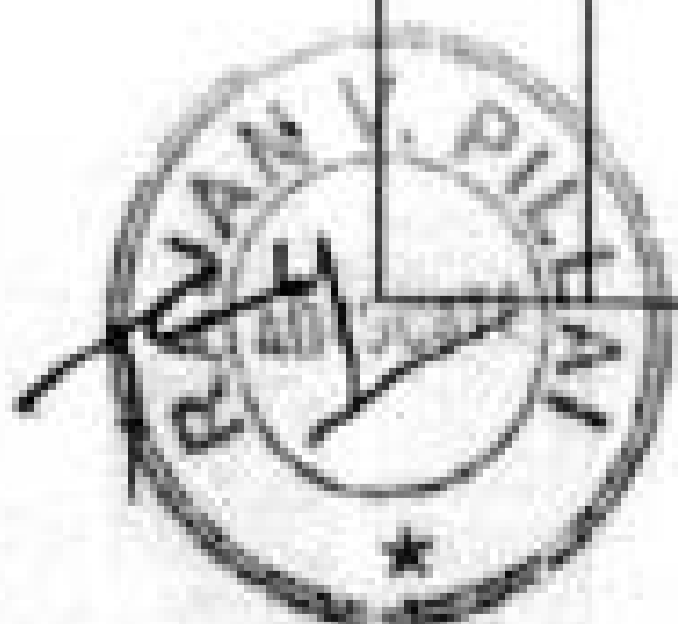
	as such is irrevocable as per law.	
	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat 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).	Irrevocable Power of Attorney dated 19.08.2006 executed by West Avenue Realtors Pvt. Ltd in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar.
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.	Certified copy of the power of attorney not available from the SRO
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?	Yes Yes General Yes
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	POA is valid and in forceable



	ascertained from the office of sub-registrar also?)	
f	Please comment on the genuineness of POA?	POA is genuine
g	The unequivocal opinion on the enforceability and validity of the POA.	POA is valid and enforceable
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 place, where it is executed.	Not Applicable
i	If the property is a flat/apartment or residential/commercial complex	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 title search for 30 years
e	Agreement for sale (duly registered);	Yes Agreement To Sell duly registered
f	Payment of proper stamp duty;	Yes
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes
h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
i	Conveyance in favour of Society/ Condominium concerned;	Not provide any document to ascertain the same
j	Occupancy Certificate/allotment letter/letter of possession;	Occupancy certificate to be obtain
k	Membership details in the Society etc.;	Not provide any document to ascertain the same
l	Share Certificates;	Not provide any document to ascertain the same
m	No Objection Letter from the Society;	Yes. NOC to be obtained from M/s. West Avenue Realtors Pvt. Ltd.



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;	Branch to confirm the noting of Bank's charges in the Promoters / society record.
P	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Not applicable
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
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?	Not applicable
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?	Not applicable
28	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
29	The period covered under the Encumbrances Certificate and the name of the person in whose favour	I have caused search for period from 2021 to 2022,



		the encumbrance is created and if so, satisfaction of charge, if any.	
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?	Declaration to the effect that no proceeding is pending under section 281 of IT Act.
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
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.	Please obtained at—least two documents in this regards ✓
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not Applicable
35	a	Whether the documents i.e.	No provide valuation report



		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 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 since original documents available.
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Yes, Bank is hereby advised to Create equitable Mortgage with CERSAI and Filing of E.M. Intimation with Local Sub-Registrar id compulsory.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Mahendra Kumar Tiwari and Mrs. Vibhuti Tiwari

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

Date: 29/09/2022
Place: Mumbai



Ann. I

Flow of Title

I have investigated the title of the Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as "Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban and upon perusal of the documents submitted before me more, I have to state as follows.

- a. It is observed from the documents submitted before me that by an Indenture of Conveyance dated 08/04/1960 executed by and between Mrs. Amtuzerbai Hassanally wife of Ahmedally Mulla as the Vendors Mr. Gangaram Assudomal Merani as the "Confirming Party" and Deluxe Co-Operative Housing Society Limited as the Society ; the said Vendors conveyed unto the Society ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and altogether now admeasuring at or about 1162.20 square meters. The said Indenture has been registered in the office of the Sub-Registrar of Assurances; Mumbai under Sr. No. 797/1960 dated 08/04/1960.
- b. It is observed from the documents submitted before me that the said Society i.e. Deluxe Co-Operative Housing Society Limited, in accordance with the building plans approved by the Municipal Corporation of Greater Mumbai (MCGM) under No. GB/9302/ A of 1963-1964 dated 06/08/1963, duly constructed on the said land a structure having three wings (Wing-A, Wing-B and Wing-C) each having ground + two upper floors and comprising/consisting of total 18 residential flats and allotted the said flats to its members. The said structure was duly assessed for the payment of municipal taxes by the Municipal Corporation of Greater Mumbai under the Municipal Assessment New No. 00209757.
- c. It is observed from the documents submitted before me that the structure of the said building became dilapidated due to passage of time and hence, after following the applicable lawful procedure and acts, deeds, matters and things, the Society appointed the Promoter abovenamed as its Promoter to redevelop the said property of the Society.
- d. It is observed from the documents submitted before me that By a Development Agreement dated 22nd May 2013, entered into between the said Deluxe Co-operative Housing Society Limited as the Society of One Part and M/s. West Avenue Realtors Pvt. Ltd., as the Developer of Other part and registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22/05/2013 under Sr. No. BDR1-5437-2013, the Society appointed West Avenue Realtors Pvt. as the Promoter for the redevelopment of the captioned property. The Society also executed in favour of the said Promoter a power of attorney dated 22/05/2013 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22/05/2013 under



Sr. No. BDR1-5438-2013 in furtherance of the said development agreement. Also, for extending the time for obtaining sanction of the building plans from Municipal Corporation of Greater Mumbai, the Society executed in favour of the Promoter a Deed of Addendum dated 17/11/2014 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 17/11/2014 under Sr. No. BDR1-8859-2014. It is observed that the said West Avenue Realtors Pvt. Ltd had issued Irrevocable Power of Attorney dated 19.08.2006 in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar thereby authorising them to execute the necessary documents on their behalf.

- e. It is observed from the documents submitted before me that M/s. West Avenue Realtors Pvt. Ltd had obtained IOD bearing No. CHE/WS/1086/H/337(New) dated 16/08/2016 and has sanctioned the revised building plans submitted by the Promoter for part basement, Stilt, two podiums and 8 upper floors. The Promoter shall obtain the approval of building plans for the upper four floors (9th to 12th) after loading the requisite TDR and Fungible Compensatory FSI. The said Authority has also issued a building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21/10/2016. Under Proforma-A of the sanctioned plans annexed to the said IOD the Promoter has been permitted to construct an area of 1891.96 built up square meters inclusive of Fungible Compensatory FSI on the said plot of land. Authenticated copies of the Intimation of Disapproval IOD bearing No. CHE/WS/1086/H/337 (New) dated 16/08/2016 as well as building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21/10/2016 extended on 25/10/2017, 13/11/2020 and 09/04/2021 and plan amended on 01/03/2021 of building plans by the Municipal Corporation of Greater Mumbai.
- f. It is observed from the documents submitted before me that M/s. West Avenue Realtors Pvt. Ltd after obtaining necessary construction permission from competent authority said M/s. West Avenue Realtors Pvt. Ltd., developed the said land and constructed building on the said plot of land known as "DELUX APARTMENT". Consisting of of part-basement, Stilt, two podiums and 12 habitable/residential upper floors as per the as per CC.
- g. It is observed from the documents submitted before me that by an Agreement For Sale dated 02/03/2021 executed by and between M/s. West Avenue Realtors Pvt. Ltd., through Director Sharad Ramchandra Jadhav through power of attorney holder Sahilesh G. Ajagaonkar as the Promoter of First Part and Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as Purchaser of the Second Part; Purchasers had purchased Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, for total consideration of Rs. 1,49,00,000/- and on the terms and conditions mentioned therein. Agreement For Sale



dated 02/03/2021 was duly registered with Sub-Registrar Assurance Andheri No. 2 under Sr. No. BDR2-2250-2021 dated 02/03/2021.

- h. It is observed from the documents submitted before me that by an Agreement To Sell dated 26/09/2022 executed by and between Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as Vendors of the First Part AND Mr. Mahendra Kumar Tiwari Mrs. Vibhuti Tiwari as the Purchasers of Second Part and M/s. West Avenue Realtors Pvt. Ltd., as the Confirming Party of the Third part; Purchasers with consent of Confirming Party had purchased Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, for total consideration of Rs. 1,62,00,000/- and on the terms and conditions mentioned therein. Agreement To Sell dated 26/09/2022 was duly registered with Sub-Registrar Assurance Andheri No. 3 under Sr. No. BDR9-13717-2022 dated 26/09/2022.

In view of the aforementioned I opine that the Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari has valid, clear, legal, marketable title and free from any encumbrances in respect of the said flat.



Annexure - C: Certificate of Title

1. I have examined the Original / xerox copies of the title deeds and copies and other documents more particularly mentioned in 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. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2021 to 2022 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. The Bank is had charge over the property.
7. There is no minor's charge in the said property.
8. The mortgage created and same will be perfect and available to the bank, for the liability of the borrower Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari
9. I certify that Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari have an absolute, clear and Marketable title over the Schedule property/(ies) i.e. flat. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
- 10 Mr. Mahendra Kumar Tiwari and Vibhuti Tiwari can create a valid and enforceable mortgage by following Title deeds/documents :-
 - a. Original Registered Agreement To Sell dated 26/09/2022 executed by and between Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as the Vendors of First Part AND Mr. Mahendra



Kumar Tiwari & Mrs. Vibhuti Tiwari as the Purchasers Of Second Part and M/s. West Avenue Realtors Pvt. Ltd., as the Confirming Party of the Third Part in respect of Apartment No. 901, along with annexure.

- b. Original Registration Receipt No. 14811 dated 26/09/2022 issued by Sub Registrar of Assurances at Andheri No. 3.
- c. Original Index II No. 13717/2022 dated 26/09/2022 issued by Sub Registrar of Assurances at Andheri No. 3
- d. Original Challan MTR Form NO. 6
- e. Original Registered Agreement For Sale dated 02/03/2021 executed by and between M/s. West Avenue Realtors Pvt. Ltd., through Director Sharad Ramchandra Jadhav through power of attorney holder Sahilesh G. Aajgaonkar as the Promoter of First Part and Mr. Deepak Omprakash Joshi & Mrs. Monalika Deepak Joshi as Purchaser of the Second Part, duly registered with Sub-Registrar Assurance Andheri No. 2 under Sr. No. BDR2-2250-2021 dated 02/03/2021 along with annexure.
- f. Original NOC issued by M/s. West Avenue Realtors Pvt. Ltd to create equitable mortgage in favour of State Bank of India in respect of Apartment No. 901.

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)

Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment", constructed on all bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban

Date : 29/09/2022


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 and about the formation of Society. Further, from the search conducted at the Sub-Registrar's Office at Andheri and 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 PILLAI
ADVOCATE

Ref: 2444/SBI/HLS/

Date: 12/10/2021

The Assistant General Manager,
STATE BANK OF INDIA,
Home Loans Sales,
Local Head Office, Synergy,
5th floor, C-6, G Block,
Bandra- Kurla- Complex,
Bandra (East), Mumbai - 400 051

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

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	SBI- Home Loans Sales
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Allotment Letter Ref. No. 563 dated 27/09/2021
	c) Name of the Borrower.	APF of M/s. West Avenue Realtors Pvt. Ltd.
2	a) Name of the unit/concern company/person offering Property/(ies) as security.	M/s. West Avenue Realtors Pvt. Ltd.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Prospective purchasers
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.).	Prospective purchasers as borrowers can Offer property as security
3	Complete or full description of the immovable property/(ies) offered as security including the following details.	Project namely " DELUX APARTMENT" M/s. West Avenue Realtors Pvt. Ltd.: at ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, Proposed residential consisting of part-basement, Stilt, two podiums and 12 habitable/residential upper floors as per the as per CC
	a) Survey No.	Sub-Plot No. 5 of the Final Plot No. 66
	b) Door/House no. (in case of house property)	



Off: 313/316, Biryas House, 3rd Floor, 265 Bazargate Street, Fort, Mumbai - 400 001 • Tel.: 2269 3771/2262 3771

Res.: 503/A, Iris, Dosti Acres, S. M. Road, Wadala East, Mumbai - 400 037 • Tel.: 2415 4957

Mob.: 98194 74838 / 99877 14838 • E-mail: rajan.adv@gmail.com • Telefax: 2269 3771

c) Extent/ area including plinth/ built up area in case of house property		admeasuring at or about 1162.20 square meters		
d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.		<p>Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban,</p> <p>On or towards East : By Government land bearing Survey No.355.</p> <p>On or towards West : By Sub Plot No. 6 of Final Plot No.66.</p> <p>On or towards North : Partly by Final Plot No.67 and partly by Sub Plot No.4 of Final Plot No.66.</p> <p>On or towards South : By 3rd Road of the said Scheme</p>		
4	<p>1) Particulars of Documents scrutinized-serially and chronologically.</p> <p>b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>c) Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.</p>	<p>Documents Verified:- (Original /Xerox copies)</p> <p>Original along with certified copy and Xerox copies</p>		
Sr No.	Date	Name/ Nature of the Documents	Original /Certified copy /certified extract/p hotocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1.		Draft Agreement For Sale executed by and between M/s. Westavenue Realtors Pvt. Ltd., as the Promoter of One Part and Mr. ----- -- as the Allottees of Other part	Photocopy	Photo copy
	05/02/1999	Certificate of Incorporation issued by Registrar of Companies Maharashtra Mumbai	Photocopy	Original co



	19.08.2006	Irrevocable Power of Attorney executed by West Avenue Realtors Pvt. Ltd in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar..	Photocopy	Photo copy
3		Memorandum of association & Articles of Association of West Avenue Realtors Pvt. Ltd.	Photocopy	Original
4	16/11/2012	NOC issued by Airports Authority of India.	Photocopy	Original
5	22/05/2013	Development Agreement executed by and between Deluxe Co-operative Housing Society Limited as the Society of One Part and West Avenue Realtors Pvt. Ltd., as the Developer of Other Part.	Certified Copy	Original
6	22/05/2013	Power of Attorney executed by Mrs. Rajeshree Sawant & Others of De-luxe Co-operative Housing society Limited in favour Mr. Ramakant R. Jadhav & 2 others	Photocopy	Original
7	17/11/2014	Deed of Addendum Executed by and between Deluxe Co-operative Housing Society Limited as the Society of One Part and West Avenue Realtors Pvt. Ltd., as the Developer of Other Part.	Certified Copy	Original
8	05/08/2015	IOD bearing No. CHE/WS/1086/H/337(NE W) issued by Municipal Corporation of Greater Mumbai	Photocopy	Original
9	16/08/2015	Amended plan letter No. CHE/1086/H/337(NEW) issued by Municipal Corporation of Greater Mumbai	Photocopy	Original
10	07/01/2016	Parking layout plan of proposed redevelopment issued by Municipal Corporation of Greater Mumbai.	Photocopy	Original
11	21/01/2016	Grant of NOC stipulating Fire Protection and Fire Fighting requirement of the	Photocopy	Original



		proposed development of High-Rise Residential building issued by Municipal Corporation of Greater Mumbai Fire Brigade		
12	21/10/2016	Commencement Certificate No. CHE/WS/1086/H/337 (NEW)/FCC/4/Amend issued by Municipal Corporation of Greater Mumbai	Photocopy	Original
13	28/10/2016	Certificate issued by P. S. Legal, Advocates & Solicitors.	Photocopy	Original
14	22/05/2017	Search Report issued by Unisan & Co., Advocates.	Photocopy	Original
15	13/11/2017	Revalidation of NOC for height Clearance issued by Airports Authority of India.	Photocopy	Original
16	14/10/2020	Amended Plan Approval Letter issued by Municipal Corporation of Greater Mumbai	Photocopy	Original
17		Property Card		
18	23.07.2017	Rera Registration certificate	Photo copy	Verified with documents uploaded in the Rera Site
19	01/03/2021	Amended Plan copy	Photo copy	Verified with Blue print

5.	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.)	Obtained online Certificate True copy of a) Development Agreement dated 22/05/2013 executed by and between Deluxe Co-operative Housing Society Limited as the Society of One Part and West Avenue Realtors Pvt. Ltd., as the Developer of Other Part. b) Deed of Addendum dated 17/11/2014 Executed by and between Deluxe Co-operative Housing Society Limited as the Society of One Part and West Avenue Realtors Pvt. Ltd.,
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		as the Developer of Other Part. and verified/compared with copy.
	b) i) 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?	Verified
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligent & cautiously.)	Not applicable
6.	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?	Stamp duty paid Challan is verified from the online portal
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO at Andheri
	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?	Andheri
	c) Whether search has been made at all the offices named at (b) above?	Yes.
	d) Whether the searches in the offices of registering authorities or any other	Not found multiple documents.



	records reveal registration of multiple title documents in respect of the property in question?	
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And 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)	Search for 30 years from 1991 to 2021 conducted and chain of title more particularly mentioned in Annexure-I
9.	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
10.	If leasehold, whether;	No.
	a) lease Deed is duly stamped and registered'	N. A.
	b) lessee is permitted to mortgage the Leasehold right	N. A.
	c) duration of the Lease/unexpired period of lease,	Not applicable
	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
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.	N. A.
	b) the mortgagor is competent to create charge on such property,	N. A.



	c) whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N. A.
12.	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	N. A.
	b) Mortgage can be created.	N. A.
13.	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.	No Minor's interest stated in the title deeds
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No Gift / Settlement Deed involved in the title
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) 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;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N. A.



	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N. A.
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N. A.
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N. A.
	(e) 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?	N. A.
16.	Whether the title documents include any testamentary documents /wills?	no
	(a) In case of wills, whether the will is registered will or unregistered will?	N. A.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N. A.
	(c) Whether the property is mutated on the basis of will?	N. A.
	(d) Whether the original will is available?	N. A.
	(e) Whether the original death certificate of the testator is available?	N. A.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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.)	N. A.



17.	(a) Whether the property is subject to any wakf rights?	Not subject to any Wakf rights
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Property Not belongs to any temple or church or any religious institutions
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N. A.
18.	(a) Where the property is a HUF/joint family property, 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 belongs to HUF nor a Joint Family Property
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N. A.
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not belongs to any Trust
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N. A.
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N. A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N. A.
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Non Agricultural land
	(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? 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?	Non-Agricultural land



	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N. A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	No
22.	(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.	Yes Not found any Land Acquisition proceedings
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N. A.
	(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.	N. A.
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, 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



25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior Charges with Company Registrar (ROC), Articles of Associates/provision for common seal etc.	Belongs to a Private Limited company Board resolution, authorization to create mortgage/execution of documents, copy of the Memorandum and Articles of Associates verified No prior Charges with Company Registrar (ROC) reflected in the ROC site,
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ?	No
	ii) 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)?	N.A
	iii) Whether the above search of charges reveals any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	N.A
	iv) If the search reveals encumbrances/ charges, whether such charges/encumbrances have been satisfied?	N.A
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
27.	(a) Whether any POA is involved in the chain of title?	Yes
	(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.	General Power of Attorney dated 22/05/2013 executed by Deluxe Co-op, Hsg. Soc. Ltd., in favour of West Avenue Realtors Pvt. Ltd..



	<p>(c) 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 Representatives to sign Flat 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).</p>	<p>Irrevocable Power of Attorney dated 19.08.2006 executed by West Avenue Realtors Pvt. Ltd in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar.</p>
	<p>(d) 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.</p>	<p>Certified copy of the power of attorney not available from the SRO</p>
	<p>(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.</p>	
	<p>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?</p>	<p>Yes General Yes</p>
	<p>(f) 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?)</p>	<p>Yes</p>
	<p>(g) Please comment on the genuineness of POA?</p>	<p>Genuine POA</p>
	<p>(h) The unequivocal opinion on the enforceability and validity of the POA?</p>	<p>Enforceable POA</p>



28.	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 place, where it is executed.	N.A
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	under construction building
a	Promoter's/Land owner's title to the land/ building; Development	Promoter have valid title over the said property
b	Agreement/Power of Attorney;	Development Agreement & Power of Attorney executed
c	Extent of authority of the Developer/builder;	builder have right to develop and sell the flat /shops under saleable components
d	Independent title verification of the Land and/or building in question;	Yes
e	Agreement for sale (duly registered);	N.A
f	Payment of proper stamp duty;	Not applicable
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 Possession letter	N.A
k	Membership details in the Society etc.;	N. A.
l	Share Certificates;	N. A.
m	No Objection Letter from the Society;	N. A.
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 by individual flat owners that bank charge to be noted in the records of Builder and same to be transfer in the record of Society as and when form.
p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Yes approvals are obtained for under construction building
Q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Nil
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	I have caused search for period from 1991 to 2021 and not found any encumbrances
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest property tax receipt to be obtained
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable Declaration to the effect that no proceeding is pending under section 281 of IT Act.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Verified with Property Card
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not applicable.
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has	Yes- Flats in under construction Building Yes Yes



	clear access as per documents?	
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (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 ,since tie-up with Bank and property under construction.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No.
39.	If Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Verified with Approved plans
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes Property is SARFESI compliant upon execution of individual agreements in the name of proposed purchasers
	Property is SARFAESI compliant (Y/N)	YES
42.	In 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



43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N. A.
44.	Additional aspects relevant for investigation of title as per local laws.	Nil.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Nil
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Proposed purchasers of individual flat/shop in the project known as Delux Apartment
47.	1. Whether the Real Estate Projects comes under Real Estate (Regulation and Development Act, 2016)	Yes
	2. Whether the project is registered with Real Estate regulation authority?	Maharashtra Real Estate Regulatory Authority Registration certificate bearing No: P51800000819
	3. Whether the Registered Agreement for sale as prescribed in the above Act/Rules there is executed?	NO.
	3. Whether the details of the Apartment/Plot in questions are verified with the list of number and types of apartment or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority.	Yes

Date : 12/10/2021
Place: Mumbai



Ann. 1

I have investigated the title of property Project namely Project namely "DELUX APARTMENT" M/s. West Avenue Realtors Pvt. Ltd.: at ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, Proposed residential consisting of part-basement, Stilt, two podiums and 12 habitable/residential upper floors as per the as per CC and upon perusal of the documents submitted before me more, I have to state as follows.

- a) It is observed from the documents submitted before me that by an Indenture of Conveyance dated 08/04/1960 executed by and between Mrs. Amtuzerbai Hassanally wife of Ahmedally Mulla as the Vendors Mr. Gangaram Assudomal Merani as the "Confirming Party" and Deluxe Co-Operative Housing Society Limited as the Society ; the said Vendors conveyed unto the Society ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and altogether now admeasuring at or about 1162.20 square meters. The said Indenture has been registered in the office of the Sub-Registrar of Assurances, Mumbai under Sr. No. 797/1960 dated 08/04/1960.
- b) It is observed from the documents submitted before me that the said Society i.e. Deluxe Co-Operative Housing Society Limited, in accordance with the building plans approved by the Municipal Corporation of Greater Mumbai (MCGM) under No. GB/9302/ A of 1963-1964 dated 06/08/1963, duly constructed on the said land a structure having three wings (Wing-A, Wing-B and Wing-C) each having ground + two upper floors and comprising/consisting of total 18 residential flats and allotted the said flats to its members. The said structure was duly assessed for the payment of municipal taxes by the Municipal Corporation of Greater Mumbai under the Municipal Assessment New No. 00209757.
- c) It is observed from the documents submitted before me that the structure of the said building became dilapidated due to passage of time and hence, after following the applicable lawful procedure and acts, deeds, matters and things, the Society appointed the Promoter abovenamed as its Promoter to redevelop the said property of the Society.
- d) It is observed from the documents submitted before me that By a Development Agreement dated 22nd May 2013, entered into between the said Deluxe Co-operative Housing Society Limited as the Society of One Part and M/s. West Avenue Realtors Pvt. Ltd., as the Developer of Other part and registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22/05/2013 under Sr. No. BDR1-5437-2013, the Society appointed West Avenue Realtors Pvt. as the Promoter for the redevelopment of the captioned property. The Society also executed in favour of the said Promoter a



power of attorney dated 22/05/2013 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22/05/2013 under Sr. No. BDR1-5438-2013 in furtherance of the said development agreement. Also, for extending the time for obtaining sanction of the building plans from Municipal Corporation of Greater Mumbai, the Society executed in favour of the Promoter a Deed of Addendum dated 17/11/2014 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 17/11/2014 under Sr. No. BDR1-8859-2014. It is observed that the said West Avenue Realtors Pvt. Ltd had issued Irrevocable Power of Attorney dated 19.08.2006 in favour of Mr. Vinit R Ajagaonkar and Mr. Shailesh G Ajagaonkar thereby authorising them to execute the necessary documents on their behalf.

- e) It is observed from the documents submitted before me that M/s. West Avenue Realtors Pvt. Ltd had obtained IOD bearing No. CHE/WS/1086/H/337(New) dated 16/08/2016 and has sanctioned the revised building plans submitted by the Promoter for part basement, Stilt, two podiums and 8 upper floors. The Promoter shall obtain the approval of building plans for the upper four floors (9th to 12th) after loading the requisite TDR and Fungible Compensatory FSI. The said Authority has also issued a building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21/10/2016. Under Proforma-A of the sanctioned plans annexed to the said IOD the Promoter has been permitted to construct an area of 1891.96 built up square meters inclusive of Fungible Compensatory FSI on the said plot of land. Authenticated copies of the Intimation of Disapproval IOD bearing No. CHE/WS/1086/H/337 (New) dated 16/08/2016 as well as building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21/10/2016 extended on 25/10/2017, 13/11/2020 and 09/04/2021 and plan amended on 01/03/2021 of building plans by the Municipal Corporation of Greater Mumbai.
- f) It is observed from the documents submitted before me that M/s. West Avenue Realtors Pvt. Ltd after obtaining necessary construction permission from competent authority said M/s. West Avenue Realtors Pvt. Ltd., developed the said land and constructed building on the said plot of land known as "DELUX APARTMENT". Consisting of of part-basement, Stilt, two podiums and 12 habitable/residential upper floors as per the as per CC.

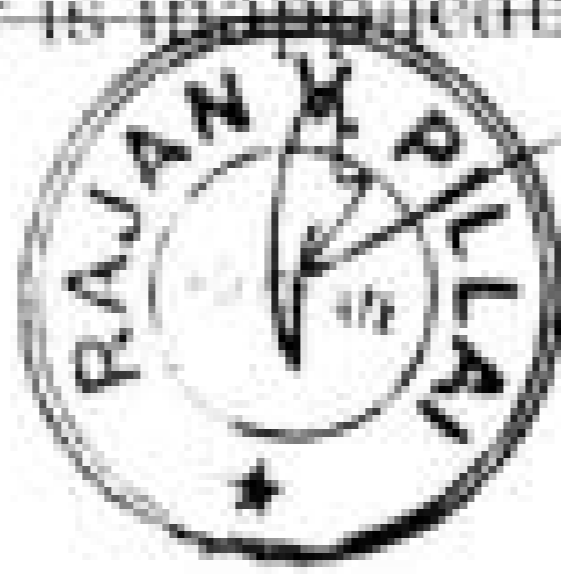
In view of the aforementioned I opine that the M/s. West Avenue Realtors Pvt. Ltd have valid, clear, legal, marketable title on the. in respect of Scheduled Property and are entitled to create valid and enforceable simple mortgage in favour of Bank



Annexure – C: Certificate of Title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*please specify the kind of 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 Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ 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. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990 to 2021 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. ~~In case of second/subsequent charge in favour of 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 (Delete, whichever is inapplicable).~~



7. ~~Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).~~

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/M/s. _____

9. I certify that M/s. West Avenue Realtors Pvt. Ltd have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, Shri/ Smt/ M/s. _____ have to deposit the following title deeds/ documents and can create a valid and enforceable mortgage:

- a) Original Agreement For Sale executed by and between M/s. West Avenue Realtors Pvt. Ltd as the Promoter of the One part and Mr. _____ as the Purchaser of Other part
- b) Original registration receipt.
- c) Original stamp duty receipt.
- d) Original NOC issued by M/s. West Avenue Realtors Pvt. Ltd thereby stating that the Flat is sold to the said prospective purchasers and there is no encumbrances against the same and they have no objection for mortgage of the same with SBI.
- e) Original payment receipt.

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)

Project namely " DELUX APARTMENT" M/s. West Avenue Realtors Pvt. Ltd.: at ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and admeasuring at or about 1162.20 square meters, Proposed residential consisting of part-basement, Stilt, two podiums and 12 habitable/residential upper floors as per the as per CC

Date : 12/10/2021

Place: Mumbai

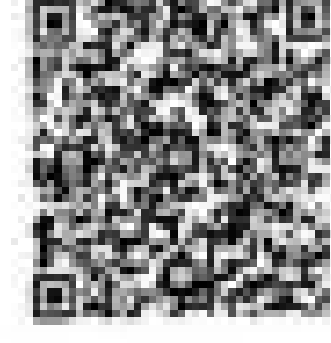


Reg. no. REH/LO/37/21-22
13.10.2021

TIR vetted
Aravind
Shri. S. H. H. H.
Dt. Manager (Law)



CHALLAN
MTR Form Number-6



GRN	MH007432994202122E	BARCODE			Date	12/10/2021-17:58:02	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Office Name				BDR1_IT SUB REGISTRAR ANDHERI NO 1				
Location				MUMBAI				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				750.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
				Remarks (If Any)				
				Search fee for Deluxe Apartments bearing Santacruz Town Planning				
				Scheme No III				
				Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00		Words		
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572021101241093	IK0BIETUV1	
Cheque/DD No.				Bank Date	RBI Date	12/10/2021-17:24:59	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. Date		Not Verified with Scroll		

Department ID: _____ Mobile No: 9819474838
 NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 याचि चालाना हेतु प्रमाणित आहे. हेच कारणामुळे हे चालाने वैध आहे. हेच कारणामुळे हेच चालाने वैध आहे किंवा कोणत्याही कारणामुळे हेच चालाने वैध नाही.



NAMDEV TAWDE

Title Investigator
MUMBAI.

Mobile No.9594071112 * Email namdev.tawde1980@gmail.com

Date: 12.10.2021

To,
Adv. Rajan Pillai
High Court, Mumbai.

Re: Investigation of Title of the property situated at Village Bandra Taluka Andheri, M.S.D. bearing Property situated at Village Bandra Taluka Andheri M.S.D. land bearing Deluxe Co-op. Hsg. Soc. Ltd., TPS III, Final Plot No.66/5, CTS No.1/282, Area 1162.20 Sq.Mtrs.

West Avenue Realtors Pvt. Ltd.

Dear Sirs,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Bandra & Andheri S.R.O. from the year 1992 to 2021 (30 Years) and Bandra (AND-1 to AND-7) Computer Records from the year 2002 to 2021 (20 years).

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

At Mumbai S.R.O. from the year 1992 to 2021 (30 Years)

1992]
To] SOME PAGES TORN
1994]
1995] NIL
1996] NIL
1997] TORN
1998]
To] SOME PAGES TORN
2007]



2008]
 To] NIL
 2010]
 2011] SOME PAGES TORN
 2012]
 To] NIL
 2020]
 2021] INDEX II NOT READY

At Bandra & Andheri S.R.O. from 1992 to 2021 (30 Years)

1992]
 To] SOME PAGES TORN
 1994]
 1995] NIL
 1996] NIL
 1997] TORN
 1998]
 To] SOME PAGES TORN
 2005]
 2006]
 To] NIL
 2020]
 2021] INDEX II NOT READY

At Bandra (AND-1 to AND-7) Computer Records
 from the year 2002 to 2021 (20 years).

2002]
 To] NIL
 2013]

2014:

AND-1-8859	Suppl. Agreement	17.11.2014
2014	Rs.0/-	17.11.2014



West Avenue Realtors Pvt. Ltd. through Director
Ramakant Jadhav through C.A. Shailesh Ajgaonkar
To

Deluxe Co-op. Hsg. Soc. Ltd. through President Smt.
Rajshri Sawant, Secretary Shri Gopal Malani &
Treasurer Shri Umesh Joshi

Schedule: Property situated at Village Bandra Taluka Andheri
M.S.D. land bearing Deluxe Co-op. Hsg. Soc. Ltd., TPS
III, Final Plot No.66/5, CTS No.1/282, Area 1162.20
Sq.Mtrs.

2015] NIL

2016:

AND-2-2492 Undertaking 17.03.2016

2016 Rs.0/- 17.03.2016

Deluxe Co-op. Hsg. Soc. Ltd. through West Avenue
Realtors Pvt. Ltd. through C/A Shailesh Ajgaonkar
To

Schedule: Property situated at Village Bandra Taluka Andheri
M.S.D. land bearing Final Plot No.66/5, TPS III.

2017]

To] NIL

2020]

2021:

AND-2-3204 Undertaking 23.03.2021



2021 Rs.0/- 23.03.2021

M/s. West Avenue Realtors Pvt. Ltd. through Director
Sharad R. Jadhav through C.A. Shailesh G. Ajgaonkar
To



Schedule: Property situated at Village Bandra Taluka Andheri
M.S.D. land bearing Final Plot No.66/5.

Note: I have taken online E-Search at SRO Mumbai, Bandra
& Andheri & Bandra (AND-1 to AND-7) Manual &
Computer Records from 1992 to 2021.



Kamdev Tandale
Title Investigator,
Mumbai.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Deluxe Apartments"

"Deluxe Apartments", Proposed Redevelopment on Property Bearing Final Plot No. 66/5, TPS Santacruz III,
Road No. 3, Santacruz (East), Mumbai, PIN Code - 400 055,
State - Maharashtra, Country - India

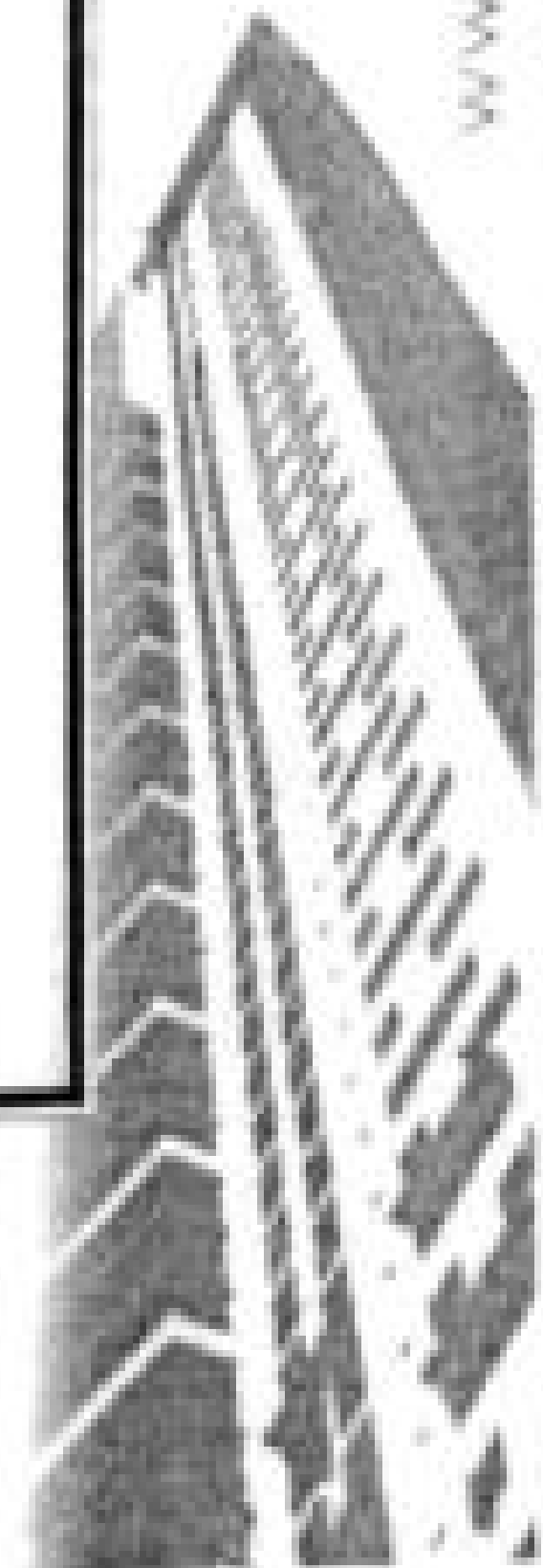
Latitude Longitude: 19°04'35.1"N 72°50'36.9"E

Think. Valuation Done for: Create
State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051 State - Maharashtra, Country - India

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MASTER VALUATION REPORT OF "Deluxe Apartments"

"Deluxe Apartments", Proposed Redevelopment on Property Bearing Final Plot No. 66/5,
TPS Santacruz III, Road No. 3, Santacruz (East), Mumbai, PIN Code - 400 055,
State - Maharashtra, Country - India

Latitude Longitude: 19°04'35.1"N 72°50'36.9"E

NAME OF DEVELOPER: M/s. West Avenue Realtors Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 25th September 2021 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Deluxe Apartments", Proposed Redevelopment on Property Bearing Final Plot No. 66/5, TPS Santacruz III, Road No. 3, Santacruz (East), Mumbai, PIN Code - 400 055, State - Maharashtra, Country - India. It is about 700 Km. travel distance from Santacruz station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

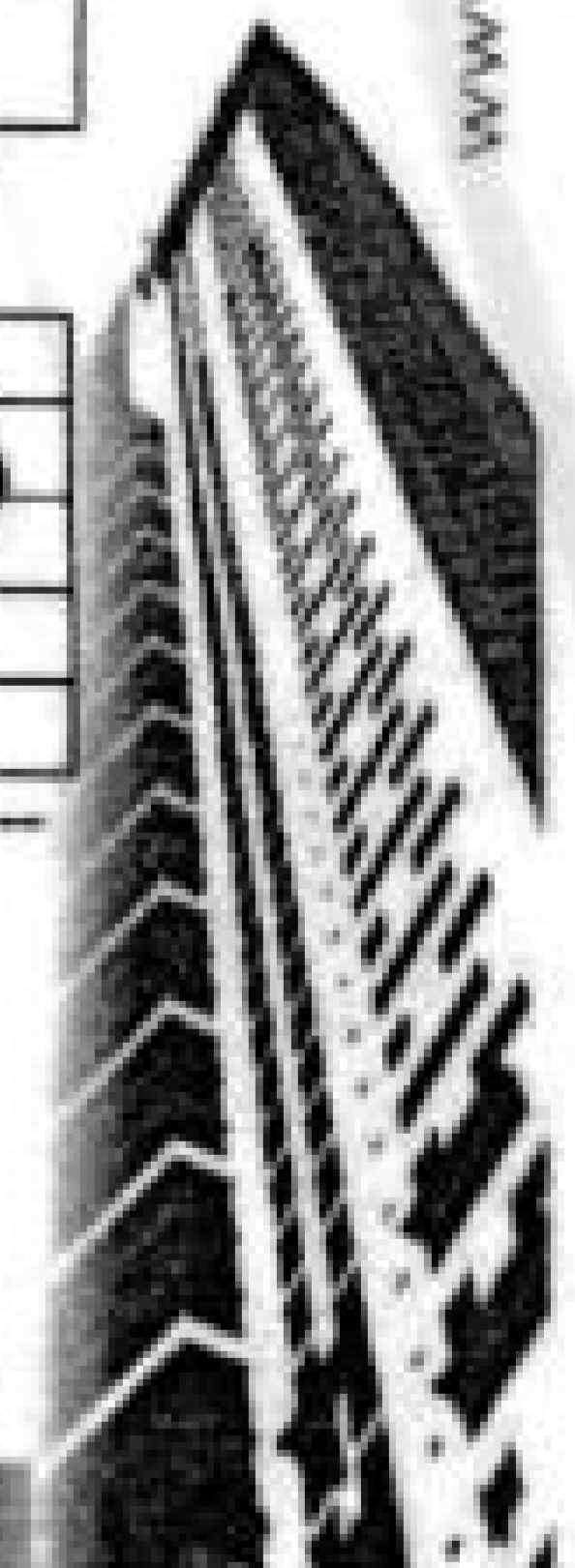
2. Developer Details:

Name of builder	M/s. West Avenue Realtors Pvt. Ltd.		
Project Registration Number	Project	RERA Project Number	
	Deluxe Apartments	P51800000819	
Register office address	M/s. West Avenue Realtors Pvt. Ltd. Office No. 1201, B Tower, "Peninsula Business Park", Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013, State - Maharashtra, Country - India		
Contact Numbers	Contact Person:- Mr. Vishal Jadhav (Sales Person - 9819839804) Mr. Shailesh Aigaonkar (Sales Person -9821569472) Mr. Vishal Guwad (Sales Person - 7506399363)		
E - mail ID AND Website	shailesh@jadeindia.com www.jadeindia.com		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Prerana Nursing Home
On or towards South	Road No. 3 & Slum Area
On or towards East	Internal Road & Slum Area
On or towards West	Tudor Building & Maryanne Heights

Mumbai	Delhi NCR	Nanded	Aurangabad
121, 1 st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA Tel. : +91 22 28371325 Fax : +91 22 28371324 mumbai@vastukala.org	L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA Mobile : +91 9216912225 +91 9819670183 delhincr@vastukala.org	28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244288 +91 2462 239909 nanded@vastukala.org	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org



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121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

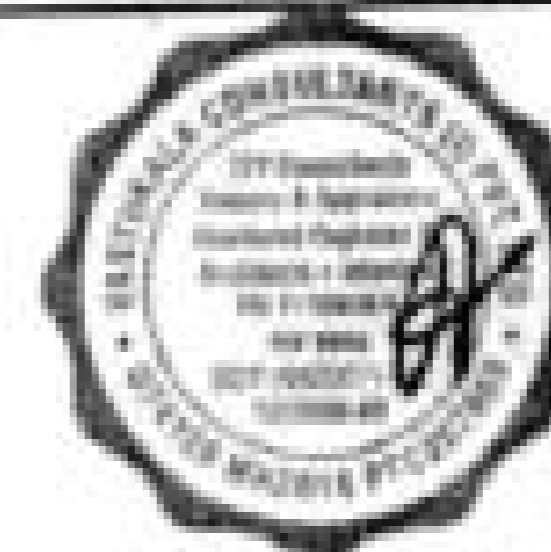
To,
The Branch Manager,
State Bank of India
 Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
 5th Floor, C-6, 'G' Block,
 Bandra Kurla Complex, Bandra (East),
 Mumbai - 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General				
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 25.09.2021				
	b)	Date on which the valuation is made : 04.10.2021				
3.	List of documents produced for perusal					
	1.	Copy of Development Agreement date 22.05.2013 b/w. De-luxe CHSL (thet Society) AND M/s. West Avenue Realtors Pvt. Ltd. (the Developer)				
	2.	Copy of Deed of Addendum date 17.11.2014 b/w. De-luxe CHSL (thet Society) AND M/s. West Avenue Realtors Pvt. Ltd. (the Developer)				
	3.	Copy of Details of Encumbrances date 13.06.2017 issued by M/s. West Avenue Realtors Pvt. Ltd. (As per RERA Site)				
	4.	Copy of Affidavit Cum Declaration of Mr. Ramakant Jadhav Director of M/s. West Avenue Realtors Pvt. Ltd. date 08.06.2017 (As per RERA Site)				
	5.	Copy of Title Certificate date 28.10.2016 issued by Adv. Prasanna Sarpotdar				
	6.	Copy of Search Report date 22.05.2017 issued by Adv. Unisan & Comapny				
	7.	Copy of MAHARERA Registration Certificate of Project No. P51800000819 issued by Maharashtra Real Estate Regulatory Authority date 19.08.2021				
	8.	Copy of NOC of Amended Plan date 16.08.2015 issued by Municipal Corporation of Greater Mumbai				
	9.	Copy of Amended Plan Approval Letter No. CHE / WS / 1086 / H / 337 / (NEW) / 337 / 5 / Amend date 14.10.2020 issued by Municipal Corporation of Greater Mumbai				
	10.	Copy of Commencement Certificate No. CHE / WS / 1086 / H / 337 / (NEW) / FCC / 5 / Amend date 07.10.2017 issued by Municipal Corporation of Greater Mumbai This Commencement Permission is re-endorsed upto top of 11th floor and further extended upto top of 12th floor as per approved plans date 01.03.2021				
	11.	Copy of Approved Plan No. CHE / WS / 1086 / H / 337 / (NEW) date 01.03.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Four - Sheet No. 1/4 to 4/4) Approved upto:				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Deluxe Apartments</td> <td>Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Deluxe Apartments	Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.
Project	Number of Floors					
Deluxe Apartments	Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.					

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Project Name (with address & phone nos.)	"Deluxe Apartments", Proposed Redevelopment on Property Bearing Final Plot No. 66/5, TPS Santacruz III, Road No. 3, Santacruz (East), Mumbai, PIN Code - 400 055, State - Maharashtra, Country - India
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. West Avenue Realtors Pvt. Ltd. Address: Office No. 1201, B Tower, "Peninsula Business Park", Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013, State - Maharashtra, Country - India Contact Person : Mr. Vishal Jadhav (Sales Person - 9819839804) Mr. Shailesh Aigaonkar (Sales Person - 9821569472) Mr. Vishal Guwad (Sales Person - 7506399363)
5. Brief description of the property (Including Leasehold / freehold etc.)	

About "Deluxe Apartments" Project:
 Deluxe Apartments is an outstretched elegance development Mumbai, catapulting the innovative way of life. Flats at Deluxe Apartments provides you with the sort of living that rejuvenate you, one which motivates someone to take up residence to the utmost. Deluxe Apartments is diligently constructed with absolute comfort & the finest of features as they are an uncomplicated amalgam of modernity and ambiance. Deluxe Apartments offers lavish 2 BHK, 2.5 BHK and 3 BHK Flats. At this destination you'll find amenities like, etc. All daily conveniences like restaurants, schools, colleges, banks, ATMs are easy accessible from here.. In close proximity to the Western Express Highway, railway stations and recreational hubs, this redevelopment project hosts the finest amenities like a cutting-edge gymnasium, hydraulic car lift facility, earthquake resistant model and a number of other provisions. At the exclusive Deluxe apartments, we create homes designed with beauty and built for persistent endurance for a lavish lifestyle. Deluxe Apartment is conveniently located at Santacruz to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well known hospitals, educational institutions, departmental stores, commercial shops, 24x7 pharmacy, parks, banks & ATMs, entertainment spots, recreational centres and so on.

Locality: Santacruz East is a preferred locality in the city of Mumbai. It is bordered by Vile Parle in the North, Khar in the South, Juhu in the West and Kurla in the East. It is home to many prominent landmarks like Our lady of Egypt Church and University of Mumbai. Other popular areas located around Santacruz East are Kalina, Vakola and Prabhat Colony. Santacruz East is properly-associated to other parts of Mumbai. There are a number of reputed schools and colleges located in Santacruz East.

TYPE OF THE BUILDING

Project	Number of Floors
Deluxe Apartments	Proposed Basement + Ground (part) + Still (part) + 2 Podiums + 3rd to 12th upper floors.

LEVEL OF COMPLETEION:

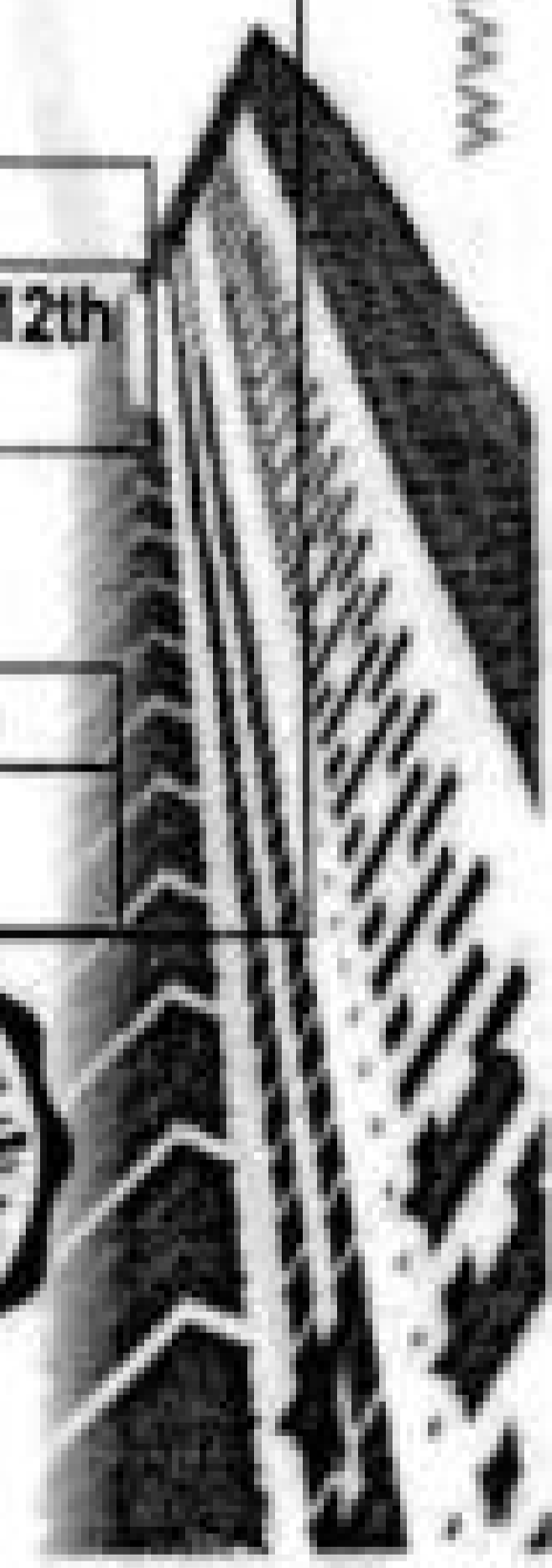
Project	Present stage of Construction	Percentage of work completion
Deluxe Apartments	RCC work, Internal / External Brick work,	77%

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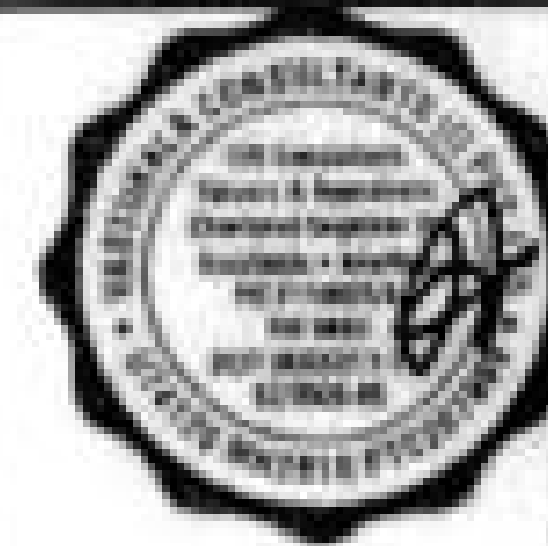
	Internal / External plaster work is completed. Flooring work upto 7th floor is completed.		
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is September - 2022 (As per MAHARERA Certificate)			
PROPOSED PROJECT AMENITIES:			
<ul style="list-style-type: none"> > Granite Kitchen platform with Stainless Steel Sink > Powder coated aluminum sliding windows with M.S. Grills > Laminated wooden flush doors with Safety door > Concealed wiring > Concealed plumbing > Play Area > Gymnasium > Jogging > Kids Play Area > Garden 			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Final Plot No. 66/5, Survey No. 423, Hissa No. 16
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 66/5, Village - Bandra
	d) Ward / Taluka	:	H / E -Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Deluxe Apartments" , Proposed Redevelopment on Property Bearing Final Plot No. 66/5, TPS Santacruz III, Road No. 3, Santacruz (East), Mumbai, PIN Code - 400 055, State - Maharashtra, Country - India
8.	City / Town	:	Santacruz (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA
			As per Site



	North	Final Plot No. 67 & partly by Sub Plot No. 4 of Final Plot No. 66	By sub plot No 4 of Final plot 66	Prerana Nursing Home
	South	3rd Road of the said Scheme	by 3rd road of the scheme	Road No. 3 & Slum Area
	East	Government Land Bearing Survey No. 355	By government land bearing Survey No 355	Internal Road & Slum Area
	West	Sub Plot No. 6 of Final Plot No. 66	by sub plot No 6 of Final plot No 66	Tudor Building & Maryanne Heights
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	(R) -	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°04'35.1"N 72°50'36.9"E	
14.	Extent of the site		: Plot area - 1162.20 Sq. M. (As per Plan & RERA Site) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Plot area - 1162.20 Sq. M. (As per Plan & RERA Site)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. CHE / WS / 1086 / H / 337 / (NEW) date 01.03.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Four - Sheet No. 1/4 to 4/4)	
Approved upto:				
		Project	Number of Floors	
		Deluxe Apartments	Basement + Ground (part) + 3rd to 12th upper floors.	

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10.	Corner plot or intermittent plot?	:	Intermittent						
11.	Road facilities	:	Yes						
12.	Type of road available at present	:	B. T. Road						
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	09.15 Mtr. Existing Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developed area						
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No ®						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area - 1162.20 Sq. M. (As per Plan & RERA Site)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 3,08,060.00 per Sq. M. for Residential ₹ 1,72,280.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1162.20</td> <td>172280</td> <td>20,02,23,816.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1162.20	172280	20,02,23,816.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
1162.20	172280	20,02,23,816.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	Building Construction work is in progress						
	c) Year of construction	:	Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Project		Number of Floors						
	Deluxe Apartments		Proposed Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						

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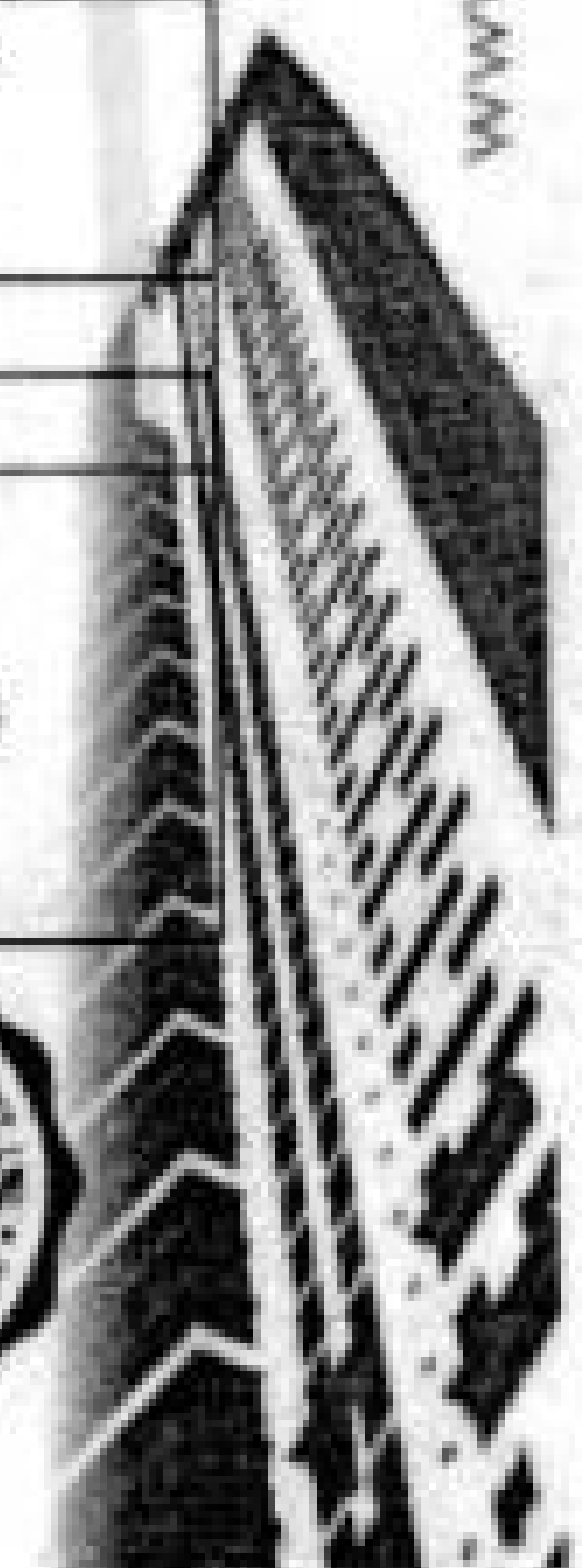
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / WS / 1086 / H / 337 / (NEW) date 01.03.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Four - Sheet No. 1/4 to 4/4)				
h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Deluxe Apartments</td> <td>Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Deluxe Apartments	Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.
Project	Number of Floors					
Deluxe Apartments	Basement + Ground (part) + Stilt (part) + 2 Podiums + 3rd to 12th upper floors.					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	: N.A. Building Construction work is in progress
3.	Electrical installation	:
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	: N.A. Building Construction work is in progress
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:

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f) Any other fixtures : _____

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Deluxe Apartments:

Sl. No.	Flat No.	Floors	BHK	As per NERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet area in ₹	Value of Flat in ₹	Market Value in ₹	Area in Sq. Ft.	Remarks
1	301	3	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	Sale Flat
2	302	3	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	Land Owner's Share
3	303	3	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	Sale Flat
4	401	4	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	
5	402	4	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	Land Owner's Share
6	403	4	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
7	404	4	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	
8	501	5	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	
9	502	5	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	Sale Flat
10	503	5	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
11	504	5	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	Land Owner's Share
12	601	6	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	Sale Flat
13	602	6	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	Land Owner's Share
14	603	6	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
15	604	6	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	
16	702	7	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	
17	703	7	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
18	704	7	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	Sale Flat
19	801	8	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	
20	802	8	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	
21	803	8	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
22	804	8	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	Land Owner's Share
23	901	9	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	
24	902	9	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	Sale Flat
25	903	9	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
26	904	9	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	
27	1001	10	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	
28	1002	10	3 BHK	859	945	27000	2,31,93,000.00	2,08,73,700.00	48500	Land Owner's Share
29	1003	10	3 BHK	836	920	27000	2,25,72,000.00	2,03,14,800.00	47000	
30	1004	10	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	Sale Flat
31	1101	11	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	
32	1102	11	3 BHK	839	923	27000	2,26,53,000.00	2,03,87,700.00	47000	Land Owner's Share

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Sl. No.	Flat No.	Floor	Comp.	As per RERA Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. of Carpet area in ₹	Value of Flat in ₹	Realizable Value in ₹	Area in Sq. Ft.	Class of Owner's Share
33	1103	11	3 BHK	816	898	27000	2,20,32,000.00	1,98,28,800.00	46000	Sale Flat
34	1104	11	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	Land Owner's Share
35	1201	12	2 BHK	715	787	27000	1,93,05,000.00	1,73,74,500.00	40000	Sale Flat
36	1202	12	3 BHK	839	923	27000	2,26,53,000.00	2,03,87,700.00	47000	
37	1203	12	3 BHK	816	898	27000	2,20,32,000.00	1,98,28,800.00	46000	
38	1204	12	2.5 BHK	780	858	27000	2,10,60,000.00	1,89,54,000.00	44000	Land Owner's Share
Total				30325	33358		81,87,75,000.00	73,68,97,500.00		

Summary of the Project:

Project	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Market Value (₹)	Realizable Value in (₹)
Deluxe Apartments	1 BHK - 09 2.5 BHK - 09 3 BHK - 20 Total - 38	38	30325	33358	81,87,75,000.00	73,68,97,500.00
7th Floor Refuge - Flat No. 1						

Particulars	Market Value (₹)
Full Faire Market Value After Completion	81,87,75,000.00
Realizable Value After Completion	73,68,97,500.00
Cost of Construction (Total Built up area x Rate) 33358 Sq. Ft. x ₹ 3000	10,00,72,500.00

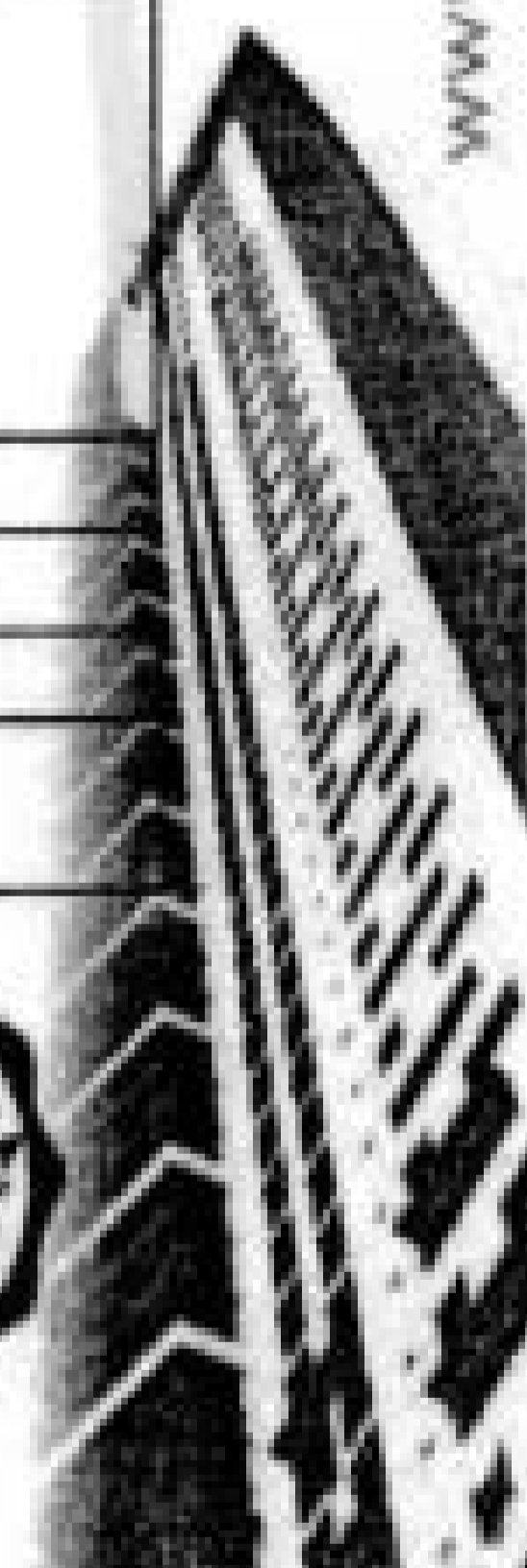
Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Amount completed
Deluxe Apartments	77	33358	10,00,72,500.00	7,70,55,825.00

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



CHALLAN
MTR Form Number-6



GRN	MH008548214202223E	BARCODE		Date	29/09/2022-17:31:51	Form ID
Department				Inspector General Of Registration		
Type of Payment				Payer Details		
Search Fee				TAX ID / TAN (If Any)		
Other Items				PAN No.(If Applicable)		
Office Name				Full Name		
BDR9_ANDHERI NO 3 SUB REGISTRAR				Namdev Tawde		
Location				Flat/Block No.		
MUMBAI				Apartment No. 901 of Delux Apartment		
Year				Premises/Building		
2022-2023 One Time				Santacruz East Bandra		
Account Head Details			Amount In Rs.		Road/Street	
0030072201 SEARCH FEE			300.00		Mumbai	
				Town/City/District		
				PIN		
				Remarks (If Any)		
				Search for Apartment No. 901 of Delux Apartment of Sub-Plot No. 5 of the		
				Final Plot No. 66		
				Amount In		
				Three Hundred Rupees Only		
Total				300.00		Words
Payment Details				FOR USE IN RECEIVING BANK		
STATE BANK OF INDIA						
Cheque-DD Details				Bank CIN		Ref. No.
				00040572022092973335		IK0BXGBKP5
Cheque/DD No.				Bank Date		RBI Date
				29/09/2022-17:24:32		Not Verified with RBI
Name of Bank				Bank-Branch		
				STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		
				Not Verified with Scroll		

Department ID : Mobile No. : 9819474838
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 लघु वस्तु 'राज्य ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

NAMDEV TAWDE

Title Investigator
MUMBAI.

Mobile No.9594071112 * Email namdev.tawde1980@gmail.com

Date: 29.09.2022

To,
Adv. Rajan Pillai
High Court, Mumbai.

Re: Investigation of Title of the property situated at Village Bandra Taluka Andheri, M.S.D. land bearing Deluxe Co-op. Hsg. Soc. Ltd., TPS III, Final Plot No.66/5, CTS No.1/282, Area 1162.20 Sq.Mtrs. Apartment No. 901, admeasuring area 66.38 Sq. mtrs., Rera carpet area on the 9th floor along with cover car parking Spaces No. 71 in project known as Delux Apartment",

Mr. Mahendra Kumar Tiwari and Mrs. Vibhuti Tiwari

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Bandra & Andheri S.R.O. from the year 2021 to 2022 (2 Years) and Bandra (AND-1 to AND-7) Computer Records from the year 2021 to 2022 (2 years).

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

At Mumbai S.R.O. from the year 2021 to 2022 (2 Years)

2021] NIL
2022] INDEX II NOT READY

At Bandra & Andheri S.R.O. from 2021 to 2022 (2 Years)

2021]
2022] INDEX II NOT READY



At Bandra (AND-1 to AND-7) Computer Records
from the year 2021 to 2022 (2 years).

2021:

AND-2-3204 Undertaking 23.03.2021

2021 Rs.0/- 23.03.2021

M/s. West Avenue Realtors Pvt. Ltd. through Director
Sharad R. Jadhav through C.A. Shailesh G. Ajgaonkar
To

Schedule: Property situated at Village Bandra Taluka Andheri
M.S.D. land bearing Final Plot No.66/5.

2021:

BDR2-2250 Agreement For Sale 02/03/2021

2021 Rs.1,49,00,000/- 02/03/2021

M/s. West Avenue Realtors Pvt. Ltd.,
To

Mr. Deepak Omprakash Joshi
Mrs. Monalika Deepak Joshi

Schedule: Property situated at Village Bandra Taluka Andheri
M.S.D. land bearing Deluxe Co-op. Hsg. Soc. Ltd., TPS
III, Final Plot No.66/5, CTS No.1/282, Area 1162.20
Sq.Mtrs. Apartment No. 901, admeasuring area 66.38
Sq. mtrs., Rera carpet area on the 9th floor along with
cover car parking Spaces No. 71 in project known as
Delux Apartment",

2022:

BDR9-13717 Agreement For Sale 26/09/2022

2022 Rs.1,49,00,000/- 26/09/2022

MV Rs. 1,69,98,022/-



Mr. Deepak Omprakash Joshi

Mrs. Monalika Deepak Joshi

And

M/s. West Avenue Realtors Pvt. Ltd., through
authorised signatory Sharad Ramchandra Jadhav
through Power of Attorney Shailesh Aajgaonkar

To

Mr. Mahendra Kumar Tiwari

Mrs. Vibhuti Tiwari

Schedule: Property situated at Village Bandra Taluka Andheri
M.S.D. land bearing Deluxe Co-op. Hsg. Soc. Ltd., TPS
III, Final Plot No.66/5, CTS No.1/282, Area 1162.20
Sq.Mtrs. Apartment No. 901, admeasuring area 66.38
Sq. mtrs., Rera carpet area on the 9th floor along with
cover car parking Spaces No. 71 in project known as
Delux Apartment",

Note: I have taken online E-Search at SRO Mumbai, Bandra
& Andheri & Bandra (AND-1 to AND-7) Manual &
Computer Records from 2021 to 2022.


Title Investigator,
Mumbai.