

M/S. SAI & CO.
ADVOCATES & LEGAL CONSULTANTS

D - 09, 2nd Floor, Shantiniketan CHSL., Near Anand Cinema, Opp. Railway Station, Thane (East) - 400 603
Mobile Nos. 98 21 65 65 5 / 86 93 00 09 41 E - mail - advsachinsalve@gmail.com

INVOICE OF BILL (LEGAL / PROFESSIONAL SERVICES)

Date	June 13, 2024	
To	State Bank of India, Home Loan Centre - Belapur, 5 th Floor, Tower No. 4, Belapur Railway Station Complex, CBD - Belapur, Navi - Mumbai - 400 614 / E - mail - sbi.14677@sbi.co.in	
Subject	Title Report	
Account	Alka Jain & Neeraj Jain	
Property Details	Residential Unit bearing Flat No. E - 1701 (Having Total Built up Area 1150 Square Feet), situated on 17 th Floor, along with Stilt Car Parking Space No. 13 (Area - 12 Sq. Mtrs.), situated in Wing - E - Aakash - Ganga, situated in the Society known as "Patel Heritage CO - operative Housing Society Limited", constructed on Plot Nos. 15 & 17, in Sector - 7, Kharghar, Panvel, Pin - 410 210	
Professional Fees	Rs. 4,000/-	
Total Fees	Rs. 4,000/- (Rupees Four Thousand Only)	
All requisite Taxes, shall be paid, by Recipient, under RCM		
E - Payment Details	M/S. SAI & CO.	
(Ensure to mention Mortgagor's Name as Reference, in E - Payment)	SBI, Naupada Branch, Thane (W) Current A / c. No. - 333 77 60 70 57 IFSC Code - SBIN 00 05 354	
M/S. SAI & CO.	Pan No. BKHPS 79 00 P	
(Proprietor - Adv. Sachin Salve)	Tan No. MUMS 88 473 A	
		RECEIVER'S SIGN & SEAL



Adv. Sachin V. Salve
(Proprietor)

June 13, 2024

To,
State Bank of India,
Home Loan Centre - Belapur,
5th Floor, Tower No. 4,
Belapur Railway Station Complex, CBD - Belapur,
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Sub:- Title Report

Ref: - Alka Jain & Neeraj Jain

Residential Unit bearing Flat No. E - 1701 (Having Total Built up Area 1150 Square Feet), situated on 17th Floor, along with Stilt Car Parking Space No. 13 (Area - 12 Sq. Mtrs.), situated in Wing - E - Aakash - Ganga, situated in the Society known as "Patel Heritage CO - operative Housing Society Limited", constructed on Plot Nos. 15 & 17, in Sector - 7, Kharghar, Panvel, Pin - 410 210

Constructed on all that, piece & parcel of land bearing Plot Nos. 15 & 17, Sector - 7, Village - Kharghar, Taluka - Panvel, District - Raigad

ANNEXURE - B

**REPORT OF INVESTIGATION OF TITLE
IN RESPECT OF IMMOVABLE PROPERTY**

01. a)	Name of the Branch / Business Unit / Office seeking opinion	RACPC - Belapur
b)	Reference No. and Date of the Letter under the cover of which the documents tendered for scrutiny are forwarded	Softcopy of Title Deeds, were received on 07.06.2024 - Complied on 12.06.2024
c)	Name of the Borrower	Alka Jain & Neeraj Jain
02. a)	Type of Loan	Education Loan Facility
b)	Type of Property	Residential / Commercial
03. a)	Name of the Unit / Concern / Company /	As mentioned in Clause No. 1



07.	15.03.2018	Registered Conveyance Deed	Photocopy	No
08.	12.04.2018	Registered Deed of Rectification	Photocopy	No
09.	17.04.2018	Registered Deed of Assignment - cum Sale Deed	Photocopy	No
10.	06.03.2019	Final Order for Transfer	Photocopy	No
11.	01.01.2024	Maintenance Bill - issued by Patel Heritage CHSL, in favour of Alka Jain & Neeraj Jain, in respect of said Flat No. E - 1701	Photocopy	No
12.	27.04.2024	Property Tax Bill – Panvel Municipal Corporation - Alka Jain, in respect of said Flat No. E - 1701	Photocopy	No

07. 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)	No Instructions
b)	Whether all pages in the Certified Copies of Title Documents, which are obtained directly from the Sub – Registrar’s Office, have been verified, Page by Page, with original documents submitted ?	No - Original not furnished
08. a)	Whether the records of Registrar Office or Revenue Authorities, relevant to the Immovable Property in question, are available for verification, through any online portal or computer system ?	Yes
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 ?	No
d)	Whether proper registration of documents completed (Details thereof to be provided)	Yes



	immovable property / charge	
c)	State as to under what capacity is security offered (whether as Joint Applicant or Borrower or as Guarantor, etc.)	As Mortgagor / Guarantor
04. a)	Value of Loan (Rs. in Crores)	Bank to verify
05.	Complete or full description of the Immovable Property / (ies), offered as security for creation of mortgage, whether Equitable / Registered Mortgage	As described hereinabove Reference
i)	Survey No.	As described hereinabove, in Reference
ii)	Door / House No.	As described hereinabove, in Reference
iii)	Extent / Area including Plinth / Built – Up Area, in case of House Property	As described hereinabove, in Reference
iv)	Location, like name of the Place, Village City, Registration, Sub-Registration Sub – District, Boundaries	As mentioned in Approved Plan / Typical Floor Plan / Schedule of Agreement

06. a) **Particulars of the documents, scrutinized – serially & chronologically:-**
- b) Nature of documents verified and as to whether they are originals or certified Copies, or registration extracts duly certified:-

Note : - Only Originals or Certified Extracts from the Registration / Land / Revenue / Other Authorities to be examined

#	Date	Name / Nature of the Document	Original / Certified Copy / Certified Extract / Photocopy	In case of Copies, whether was original scrutinized by Advocate
01.	13.04.2004	Commencement Certificate	Photocopy	No
02.	07.05.2004	Advocate's Title Report	Photocopy	No
03.	17.06.2004	Registered Agreement for	Photocopy	No
04.	20.08.2010	Occupancy Certificate	Photocopy	No
05.	03.07.2011	Letter for Allotment of a Car Parking	Photocopy	No
06.	25.09.2017	Share Certificate	Photocopy	No



7.	15.03.2018	Registered Conveyance Deed	Photocopy	No
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08. a)	Whether the records of Registrar Office or Revenue Authorities, relevant to the Immovable Property in question, are available for verification, through any online portal or computer system ?	Yes
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 ?	No