

Jitendra P. Patil

Advocate High Court

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Ref. No.390/SBI/RBO/Belapur/2024

Date: 13/06/2024

To
Asst. General Manager,
State Bank of India,
RBO, Belapur,
Navi Mumbai.

ANNEXURE - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY **(All columns/items are to be completed/commented by the panel advocate)**

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	RBO, Navi Mumbai
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Document received by Online
	c) Name of the Borrower.	MR.VIKASBABU RADHAKRISHNAN NAMBRATH
2	a. Type of Loan	Home Loan
	b. Type of Property	Freehold Land
3	a) Name of the unit/concern/ company/person offering the property/(ies) as security.	MR.VIKASBABU RADHAKRISHNAN NAMBRATH
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	MR.VIKASBABU RADHAKRISHNAN NAMBRATH
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a) Value of Loan (Rs. in Crore)	Bank has to consider
5	Complete or full description of the immovable property (ies) offered as security including the following details.	Flat No. L3/205, on the 2nd Floor admeasuring about 880 Sq. Ft. Built up area building numbered as "L3", known as "Shivganga Lok Kedar CHS Ltd.", Constructed on Survey No. 295(pt), 274(pt) and 275(pt) corresponding to Old CTS no.



(a) Survey No.	661(pt) and New CTS No. 661/9, 11, 13, 16 and 17 situated at Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080.
(b) Door/House no. (in case of house property)	Survey No. 295 (pt), 274 (pt) and 275(pt) corresponding to Old CTS no. 661(pt) and New CTS No. 661/9, 11, 13, 16 and 17 situated at Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080.
(c) Extent/ area including plinth/ built up area in case of house property	Flat No. L3/205, on 2 nd floor
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Admeasuring about 880 Sq. Ft. Built up area
6	<p>At Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080.</p> <p><u>Boundaries of PLOT: -</u> By East: Nil By West: Nil By North : Nil By South : Nil</p> <p><u>THAT IS TO SAY</u> Property under reference is flat</p>

a) Particulars of the documents scrutinized-serially and 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 registering/land/ revenue/ other authorities be examined

Date _____ **Name/Nature of the Document** _____

Original/ certified copy/ certified extract/	In case of copies, whether the original
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2. Mr. Vikasbabu Radhakrishnan
3. Ms. N. Vinitha Radhakrishnan (Daughter),

16.67%

p. It appears that the 1. Smt. P. Chandrika Radhakrishnan 2. Ms. N. Vinitha Radhakrishnan have voluntarily renounced, released and relinquished their respective shares, joint and undivided share, in respect of the collectively 33.33% Joint and undivided share of the Releasers in succession, in the Residential Premises Flat No. L3/205, on the 2nd Floor admeasuring about 880 Sq. Ft. Built up area building numbered as "L3", known as "Shivganga Lok Kedar CHS Ltd.", Constructed on Survey No.295(pt), 274(pt) and 275(pt) corresponding to Old CTS no. 661(pt) and New CTS No. 661/9, 11, 13, 16 and 17 situated at Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080 to Mr. Vikasbabu Radhakrishnan Nambrath for without any monetary consideration under natural love and affection to Mr. Vikasbabu Radhakrishnan Nambrath of Accordingly, Release Deed dated 29/08/2023 executed between 1. Smt. P. Chandrika Radhakrishnan 2. Ms. N. Vinitha Radhakrishnan as the Releasers AND Mr. Vikasbabu Radhakrishnan Nambrath as the Release duly registered at SRO Kurla-4 vide document 17513/2023.

Thus, the Applicant **MR. VIKASBABU RADHAKRISHNAN NAMBRATH** has got right title and interest in respect of the property under reference.

We have also caused necessary Searches (Online) through search Clerk of the respective records of the **Sub Registrar Office at Kurla**. However, we have verified registration of the aforesaid Agreement. Search Report and Challan are enclosed herewith.

<p>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.</p> <p>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)</p>	<p>Not Applicable</p>
<p>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.</p>	<p>Not Applicable</p>

