

SP ASSOCIATES

Adv. Sushil Pathak, SP ASSOCIATES, Chamber No.04, A-6, Sector-7Harsh Shantinagar
CHS Ltd behind Krishna Medical, Shantinagar, Mira Road (East), Dist. Thane 401 107
E-Mail: 2011spassociates@gmail.com | Email: 2011spassociates@gmail.com



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Cont.: + 022 46025410

Ref: LSR- 2406106/ DN- 2406160/ SP

To,
The Branch Manager,
Central Bank of India
NMRO BKC Branch

Dear Sir/ Madam,

Reg: BILL / DEBIT NOTE FOR LEGAL SCRUTINY REPORT
DN No.:2406160 Date: 25.06.2024

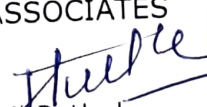
Particular / Account Name:	Amount in INR
A/c: Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah	6,500.00
Apartment No.3504, 35 th habitable floor, of the Residential Tower named Artesia being part of the Composite Building constructed on part of the Municipal of Worli Estate, Mumbai of Lower Parel Division, situate at Worli, G/S Ward, Mumbai	
(Being amount debited towards Professional Charges for Legal Scrutiny Report)	
TOTAL	INR 6,500.00

Please arrange to remit the amount of Rs.6,500.00 (*Rupees Six Thousand Five Hundred Only*) by bank transfer to my below mentioned bank account or issue a Cheque / DD in favour of "Sushil Y. Pathak" payable at Mumbai, INDIA, stating the above-mentioned Invoice/ DN number.

Account Holder: Sushil Y. Pathak
Bank: Central Bank of India
Mira Road (East), Dist. Thane.
IFSC Code: CBIN0283253
Account Number: 5497722069
PAN: AAIPP0106G

Kindly share the transaction reference number & transaction date post remittance through email 2011spassociates@gmail.com

Yours sincerely,
SP ASSOCIATES


Sushil Pathak
Advocate



Checked by: SP

Search Clerk: DS

Submitted by:

Received by:



CHALLAN
MTR Form Number-6



GRN	MH004048864202425P	BARCODE					Date	24/06/2024-14:36:47	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	SUSHIL YOGKANT PATHAK				
Location	PUNE									
Year	2024-2025 One Time				Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201	SEARCH FEE			525.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
Total				525.00	Amount In	Five Hundred Twenty Five Rupees Only				
					Words					
Payment Details	SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502024062405156	6454132140116		
Cheque/DD No.					Bank Date	RBI Date	24/06/2024-14:37:18	Not Verified with RBI		
Name of Bank					Bank-Branch	SBIEPAY PAYMENT GATEWAY				
Name of Branch					Scroll No. , Date	Not Verified with Scroll				

Department ID : 498129944

Mobile No. : 9619179211

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH004101515202425P	BARCODE	[Barcode]		Date	25/06/2024-11:37:42		Form ID		
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee		Other Items		TAX ID / TAN (If Any)					
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3				Full Name	S P Associates				
Location	MUMBAI				Flat/Block No.					
Year	2024-2025 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street						
0030072201 SEARCH FEE		225.00		Area/Locality						
				Town/City/District						
				PIN	4	0	1	1	0	7
				Remarks (If Any)						
				Amount In	Two Hundred Twenty Five Rupees Only					
Total			225.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
SBIEPAY PAYMENT GATEWAY				Bank CIN	Ref. No.	10000502024062501848		9771883213430		
Cheque-DD Details				Bank Date	RBI Date	25/06/2024-11:38:31		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

Department ID :

Mobile No. : 9619179211

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To,
The Branch Manager,
Central Bank of India
NMRO BKC Branch
Bandra, Mumbai

Adv. Sushil Pathak
Advocate High Court

Chamber No. 04, A-6, Sector - 7,
Harsh Shantinagar CHS Ltd., Behind
Krishna Medical, Shantinagar, Mira
Road, Dist. Thane-401107

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Phone: +022 46025410
E-Mail: 2011spassociates@gmail.com
PAN: AAIPP0106G

Chamber No.1, Manish Instl. Est. No.1
Swami Samarth Nagar, Navghar Road,
Vasai East, Palghar-401208
Phone: +022 35967513
Email: asklegalvision@gmail.com

Ref: LSR- 2406106/ DN- 2406160/ SP

(LEGAL SCRUTINY REPORT-I)

Date: 25.06.2024

Dear Sir/Madam,

Sub: Legal Scrutiny Report in respect of Property of Intended Mortgagor:

Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah

Residential Apartment No.3504, 35th habitable floor of the Residential Tower named Artesia being part of the Composite Building constructed on part of the Municipal Leasehold Plot No. 249 and 249A of Worli Estate, Mumbai and forming a portion of New Survey No. 3027 and Cadastral Survey No. 2/1629 of Lower Parel Division and the Municipal Leasehold Plot No. 248B bearing Cadastral Survey No. 1A/1629 of Lower Parel Division, situate at Worli, G/S Ward, Mumbai.

With reference to your instructions, I submit my Legal Scrutiny Report as hereunder

1. Name and address of the present titleholder:

• **Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah**

B/ 42, 4th floor, Llyods Garden, Appasaheb Marathe Marg, Prabhadevi,
Mumbai- 400025

2. Name and address of the intended mortgagor:

Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah

B/ 42, 4th floor, Llyods Garden, Appasaheb Marathe Marg, Prabhadevi,
Mumbai- 400025



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3. Details/Description of the Property/ies to be mortgaged:

Sr. No.	Survey No. Khata No., House No., Site No.	Extent/ Areas of Flat/ Land/ Building	Location District/ District/ Village/ Municipality etc	Sub	Boundary (As per RERA)
1.	Apartment No.3504, 35 th habitable floor, of the Residential Tower named Artesia being part of the Composite Building constructed on part of the Municipal Leasehold Plot No. 249 and 249A of Worli Estate, Mumbai and forming a portion of New Survey No. 3027 and Cadastral Survey No. 2/1629 of Lower Parel Division and the Municipal Leasehold Plot No. 248B bearing Cadastral Survey No. 1A/1629	--	of Lower Parel Division, situate at Worli, G/S Ward, Mumbai		North: 18 mt wide Natavarya Baburao Pendharkar Road South: CS No 1545 East: CS No 6 - 1629 West: CS No 1 - 1629

4. Details/description of the documents scrutinized:

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified? True Copy/ Photostat
1.	--	Draft Agreement of Transfer of Premises executed by and between Genext Hardware & Parks Private Limited as 'the Transferor' of the One Part and K. Raheja Private Ltd. as 'the Developer/Confirming Party' of the Second Part and Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah as 'the Transferee' of the Third Part	Copy



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2.	27.12.2023	Occupation Cum Building Completion Certificate bearing No. EB/ 1105/ GS/ A/ OCC/ 3/ New dated 27.12.2023 (granting permission to construct building of 45 th (Part) + 46 th habitable floor + 1 Service floor (between 45 th and 46 th Habitable floor) + Terrace ie. Full occupation permission for Club House and Residential building in phase -1) issued by M.C.G.M	Copy
3.	18.12.2020	Part Occupancy Certificate bearing No. EB/1105/GS/A/OCC/2/New dated 18.12.2020 (granting permission to construct building of 2 nd parking floor + 5 th parking floor (Beyond Tower Portion) + Stilt + 36 th to 45 th habitable floors + 1 service floor (Between 37 th and 38 th habitable floor) and 1 fire check floor (Between 42 nd and 43 rd habitable floor) issued by M.C.G.M	Copy
4.	10.06.2020	Part Occupancy Certificate bearing No. EB/1105/GS/A/OCC/1/New dated 10.06.2020 (granting permission to construct 4 th and 5 th (Below Tower Portion) parking floor + 23 rd to 35 th habitable floors 1 service floor(Between 27 th and 28 th habitable floor) and 1 fire check floor(Between 25 th and 26 th habitable floor) and club house) issued by M.C.G.M	Copy
5.	27.09.2019	Part Occupancy Certificate bearing No. EB/1105/GS/A/OCC/1/New dated 27.09.2019 (granting permission to construct building 2 basements + Ground + 1 st & 3 rd parking floors + 22 nd habitable floors + 3 service floors + 1 fire check floor) issued by M.C.G.M	Copy
6.	14.02.2023	RERA Certificate No.P51900000841 dated 14.02.2023 valid up to 30.12.2023	Copy
7.	30.05.2023	Commencement Certificate bearing No. EB/ 1105/GS/A/FCC/8/Amend dated 30.05.2023 (granting permission to construct building as per amended approval plan dated 10.01.2023.) issued by M.C.G.M.	Copy
8.	10.01.2023	Amended Plan Approval Letter bearing No. EB/ 1105/GS/A/337/14/Amend dated 10.01.2023 issued by M.C.G.M.	Copy



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5. A brief history of the property /ies and how the owner / mortgagor has derived the title.

1. We have caused search in respect of Land/ Premises, as described in above paragraph for the period of 30 years in concerned office of the Sub-Registrar of Assurance, Online portal of IGR Maharashtra and CERSAI.
2. WHEREAS it's been observed from the Title Deed & Other documents, prior to the year 1994, The Metal Box Company of India Limited (now known Metal Box India Ltd.) was the Owner and seized and entitled to all that piece and parcel of non-agricultural land Leasehold Plot No. 249 and 249A of Worli Estate, Mumbai and forming a portion of New Survey No. 3027 and Cadastral Survey No.2/1629 of Lower Parel Division (hereinafter referred to as "**Property A**").
3. AND WHEREAS The Metal Box Company of India Limited (now known Metal Box India Ltd.) has executed and registered Deed of Assignment in respects of the property A along with registered Supplemental Deed of Assignment for the property A terms and conditions mentioned therein, in favour of K. Raheja Private Ltd. vide by an Deed of Assignment registered under Sr.No. BBE-2/2244/2005, BBE-2/2690/2005, BBE-2/2692/2005, BBE-2/2689/2005 read along with Supplemental Deed of Assignment registered under Sr.No. BBE-2/2691/2005 on the terms and conditions contained therein.
4. WHEREAS it's been observed from the Title Deed & Other documents, prior to the year 1994, Glaxo Laboratories (India) Ltd. was the Owner and seized and entitled to all that piece and parcel of non-agricultural land Leasehold Plot No. 248B bearing Cadastral Survey No. 1A/1629 of Lower Parel Division, situate at Worli, G/S Ward, Mumbai (hereinafter referred to as "**Property B**").
5. AND WHEREAS by an Indenture dated 04.07.2001 registered under Sr.No. BBE/4533/2001 between Glaxo Laboratories (India) Limited assigned and transferred unto Honkong & Shanghai Banking Corporation Ltd. (HSBC) and thereafter By and a Deed of Rectification dated 24.10.2011 registered under Sr.No.BBE-1/9186/2011 executed between GlaxoSmithKline Pharmaceuticals Limited (earlier known as Glaxo Laboratories (India) Limited) and HSBC, the description of the Property as mentioned in the Schedule of the Indenture dated 04.07.2001 (which was originally incorrectly set out as CS No.1/1593 instead of CS No. 1-A/1629), was rectified and corrected.
6. AND WHEREAS Honkong & Shanghai Banking Corporation Ltd. (HSBC) has executed and registered Deed of Assignment in respects of the said property B along with registered Supplemental Deed of Assignment for the property B terms and conditions mentioned therein, in favour of K. Raheja Private Ltd. vide by a Deed of Assignment registered under Sr.No. BBE/1036/2015 read



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along with Supplemental Deed of Assignment registered under Sr. No. BBE/ 10350/ 2015 on the terms and conditlons contained therein.

7. AND WHEREAS Property A and Property B are collectively referred to as the said property.
8. AND WHEREAS the said K. Raheja Private Ltd. became entitled to the said property and were desirous of developing the said property and had submitted the plans of development for sanctions and approvals to the concerned authorities.
9. AND WHEREAS K. Raheja Private Ltd. have obtained the required Permission, Sanction, Order, Etc., and have sole and exclusive right to construct the said building on the said property and this name shall not be altered or changed without prior written consent and permission from the developer as per the sanctioned plan and to sale the Flat/Flat on the ownership basis and to enter in to the agreement for sale and to receive consideration from the prospective Purchaser/Allottee and appropriate the same as K. Raheja Private Ltd. deem fit and proper.
10. AND WHEREAS K. Raheja Private Ltd. have entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per prescribed by the Council of Architect for the preparation of structural design and drawings of the building and the purchaser/s accept/s the professional supervision of the Architect and the structural Engineer for the preparation of the structural design and drawing of the building.
11. AND WHEREAS The M.C.G.M had issued Amended Plan Approval Letter bearing No. EB/ 1105/ GS/ A/ 337/ 14/ Amend dated 10.01.2023 on the terms and conditions contained therein.
12. AND WHEREAS The M.C.G.M had issued a Commencement Certificate bearing No. EB/ 1105/ GS/ A/ FCC/ 8/ Amend dated 30.05.2023 granting permission to construct the building as per amended approval plan dated 10.01.2023 on the terms and conditions contained therein.
13. AND WHEREAS the said K. Raheja Private Ltd. had registered the said project under the Maharashtra Real Estate Regulatory Authority vide a RERA No.P51900000841 dated 14.02.2023 valid up to 30.12.2023.
14. AND WHEREAS M.C.G.M had issued a **Part Occupancy Certificate** bearing No. EB/1105/GS/A/OCC/1/New dated 10.06.2020 (granting permission to construct 4th and 5th (Below Tower Portion) parking floor + **23rd to 35th habitable floors 1 service floor(Between 27th and 28th habitable floor) and 1 fire check floor(Between 25th and 26th habitable floor)** and club house) on the said property and also revised Part Occupancy Certificate



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dated 27.09.2019, 18.12.2020 and Occupancy Cum Building Completion Certificate dated 27.12.2023 on the terms and conditions contained therein.

15.AND WHEREAS the said K. Raheja Private Ltd. had availed loan against the said project from Housing Development Finance Corporation Limited (HDFC) vide a Mortgage Deed registered under No.BBE-2/7303/2012, Mortgage Deed registered under No.BBE-2/8721/2012, Mortgage Deed registered under No.BBE-2/7304/2012, Mortgage Deed registered under No.BBE-2/7305/2012, Rectification Cum Modification registered under No.BBE-2/7602/2012, Rectification Cum Modification registered under No.BBE-2/7604/2012 Mortgage Deed registered under No.BBE-4/1614/2016, Mortgage Deed registered under No.BBE-4/1615/2016, Mortgage Deed registered under No.BBE-3/7578/2018, Mortgage Deed registered under No.BBE-5/7618/2020 read along with Deed of Rectification BBE-5/7619/2020, Mortgage Deed registered under No.BBE-5/7620/2020, Mortgage Deed registered under No.BBE-5/7621/2020 and Mortgage Deed registered under No.BBE-5/ 5808/2022 hence it is advised to avail **NOC from Housing Development Finance Corporation Limited (HDFC) against the sale of said flat.**

16.It is further observed that there is pending litigation i.e. Suit No.696 of 2019, Court Name Bombay High Court against Developer, however no adverse orders have been passed till date and the said suit shall not impact the project or the mortgage till date. It is also to be noted that developer i.e. K. Raheja Private Ltd. is not a party to the said suit.

17.AND WHEREAS Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah approached K. Raheja Private Ltd. for the purchase of the said flat and an Agreement of Transfer of Premises is to be executed by and between Genext Hardware & Parks Private Limited as 'the Transferor' of the One Part and K. Raheja Private Ltd. as 'the Developer/Confirming Party' of the Second Part and Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah as 'the Transferee' of the Third Part for the consideration and on the terms and conditions contained therein.

In this way Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah became the owner of the said Residential Apartment No.3504, 35th habitable floor, of the Residential Tower named Artesia being part of the Composite Building constructed on part of the Municipal Leasehold Plot No. 249 and 249A of Worli Estate, Mumbai and forming a portion of New Survey No. 3027 and Cadastral Survey No. 2/1629 of Lower Parel Division and the Municipal Leasehold Plot No. 248B bearing Cadastral Survey No. 1A/1629 of Lower Parel Division, situate at Worli, G/S Ward, Mumbai.

18. The bank is advised to obtain NOC for creation of Mortgage issued by the Developer in favor of Bank.



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6	Name of the persons who is/are the present owner/s of the property/ies	Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah
7	Whether the property is ancestral/ or under joint ownership or does the minor have interest in the property? If the property is in joint names, whether the share of all the co-owners is identified? If so, its effect thereof.	NA
8	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	YES
9	If the intended Mortgagor is not owner at present, how the title shall be transferred in favour of intended mortgagor	Mortgagor shall be the owner, after Registration of Agreement of Transfer
10	Whether the permission from any Authority is necessary before creation of mortgage by the intended mortgagor?	Yes, a NOC for creation of Mortgage issued by the Developer in favor of Bank.
11	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	YES
12	(a)What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify. (b)Leasehold immovable property/ies. (Whether the land/building(s) is/are leasehold. Please verify the terms of the lease(s) the name and address(es) of the lessor(s) and whether any permission/NOC	Full Ownership, after Registration of Agreement of Transfer Apartment is situated on leasehold municipal plot



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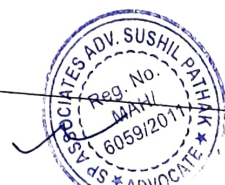
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	from the lessor(s)/ company authority is required for transfer (such as mortgage, sale, etc.) of the property/ies).	
13	Whether there is any restriction/prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title	NO
14	Whether the latest title deed and the immediately previous title deeds (all) are available in originals.	YES.
14.1	If all the title deeds are not available in Original, reasons thereof, in writing?	Not Applicable
14.2	In case the original title deeds are not available, the details thereof and the impact on creation of Registered Mortgage	Not Applicable
14.3	(a) Whether any Power of Attorney (POA) is involved in the chain of title?	N.A
	(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 Promoter/developer and as such is irrevocable as per law.	N.A
	(a) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Promoters viz.	N.A



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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 (Promoter's POA) or (ii) other type of POA (Common POA).	
(d) In case of Promoter's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA	N.A
(e) In case of Common POA (i.e. POA other than Promoter's POA), please clarify the following clauses in respect of POA.	N.A
i) Whether the original POA is verified, and the title investigation is done on the basis of original POA?	N.A
ii) Whether the POA is a registered one?	N.A
iii) Whether the POA is a special or general one?	N.A
iv) Whether the POA contains a specific authority for execution of title document in question	N.A
(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?)	N.A
(g) Please comment on the genuineness of POA?	N.A
(h) The unequivocal opinion on the enforceability and validity of the POA	N.A



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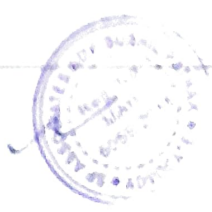


Adv. Sushil Parthab SP ASSOCIATES, Chamber No. 04, A-8, Sector 14, Main, Shantinagar
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15	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar 's office?	Yes
16	Whether the building tax/land revenue has been paid, up to date.	Branch to call for the latest property tax paid receipts to ensure about the same.
17	Whether any dues recoverable as land revenue are outstanding.	Branch to call for the latest revenue tax
18	Whether the land has been converted under the Land Revenue laws? If not required to be converted, give reasons.	As per Title certificate Land is non-agriculture
19	Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy, if any.	NO
20	Whether the permission under the Urban Land (ceiling & regulation) Act, 1976 is necessary or not?	Urban Land Ceiling Act is not applicable
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	Whether the property is any pending or proposed land acquisition proceedings?	NO
23	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	NO
24	(a)Is/Are the property/ies free from encumbrances, if no, give details of encumbrances	No, there is a Charge of Housing Development Finance Corporation Limited (HDFC) on the said project
	(b) Please give detailed account of creation of charge/mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge/mortgage if any.	Search is conducted for 30 years (1994 to 2024)



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	mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases.	
	(c) 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.	As per clause No. 4 above.
25	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Yes
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Refer Point No.5
	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?	NO.
a26	a) In the case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable



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	simple mortgage or by a Registered mortgage or by any other mode of mortgage?	
29	<p>Whether the property/ies is/are freehold or leasehold or self-occupied or tenanted? If leasehold/tenanted, what is the remaining term of Lease/tenancy? Whether the property/ies can be taken as mortgage and what precautions to be taken?</p> <p>In the case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage?</p> <p>If yes, whether permission/NOC of the lessor is obtained?</p>	<p>Apartment is situated on leasehold municipal plot,</p> <p>No</p> <p>No</p>
30	If owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Articles of Association, Partnership deed, Trust deed or rules or bye laws and what are the precautions to be taken under rules or bye-laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and/or Wakf Deed or Wakf Act, as the case may be.	Not applicable
31	If property/ies to be mortgaged is/are Flat/ apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of	As per Point No. 28



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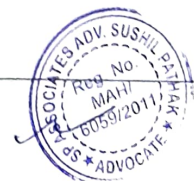


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	common areas and facilities are ensured to the Flat owner (mortgagor); what are the documents of title available for creating mortgage? Documents/records to be taken from Promoter/owners and their Bankers	
31 (a)	If the property is in the nature of Flat/Promoter floor, please state whether the said property is governed by state apartment act/Flat act or not (Yes/No) tick whoever is applicable, please give the name of act.	MOFA Act
31 (b)	If the property is governed by state apartment act/Flat act, please give the name of act.	MOFA Act
31 (c)	If the property is governed by state apartment act/Flat act, please inform whether the seller is having absolute roof/terrace rights or is having common share in roofs/terrace rights of the said property Please also inform whether state apartment act/Flat Act allows selling the property with absolute roofs/terrace rights, if yes then under which provision.	Yes, in Maharashtra Flat owners have no absolute rights on roof/terrace
31 (d)	If the property is not governed by state apartment act/Flat act, whether the seller is having legal right to sell the property with absolute roofs/ terrace rights or is having common share in roofs/terrace rights of the said property.	Property is governed by MOFA (The Maharashtra Ownership Flats Act 1963)



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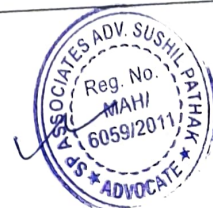
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31 (e)	If the property is not governed by state apartment act/Flat act, whether the seller is having legal right to sell the property with absolute roofs/ terrace rights	Not Applicable
32	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage, or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Branch is advice to obtain last three years Returns of Income Tax.
33	Flats owned/controlled by societies: special requirements to be taken if society refuses to note bank lien/interest.	N.A.
34	Please state the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.	Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah.
35	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? b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes Yes
36	Any additional documents/precautions, required to be taken	No.
37	Investigation in regard to Agricultural Land:	Not Applicable
A	Whether land is surplus. If so, give specific details	Not Applicable



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B	Whether the land is under self-cultivation	Not Applicable
C	If land is owned in different Khatas or is under joint share, give specific share in each Khata	Not Applicable
D	If consolidations of holdings/acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the state enactments.	Not Applicable
E	Whether any prior/hidden charges exist against the land. Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrance certificate	No, subject to charges of HDFC Ltd. (project loan)
F	Whether mutation has been completed in case of existing charges/pending charges.	Not Applicable
G	Inspection of land on the spot in regard to the quality of land (such as irrigated/unirrigated/waterlogged, etc.) in order to enable the bank to determine its value.	Not Applicable
H	Whether any Government loan/taccavis/ Crop loan etc. have been raised against the land, and if so, details about the charges/encumbrances may be specified	Not Applicable
38	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
39	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	Yes



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40	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
41	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 on the website of Real Estate Regulatory Authority?	Yes
42	Please also specify as to what additional documents, if any, are required for creating valid and enforceable mortgage, if the mortgagor is a company/partnership firm/trust/society/association/LLP/HUF/proprietorship firm.	Not Applicable

CERTIFICATE: Whether CONDITIONAL/ UNCONDITIONAL-

If Conditional, kindly mention the conditions to be completed before creation of Mortgage:

1 Unconditional

2

3

CERTIFICATE: I have scrutinized the copy of title deeds intended to be deposited relating to the property/ies to be offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage and I further certify that:-

1. There are no mortgages/charges as could be seen from the encumbrance certificate for the period from **1994 to 2024** pertaining to the immovable property/ies covered by the above said title deeds. **except the Charge of**



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Housing Development Finance Corporation Limited (HDFC) on the said project

2. There are prior mortgages/charges to the extent of which are liable to be cleared or satisfied. **except the Charge of Housing Development Finance Corporation Limited (HDFC) on the said project**
3. There are claims from minor/s and his/their interest in the property/ies is/are to the extent of _____ (specify the share of minors with name). - **Not applicable.**
4. The undivided share of the minor/s is _____ (specify the share of the minor/s). - **Not Applicable**
5. The property/ies is/are subject to the payment of Rs. _____ (specify the liability that is fastened or could be fastened on the property/ies):
Repayment of balance loan account.
6. The Provision of Urban Land (Ceiling & Regulation) Act 1976 is not applicable. If applicable, permission is obtained. - **Urban Land Ceiling Act is not applicable.**
7. Holding/acquisition is in accordance with the provisions of the Land Reform Act.: **Not Applicable**
8. The mortgage, if created will be perfect and available to the bank for the liability of the borrower, **Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah.**
9. I shall obtain the certified copies of the title deeds and compare the same with the original title deeds.
Please refer to my Verification Report for the Verification on Title with respect to genuineness.



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10.I have examined the record of the Registrar's Office and certify the genuineness of the original title deeds.

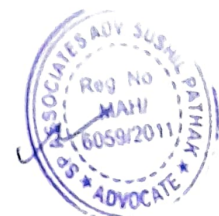
Please refer to my Verification Report for the Verification on Title with respect to genuineness.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the CENTRAL BANK OF INDIA.S'ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions

I certify that **Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah** has valid, clear and marketable title to the property/ies. shown above after completion of the following conditions: **except the Charge of Housing Development Finance Corporation Limited (HDFC) on the said project and after Registration of Agreement of Transfer**

The following documents are required to be deposited for creation of Equitable Mortgage:

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified? True Copy/ Photostat
1.	--	Agreement of Transfer of Premises registered and executed by and between Genext Hardware & Parks Private Limited as 'the Transferor' of the One Part and K. Raheja Private Ltd. as 'the Developer/Confirming Party' of the Second Part and Proposed Buyer Ravi Parimal Shah and Uttara Ravi Shah as 'the Transferee' of the Third Part	Original
2.	--	Registration Receipt issued against Agreement of Transfer	Original
3.	--	Index II issued against Agreement of Transfer	Original
4.	--	NOC from Developer	Original



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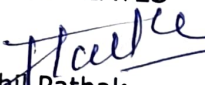
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5.	--	Undertaking from borrowers to submit Share Certificate, it as and when issued	Original
6.	--	NOC from Housing Development Finance Corporation Limited (HDFC) for sale of flat	Copy
7.	27.12.2023	Occupation Cum Building Completion Certificate bearing No. EB/ 1105/ GS/ A/OCC/ 3/New dated 27.12.2023 (granting permission to construct building of 45 th (Part) + 46 th habitable floor + 1 Service floor (between 45 th and 46 th Habitable floor) + Terrace ie. Full occupation permission for Club House and Residential building in phase -1) issued by M.C.G.M	Copy
8.	14.02.2023	RERA Certificate No.P51900000841 dated 1402.2023 valid up to 30.12.2023	Copy
9.	30.05.2023	Commencement Certificate bearing No. EB/ 1105/GS/A/FCC/8/Amend dated 30.05.2023 (granting permission to construct building as per amended approval plan dated 10.01.2023.) issued by M.C.G.M.	Copy

Place: Mumbai Date: 25.06.2024

Yours sincerely
SP ASSOCIATES


Sushil Pathak
Advocate



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25.06.2024

To,
The Branch Manager,
Central Bank of India
NMRO BKC Branch

Dear Sir/ Madam,

RE: Residential Apartment No.3504, 35th habitable floor of the Residential Tower named Artesia being part of the Composite Building constructed on part of the Municipal Leasehold Plot No. 249 and 249A of Worli Estate, Mumbai and forming a portion of New Survey No. 3027 and Cadastral Survey No. 2/1629 of Lower Parel Division and the Municipal Leasehold Plot No. 248B bearing Cadastral Survey No. 1A/1629 of Lower Parel Division, situate at Worli, G/S Ward, Mumbai.

As per your instruction I have taken search of mentioned property in the respective Sub Registrar of Assurance from 1994 to 2024 (30 years). Besides various agreements for sale registered in respect of the property I did not find any adverse document registered against above mentioned property.

SRO from year 1994 to 2024 (30 years)

YEARS	PARTICULARS
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	Indenture dated 04.07.2001 registered under Sr.No. BBE/4533/2001
2002	NIL
2003	NIL
2004	NIL
2005	Deed of Assignment registered under Sr.No. BBE-2/2244/2005 Deed of Assignment registered under Sr.No. BBE-2/2690/2005 Deed of Assignment registered under Sr.No. BBE-2/2692/2005 Deed of Assignment registered under Sr.No. BBE-2/2689/2005 Supplemental Deed of Assignment registered under Sr.No. BBE-2/2691/2005



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2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	Deed of Rectification registered under Sr.No.BBE-1/9186/2011
2012	Mortgage Deed registered under No.BBE-2/7303/2012
	Mortgage Deed registered under No.BBE-2/8721/2012
	Mortgage Deed registered under No.BBE-2/7304/2012
	Mortgage Deed registered under No.BBE-2/7305/2012
	Rectification Cum Modification registered under No.BBE-2/7602/2012
	Rectification Cum Modification registered under No.BBE-2/7604/2012
2013	NIL
2014	NIL
2015	Deed of Assignment registered under Sr.No. BBE/10347/2015
	Supplemental Deed of Assignment registered under Sr.No. BBE/10350/2015
	Mortgage Deed registered under No.BBE-2/7419/2015
2016	Mortgage Deed registered under No.BBE-4/1614/2016
	Mortgage Deed registered under No.BBE-4/1615/2016
	Reconveyance Deed registered under No.BBE-4/1616/2016
	Reconveyance Deed registered under No.BBE-4/1613/2016
	Reconveyance Deed registered under No.BBE-4/1611/2016
	Reconveyance Deed registered under No.BBE-4/1612/2016
2017	NIL
2018	Mortgage Deed registered under No.BBE-3/7578/2018
2019	NIL
2020	Deed of Rectification registered under No.BBE-5/7619/2020
	Mortgage Deed registered under No.BBE-5/7618/2020
	Deed of Rectification registered under No. BBE-5/7619/2020



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	Mortgage Deed registered under No.BBE-5/7620/2020
2021	Mortgage Deed registered under No.BBE-5/7621/2020
2022	NIL
2023	Mortgage Deed registered under No.BBE-5/ 5808/ 2022
2024	NIL
	NIL

Yours sincerely
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Sushil Pathak
Advocate



Note: I hereby return the original/ copy of documents forwarded to me vide above said letter