

30 JUL 2024

REF-T-2287-2024-25

TITLE-CUM-OPINION REPORT

To,
Sr Branch Manager,
Bank of Baroda,
SMS Branch, Nashik.

Subject: Title-cum-Opinion Report for a residential unit bearing **Flat No. B-17(B-Seventeen)** having built-up area of 835.00 Sq. Feet i.e., 77.60 Sq. Meters on the **Fourth Floor**, in **B-Wing** of the residential project namely **Sai Shilp Apartment**, (Consist of 2 Bed + Hall + kitchen + Balcony, Toilet, with Bathroom) constructed on **Survey No. 121/2B/1**, area measuring 1,000.00 Sq. Meters + 'D' Zone T.D.R. area measuring 360.00 Sq. Meters, situated at village **Chehadi Budruk**, Tal. Dist. **Nashik**, within the limits of Municipal Corporation of Nashik...

Sir,

As per your instructions, I am herewith furnishing non-encumbrance, certifying & submitting the Title-cum-Opinion Report about the clear & marketable title to the above property to be mortgaged for securing the credit facility/ies granted/to be granted to **1. Suraj Dhananjay Kasar and 2. Amit Dhananjay Kasar**- (Yet the Document to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees).

(1) Description of the property proposed to be mortgaged with boundaries:

All that piece & parcel of a residential unit bearing **Flat No. B-17(B-Seventeen)** having built-up area of 835.00 Sq. Feet i.e., 77.60 Sq. Meters on the **Fourth Floor**, in **B-Wing** of the residential project namely **Sai Shilp Apartment**, (Consist of 2 Bed + Hall + kitchen + Balcony, Toilet, with Bathroom) constructed on **Survey No. 121/2B/1**, area measuring 1,000.00 Sq. Meters + 'D' Zone T.D.R. area measuring 360.00 Sq. Meters, situated at village **Chehadi Budruk**, Tal. Dist. **Nashik**, within the limits of Municipal Corporation of Nashik and boundaries are as under...

On or towards:

	Flat No. B-17(B-Seventeen)
East	: Lift and Staircase
West	: Building Open Space
South	: Flat No. B-16
North	: Duct

(2) Nature of property (Whether Agricultural, Non-Agricultural, Commercial, Residential, Industrial. If Non-Agricultural, the reference and date of conversion order from Competent Authority should also be mentioned)

Residential Unit.

Non-Agricultural permission vide Order dated 24/07/1985, bearing No. Binsheti/SR/715/85 issued by Hon. Sub-Divisional Officer, Nashik Sub-Division, Nashik.



<p>(3) Name of the mortgagor/owner and status in the Account i.e., Borrower or Guarantor and whether Sole Proprietor, Partner, Director, Karta or Trustee. In case the mortgagor is Partner/Trustee/Director who is mortgaging the property on behalf of the Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum and Articles of the Association/Trust Deed, etc. whether examined and verified.</p>	<p>1. Suraj Dhananjay Kasar and 2. Amit Dhananjay Kasar- (Yet the Document to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees). - Joint.</p>
<p>(4) Whether any minor, lunatic or undischarged insolvent? Confirm that the mortgagor has enough capacity to contract. Precautionary steps to be taken.</p>	<p>No.</p>
<p>(5) Whether the property is freehold or leasehold? If leasehold then the period of the lease and if freehold whether Urban Land (Ceiling & Regulation) Act, 1976 applies and permissions to be obtained.</p>	<p>Freehold. The Urban Land (Ceiling & Regulation) Act, 1976 is abolished in the state of Maharashtra and no permission is required for mortgage purposes of the residential unit.</p>
<p>(6) Source of the property i.e., self-acquired or ancestral. If ancestral then mode of succession and whether original Will/Probate is available?</p>	<p>Self-acquired.</p>
<p>(7) Whether the mortgagor is co-owner/joint owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether original registered Partition Deed is available, or it is only a family settlement.</p>	<p>Yes, the mortgagors/borrowers would hold the residential unit in joint ownership. No, partition of the property is made between the members of the family.</p>
<p>(8) Whether the mortgagor is in exclusive possession of the property, or it is leased/rented out to the third party?</p>	<p>No, at present the builder-promoter having exclusive possession of the unit and the mortgagors/borrowers will acquire it only on payment of entire amount of the consideration and/or execution and registration of the Final Conveyance Deed/Deed of Apartment/Sale Deed in their favour.</p>
<p>(9) Whether the property is mutated in municipal/revenue records and mortgagor's name is reflecting? If not, the reason thereof.</p>	<p>No, the names of mortgagors/borrowers will only be incorporated in the concern records on payment of entire amount of the consideration and/or execution and</p>





CHALLAN
MTR Form Number-6



GRN	MH006002293202425E	BARCODE			Date	30/07/2024-16:11:54	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	NASHIK			Full Name	ADV MTQ SAYYED			
Year	2024-2025 From 30/07/2011 To 30/07/2024			Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		350.00		Road/Street	CBS			
				Area/Locality	NASHIK			
				Town/City/District				
				PIN	4	2	2	0 0 1
				Remarks (If Any)	FLAT NO B-17 FOURTH FLOOR B-WING SAI SHILP APARTMENT SURVEY NO 121/2B/ CHEHADI BUDRUK NASHIK			
				Amount In	Three Hundred Fifty Rupees Only			
Total			350.00	Words				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172024073001147	5168572230	
Cheque/DD No.				Bank Date	RBI Date	30/07/2024-16:12:41	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

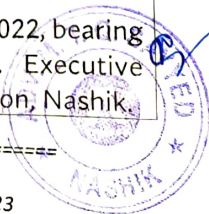
Mobile No. : 9158003592

अदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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	registration of the Final Conveyance Deed/Deed of Apartment/Sale Deed in their favour
(10) Whether any restriction for creation of a mortgage is imposed under Central/State/Local Laws? If yes, then specify whose consent or permission would be required for the creation of a mortgage.	There are no restrictions whatsoever.
(11) Whether all original title deeds including antecedent title deeds and other relevant documents are available? Please give a detailed list.	
1. Original Notarized Agreement for Sale Register at Sr. No. 941/2024 dated. 20/07/2024 -yet the Final Conveyance Deed/Deed of Apartment/Sale Deed to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees.	
(12) Whether the Advocate has personally visited the Sub-Registrar / Revenue / Municipal Office and examined the records.	Office of Hon. Sub-Registrar, Nashik.
(13) Whether the Search is being made for the period of 13 years? If no, reasons thereof.	Yes.
(14) Details of Documents examined/scrutinized (this should be in chronological order with serial numbers, type/nature of the document, date of execution, date of registration details including the details of revenue/society records, etc.	
1. Photocopies of 7/12 Extracts & relevant Mutation Entries.	
2. Original Notarized Agreement for Sale Register at Sr. No. 941/2024 dated. 20/07/2024 -yet the Final Conveyance Deed/Deed of Apartment/Sale Deed to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees.	
3. Photocopy of Apartment Declaration dated. 23/09/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9438-2022, together with photocopy of registration Receipt No. 12001.	
4. Photocopy of General Power of Attorney dated. 20/09/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9289-2022, together with photocopy of registration Receipt No. 11814.	
5. Photocopy of Supplementary Development Agreement dated. 20/09/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9288-2022, together with photocopy of registration Receipt No. 11813.	
6. Photocopy of Building Completion Certificate (Full) dated. 24/06/2022, bearing Outward No. NaNiVi/Nashikroad/29915/2022 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.	

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7. Photocopy of Sanction of Building Permit & Commencement Certificate dated 18/01/2021, bearing No. LND/BP/Revised/C4/195/2021 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.
 8. Photocopy of Supplementary Development Agreement dated. 17/05/2013 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-4524-2013, together with photocopy of registration Receipt No. 4905.
 9. Photocopy of Sanction of Building Permit & Commencement Certificate dated 09/03/2012, bearing No. LND/BP/C-4/198/6018 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.
 10. Photocopy of General Power of Attorney dated. 13/09/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9989-2010.
 11. Photocopy of Development Agreement dated. 13/09/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9988-2010.
 12. Photocopy of Non-Agricultural permission vide Order dated 24/07/1985, bearing No. Binsheti/SR/715/85 issued by Hon. Sub-Divisional Officer, Nashik Sub-Division, Nashik.
 13. Photocopy of Sale Deed dated. 26/12/1980 duly registered at the office of Hon. Joint Sub-Registrar, Nashik at Sr. No. NSN-3600-1980.
- (15) Tracing of the chain of title in favour of mortgagor/owner standing from the earliest document available. The nature of document/deed conveying the title should be mentioned with the description of parties along with the type of right it creates.
1. Babu Raju Tajanpure sold Survey No. 121/2A & Survey No. 121/2B to Rajaram Tatyaba Pawar, for consideration of ₹ 17,000/- (Rupees Seventeen Thousand only), by way of **Sale Deed** dated. 26/12/1980 duly registered at the office of Hon. Joint Sub-Registrar, Nashik at Sr. No. NSN-3600-1980, therefore, name of the purchaser was entered as owners & possessor in the revenue records, vide **Mutation Entry No. 2409** duly certified on 10/03/1981.
 2. Hon. Sub-Divisional Officer, Nashik Sub-Division, Nashik issued **Non-Agricultural permission** vide Order dated 24/07/1985, bearing No. Binsheti/SR/715/85 under Section 44 of the Maharashtra Land Revenue Code, 1966 granting Rajaram Tatyaba Pawar and other permission to convert of Survey No. 121/2B/1 for the Non-Agricultural use and utilization of Residential purpose.
 3. Rajaram Tatyaba Pawar has entrusted an area measuring 1,000.00 sq. Meters out of Survey No. 121 Share No.2B/1 for development purposes to Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel, entered into **Development Agreement** dated. 13/09/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9988-2010.



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4. In consonance with the above-said Development Agreement dated. 13/09/2010 in favour of the developer to carry & complete the development project. The said **General Power of Attorney** which is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9989-2010.
5. By above-mentioned Development Agreement dated 13/09/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2, at Sr. No. NSN2-9988-2010, name of the developer Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel have been incorporated in other rights column of Survey No. 121/2B/2 and to that effect, **Mutation Entry No. 5532** dated 29/11/2010 is mutated accordingly.
6. Rajaram Tatyaba Pawar executed **Supplementary Development Agreement** dated. 17/05/2013 in favour of Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel, and thereby mutually specified the constructed premises to be given to shares of Rajaram Tatyaba Pawar as follows: Flat No.17 on Ground Floor; Flat No. 02 on First Floor; Flat No. 10 on Third Floor and Flat No. 34 on Fourth Floor The said Supplementary Development Agreement is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-4524-2013.
7. **Mutation Entry No. 6629** duly certified on 18/06/2015 is mutated about charge creation of Bank of Maharashtra for Flat No. 04 hence irrelevant as far as this report is a concern and needs no comment.
8. **Mutation Entry No. 6702** duly certified on 01/10/2015 is mutated about charge creation of Shrimant Thorle Bajirao Peshve Nagari Sahakari Patsanstha Maryadit for Flat No. 09 hence irrelevant as far as this report is a concern and needs no comment.
Mutation Entry No. 6716 duly certified on 08/10/2015 is mutated about charge creation of Bank of Maharashtra for Flat No. B-5 hence irrelevant as far as this report is a concern and needs no comment.
9. **Mutation Entry No. 7201** duly certified on 18/06/2018 is with respect to re-edit module.
10. Rajaram Tatyaba Pawar through General Power of Attorney Holder Hariom Construction through its Partner Kantibhai Khetabhai Patel revised Building Plan prepared for erection of Residential project over Survey No. 121/2B/1, which is sanctioned by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik, vide **Sanction of Building Permit & Commencement Certificate** dated 18/01/2021, bearing No. LND/BP/Revised/C4/195/2021 In the said Sanction of Building Permit & Commencement Certificate it is mentioned that the previously approved Building Plan vide Sanction of Building Permit & Commencement Certificate dated 09/03/2012, bearing No. LND/BP/C-3/198/6018 is hereby cancelled.
11. **Mutation Entry No. 8476** duly certified on 13/02/2022 is mutated about charge creation of Bank of Maharashtra for Flat No. B-8 hence irrelevant as far as this report is a concern and needs no comment.

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12. Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik issued **Building Completion Certificate (Full)** dated. 24/06/2022, bearing Outward No. NaNiVi/Nashikroad/29915/2022 in the names of Rajaram Tatyaba Pawar through General Power of Attorney Holder Hariom Construction through its Partner Kantibhai Khetabhai Patel, for the Residential construction having total built-up area of 1,502.25 Sq. Meters and carpet total area of 1,639.80 sq. Meters consists of Ground + Four Floors erected on Survey No. 121/2B/1, as per approved Building Plan vide Sanction of Building Permit & Commencement Certificate dated 18/01/2021, bearing No. LND/BP/Revised/C4/195/2021.
13. Rajaram Tatyaba Pawar died on 19/01/2022 leaving behind legal heirs i.e., (1) Venubai Rajaram Pawar (Wife, 70), (2) Tanaji Rajaram Pawar (Son, 51), (3) Dnyaneshwar Rajaram Pawar (Son, 47), (4) Sulochna Nandkishor Borade (Daughter, 50) and (5) Shobha Sunil Shinde (Daughter, 45), therefore, names of the above-mentioned legal heirs were brought on record of rights of Survey No. 121/2/B/1 and to that effect, **Mutation Entry No. 8583** duly certified on 12/07/2022.
14. 1) Shobha Sunil Shinde and 2) Sulochna Nandkishor Borade released their rights in Survey No. 121/2/B/1 in favour of 1) Dnyaneshwar Rajaram Pawar, 2) Tanaji Rajaram Pawar and 3) Venubai Rajaram Pawar by way of **Release Deed** dated. 19/07/2022, duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-7351-2022, therefore, names of landladies were deleted from the records of said survey number, vide **Mutation Entry No. 8616** duly certified on 25/08/2022.
15. 1) Venubai Rajaram Pawar, 2) Tanaji Rajaram Pawar and 3) Dnyaneshwar Rajaram Pawar executed **Supplementary Development Agreement** dated. 20/09/2022 in favour of Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel, and thereby mutually specified the constructed premises to be given to shares of 1) Venubai Rajaram Pawar, 2) Tanaji Rajaram Pawar and 3) Dnyaneshwar Rajaram Pawar as follows: Flat No.B-1 (Old Flat No.17); Flat No. A-2 (Old Flat No.02); Flat No. A-10 (Old Flat No. 10) and Flat No. B-14 (Old Flat No.34) The said Supplementary Development Agreement is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9288-2022.
16. In consonance with the above-said Development Agreement dated. 20/09/2022 in favour of the developer to carry & complete the development project. The said **General Power of Attorney** which is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2, at Sr. No. NSN2-9289-2022.
17. 1) Venubai Rajaram Pawar, 2) Tanaji Rajaram Pawar and 3) Dnyaneshwar Rajaram Pawar through their General Power of Attorney Holder & Developer Hari Om Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel and Hari Om Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel executed **Declaration of A and B Wing of Sai Shilp Apartment** dated. 23/09/2022 duly registered at



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the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9438-2022, thereby, name of Sai Shilp Apartment incorporated as owner & possessor in the revenue records of Survey No. 121/2/B/1, vide **Mutation Entry No. 8955** duly certified on 26/08/2023.

18. **Mutation Entry No. 8973** duly certified on 21/09/2023 is mutated about charge creation of The Business Co. Op. Bank Limited for Flat No. B-12, hence irrelevant as far as this report is a concern and needs no comment.
19. **Mutation Entry No. 8975** duly certified on 21/09/2023 is mutated about Flat No. B-5, hence irrelevant as far as this report is a concern and needs no comment.
20. **Mutation Entry No. 8998** duly certified on 28/10/2023 is mutated about Flat No. B-15, hence irrelevant as far as this report is a concern and needs no comment.
21. Notarized **Agreement for Sale** Register at Sr. No. 941/2024 dated. 20/07/2024 executed by Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel, with consent of 1) Venubai Rajaram Pawar, 2) Tanaji Rajaram Pawar and 3) Dnyaneshwar Rajaram Pawar through their General Power of Attorney Holder & Developer Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel in favour of 1. Suraj Dhananjay Kasar and 2. Amit Dhananjay Kasar, for the consideration amount of ₹ 22,14,000/- (Rupees Twenty-two Lakh Fourteen Thousand only), out of that ₹ 3,14,000/- (Rupees Three Lakh Fourteen Thousand only) is Paid, remaining amount i.e., ₹ 19,00,000/- (Rupees Nineteen Lakh only) will be paid to the vendor by availing loan within 2 months- yet the Final Conveyance Deed/Deed of Apartment/Sale Deed to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees.

7/12 Extract

22. The digital 7/12 Extract downloaded on 24/07/2024 at 12:06:13 Hrs of **Survey No. 121/2/B/1** area measuring 0.10.00 Sq. Meters stands in the name of **Sai Shilp Apartment** In other rights column In other rights column the charge of Bank of Maharashtra Nashik Road Branch for loan amount of ₹ 10,00,000/- (Rupees Ten Lakh Only) for Flat No. 04, the charge of Shrimant Thorle Bajirao Peshve Nagari Sahakari Patsanstha Maryadit for loan amount of ₹ 6,00,000/- (Rupees Six Lakh Only) for Flat No. 09, the charge of Bank of Maharashtra, Nashik Road Branch for loan amount of ₹ 11,00,000/- (Rupees Eleven Lakh Only) Flat No. B-5 and the charge of The Business Co-Operative Bank Limited Nashik Road Nashik for loan amount of ₹ 15,00,000/- (Rupees Fifteen Lakh Only) for Ashivini Aniket Magre and Aniket Laxman Magre are seen.

(16) Whether there is any doubt/suspicion about the genuineness of the original documents? If yes, then specify.	No.
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=====OFFICE=====

Nashik: 6,7,8, Meghdoot Shopping Center, Above Priya Hotel, Opposite Old C.B.S. Nashik-422001
Mumbai: 17, Second Floor, Above Jolly Garden Restaurant, Raje Bahadur Mension, Fort, Mumbai -400023

Email: advmtq@gmail.com sayyedaltamash.as@gmail.com

Phone No. 0253-2573164 Mob No. 9225118350, 9822268758

- (17) The Final Certificate of the Advocate confirming that the title of the property/ies to be mortgaged is examined by him and the same is/are clear & marketable.

On the basis of observations made in Clause 15, I am of the opinion that the title of a residential unit bearing **Flat No. B-17(B-Seventeen)** having built-up area of 835.00 Sq. Feet i.e., 77.60 Sq. Meters on the **Fourth Floor**, in **B-Wing** of the residential project namely **Sai Shilp Apartment**, (Consist of 2 Bed + Hall + kitchen + Balcony, Toilet, with Bathroom) constructed on **Survey No. 121/2B/1**, area measuring 1,000.00 Sq. Meters + 'D' Zone T.D.R. area measuring 360.00 Sq. Meters, situated at village **Chehadi Budruk**, Tal. Dist. **Nashik**, within the limits of Municipal Corporation of Nashik, is clear, negotiable & marketable and free from charges or encumbrances of whatsoever nature, owned by **1. Suraj Dhananjay Kasar and 2. Amit Dhananjay Kasar**- (Yet the Document to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees), i.e., borrower/s and the borrower/s can execute **EQUITABLE MORTGAGE** of the said property in favour of the Bank, by the deposit of title deeds/documents mentioned Clause 18 of this report.

- (18) List of documents to be deposited for creation of mortgage by the mortgagor including any additional document required in addition to the documents available.

Before Disbursement: -

1. Photocopies of 7/12 Extracts & relevant Mutation Entries.
2. No Objection Certificate of Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel, with consent of 1) Venubai Rajaram Pawar, 2) Tanaji Rajaram Pawar and 3) Dnyaneshwar Rajaram Pawar through their General Power of Attorney Holder & Developer Hariom Developers through its Partners 1) Kantibhai Khetabhai Patel and 2) Devang Shantibhai Patel to mortgage the residential unit bearing Flat No. B-17(B-Seventeen) with Bank of Baroda.
3. Original Notarized Agreement for Sale Register at Sr. No. 941/2024 dated. 20/07/2024.
4. Photocopy of Apartment Declaration dated. 23/09/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9438-2022, together with photocopy of registration Receipt No. 12001.
5. Photocopy of General Power of Attorney dated. 20/09/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9289-2022, together with photocopy of registration Receipt No. 11814.
6. Photocopy of Supplementary Development Agreement dated. 20/09/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-9288-2022, together with photocopy of registration Receipt No. 11813.
7. Photocopy of Building Completion Certificate (Full) dated. 24/06/2022, bearing Outward No. NaNiVi/Nashikroad/29915/2022 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.

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After Disbursement: -

1. Original Receipt for filing of Notice of Intimation issued by sub-registry office.
3. Original and Certified copy of Final Conveyance Deed/Deed of Apartment/Sale Deed executed in favour of to 1. Suraj Dhananjay Kasar and 2. Amit Dhananjay Kasar, together with original Registration Receipt thereof (Document to be verify with panel advocate after its registration).
4. Original full & Final Payment Receipt from The Vendor/Seller/Developer/Promoter.

(19) Whether any additional formalities to be completed by the proposed mortgagor? If yes, state specifically in case of flats/properties in co-operative societies whether allotment letter, possession letter, share certificate, affidavit, power of attorney, etc. is required.	Nil.
(20) Whether provisions of Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002 are applicable?	Yes.

Place: Nashik.

Date: 30 JUL 2024

M.T.Q. Sayyed
Advocate



T-2287-2024-25-SURAJ DHANANJAY KASAR-TITLE@D

10 Points For 13 Years Search

1. Minor/s interest is involved.	No.
2. Transfer of properties through Gift deed executed in any period of tracing title.	No.
3. Partition issue at any point of time during tracing period for the title of property.	N/A
4. For the purpose of project approvals.	No.
5. In properties, where advocates prima facie finds any litigation in the property.	No.
6. In case the Legal opinion/NEC is to be obtained for open land/Plot.	No.
7. In case of housing loans where properties fall into the specific categories like POA/Gift deed/Partition/lease/will.	No.
8. Villa projects, excluding resale in these villa projects of independent house/villa with 5 Years vintage from 1 st sale.	No.
9. Mortgage based retail loans above Rs.1 crore.	No.
10. If the flow of title is not clear or in the event of any ambiguity about the title after search for -13- years. In such cases, title search for -30-years to be obtained specifying the reason for the same.	flow of title is clear, no ambiguity is found, hence 13 years report is given.

Place, Nashik

Date: 30 JUL 2024

BY
M.T.Q. Sayyed
Advocate

