

11 JUL 2024

REF-2225-2024-25

TITLE-CUM-OPINION REPORT

To,
Sr Branch Manager,
Bank of Baroda,
Hingoli Branch.

Subject: Title-cum-Opinion Report for a residential unit bearing **Row House No. 07 (Seven)** having built-up area of 94.20 Sq. Meters and plotted area of 119.70 Sq. Meters, on the Ground + First Floor in the residential scheme namely '**Shree Mangal Murt Row-House Apartment**', constructed on **Survey No. 908/2/1/30/Plot/30/31** area measuring 531.00 Sq. Meters, situated at **Nashik Shahar-4**, Tal. & Dist. **Nashik**, within the limits of Nashik Municipal Corporation, Nashik...

Sir,

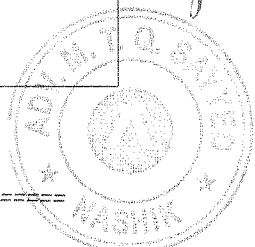
As per your instructions, I am herewith furnishing non-encumbrance, certifying & submitting the Title-cum-Opinion Report about the clear & marketable title to the above property to be mortgaged for securing the credit facility/ies granted/to be granted to **Swati Gautam Khadase-** (Yet the Document to 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 **Row House No. 07 (Seven)** having built-up area of 94.20 Sq. Meters and plotted area of 119.70 Sq. Meters, on the Ground + First Floor in the residential scheme namely '**Shree Mangal Murt Row-House Apartment**', constructed on **Survey No. 908/2/1/30/Plot/30/31** area measuring 531.00 Sq. Meters, situated at **Nashik Shahar-4**, Tal. & Dist. **Nashik**, within the limits of Nashik Municipal Corporation, Nashik and boundaries are as under...

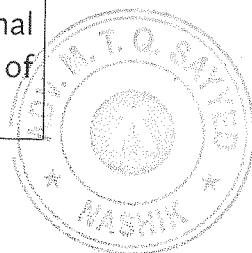
On or towards:

	Row House No. 07(Seven)
East	: Back Side Marginal Space and Compound Wall
West	: Front Side Marginal Space and Colony Road
South	: Side Marginal and Compound Wall
North	: Row House No. 06

- (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 29/10/1998, bearing No. *Mah/Kaksh-3/Bi.She.Pra.Kra./555/97* issued by Hon. Collector, 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>Swati Gautam Khadase-(Yet the Document to be registered in the office of Sub-Registrar after paying due required stamp duty and registration fees)</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, the exclusive possession of the residential unit would be delivered to the mortgagor/borrower on payment of balance amount of the consideration and/or execution & registration of Final Conveyance Deed/Deed of Apartment/Sale Deed in her favour.</p>

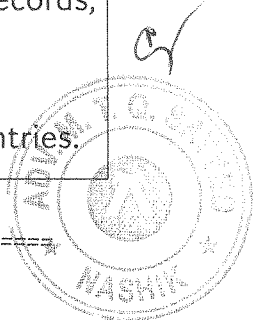


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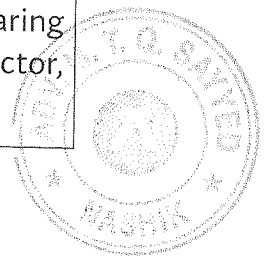
(9) Whether the property is mutated in municipal/revenue records and mortgagor's name is reflecting? If not, the reason thereof.	No, name of the mortgagor/borrower will be mutated in municipal/revenue records on payment of balance amount of the consideration and/or execution & registration of Final Conveyance Deed/Deed of Apartment/Sale Deed in her 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.	<ol style="list-style-type: none">1. Original Notarized Agreement for Sale Register at Sr. No. 3166/2024 dated. 28/06/2024 -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.2. Original and Certified copy of Deed of Apartment dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5755-2010, together with original Registration Receipt No. 5722.3. Original Deed of Rectification dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5752-2010, together with original Registration Receipt No. 5719.4. Original Agreement of Sale dated 27/04/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-3894-2010, together with original Registration Receipt No. 3846.
(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.	<ol style="list-style-type: none">1. Photocopies/certified copies of 7/12 Extracts & relevant Mutation Entries.

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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



2. Original Notarized Agreement for Sale Register at Sr. No. 3166/2024 dated. 28/06/2024 -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. Original and Certified copy of Deed of Apartment dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5755-2010, together with original Registration Receipt No. 5722.
4. Original Deed of Rectification dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5752-2010, together with original Registration Receipt No. 5719.
5. Photocopy of Declaration of Apartment dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5753-2010, together with photocopy of Registration Receipt No. 5720.
6. Photocopy of Building Completion Certificate (Full) dated. 15/06/2010, bearing Outward No. NaRaVi/Cidco/6503/1106 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.
7. Original Agreement of Sale dated 27/04/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-3894-2010, together with original Registration Receipt No. 3846.
8. Photocopy of Sanction of Building Permit & Commencement Certificate dated 29/08/2009, bearing No. LND/BP/CD/314 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.
9. Photocopy of Sale Deed dated 04/04/2009 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-1801-2009, together with photocopy of Registration Receipt No. 1815.
10. Photocopy of Sale Deed dated 30/12/1999 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-1 at Sr. No. NSN1-392-1999.
11. Photocopy of Sale Deed dated 30/12/1999 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-1 at Sr. No. NSN1-391-1999.
12. Photocopy of Final Layout Plan Approval Letter dated 03/04/1998, bearing No. *Nagarrachana Vibhag/Antim/10/260* issued by Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik.



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13. Photocopy of Non-Agricultural permission vide Order dated 29/10/1998, bearing No. Mah/Kaksh-3/Bi.She.Pra.Kra./555/97 issued by Hon. Collector, Nashik.

(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.

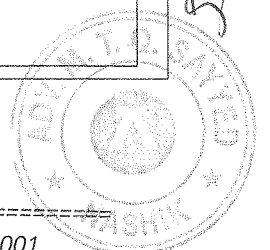
1. 1) Ibrahim Gulam Mohammad Jin, 2) Shahista Rauf Jin, 3) Akbarsaheb Sirajoddin Jin, 4) Gulamgaus Sirajoddin Jin, 5) Sirajoddin Amin Saheb Jin, 6) Kadir Mustafa Jin and 7) Mustafa Umar Kokni obtained approval of **Final Layout Plan Approval Letter** dated 03/04/1998, bearing No. Nagarrachana Vibhag/Antim/10/260 issued by Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik and **Non-Agricultural permission by Order** dated 29/10/1998, bearing No. Mah/Kaksh-3/Bi.She.Pra.Kra./555/97 issued by Hon. Collector, Nashik, laid into Plot & Share No. 01 to 36, including Plot & Share No. 30 area measuring 270.00 sq. Meters and Plot & Share No. 31 area measuring 261.00 sq. Meters out of Survey No. 908/2/1, accordingly, separate 7/12 of these plots were prepared, to that effect, **Mutation Entry No. 38988** duly certified on 01/12/1998.

2. 1) Ibrahim Gulam Mohammad Jin, 2) Shahista Rauf Jin, 3) Akbarsaheb Sirajoddin Jin, 4) Gulamgaus Sirajoddin Jin, 5) Sirajoddin Amin Saheb Jin, 6) Kadir Mustafa Jin and 7) Mustafa Umar Kokni through their General Power of Attorney Holder Chandrashekhar Babulal Shah, with the Consent of 1. Viraj Estate Private Limited, through its Director Vilas Rasiklal Shah, through its General Power of Attorney Holder Chandrashekhar Babulal Shah and 2. Abhay Suresh Bode and 2. Sameer Bhaskarrao Mogal sold property bearing Plot No. 30 & 31 out of Survey No. 908/2/1, as follows:

Sr. No.	Sale Deed/S	Survey No.	Plot No.	Purchaser/S
1	Consideration of ₹ 1,04,500/- (Rupees One Lakhs Four Thousand Five Hundred only), by way of Sale Deed dated 30/12/1999 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-1 at Sr. No. NSN1-391-1999	Survey No. 908/2/1.	Plot No. 30	Nitin Ramchandra Tejale

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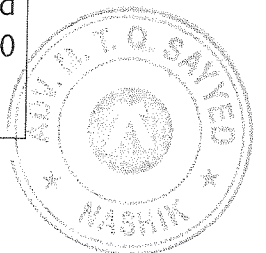
Nashik: 6,7,8, Meghdoot Shopping Center, Above Priya Hotel, Opposite Old C.B.S. Nashik-422001
Mumbai: 17, Second Floor, Above Jolly Garden Restaurant, Raje Bahadur Mension, Fort, Mumbai -400023
Email: advmtq@gmail.com sayyedaltamash.as@gmail.com
Phone No. 0253-2573164 Mob No. 9225118350, 9822268758



2	Consideration of ₹ 1,01,350/- (Rupees One Lakhs One Thousand Three Hundred Fifty only), by way of Sale Deed dated 30/12/1999 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-1 at Sr. No. NSN1-392-1999	Survey No. 908/2/1	Plot No. 31	Nitin Ramchandra Tejale
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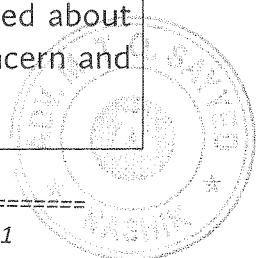
to that effect, **Mutation Entry No. 40952** duly certified on 11/11/1998.

3. Hon. Upper Collector, Nashik issued Order dated 21/11/2005, bearing No. Kaksha-4/KuKa/3/KaVi/1735/05 and Hon. Tahsildar, Nashik issued Order dated 18/01/2006, bearing No. Adhi/Abhi/KaVi/SR/03/05 and thereby previous Mutation Entry No. 33817 was considered for revision and accordingly remark has been passed in other rights column of Survey No. 908/2/1-1 to 37, vide **Mutation Entry No. 54837** duly certified on 10/02/2006.
4. As Per Order dated 08/03/2006, bearing No. Adhi/Abhi/KaVi/S.R./06 & 07/2005 issued by Hon. Tahsildar, Nashik, remark of 'Revision Proposal Pending' was deleted from other rights column of various properties, including Survey No. 908/2/1 to 37 under reference, vide **Mutation Entry No. 55131** duly certified on 08/03/2006.
5. Nitin Ramchandra Tejale sold Plot No. 30 and 31 out of Survey No. 908/2/1 to 1) Bhagwan Govind Gore and 2) Balu Govind Gore, for consideration of ₹ 15,93,000/- (Rupees Fifteen Lakh Ninety-three Thousand only) by way of **Sale Deed** dated. 04/04/2009 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-4 at Sr. No. NSN4-1801-2009, therefore, names of the purchasers were entered as owners & possessor in the revenue records, vide **Mutation Entry No. 64296** duly certified on 04/05/2009.
6. Bhagwan Govind Gore and Balu Govind Gore prepared Building Plan to erect Residential building on Plot No. 30+31 out of Survey No. 908/2/1 under reference, which is sanctioned by Hon. Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik, vide **Sanction of Building Permit & Commencement Certificate** dated 29/08/2009, bearing No. LND/BP/CD/314.
7. By the approval of **Amalgamation Plan** of Plot No. 30 area measuring 270.00 Sq. Meters and Plot No. 31 area measuring 261.00 Sq. Meters out of Survey No. 908/2/1, from Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik, vide Letter dated. 21/08/2009, bearing No. LND/BP/CD/314, thereby, joint 7/12 Extract of Survey No. 908/2/1/30/Plot/30/31 area total measuring 531.00 sq. Meters is prepared and to that effect, **Mutation Entry No. 66705** duly certified on 11/02/2010 is mutated accordingly.

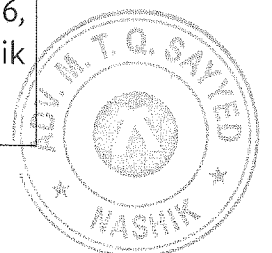


8. 1) Bhagwan Govind Gore and 2) Balu Govind Gore have agreed to sell, convey, transfer the residential unit bearing Row House No. 07 (Seven) on the Ground + First Floor in the residential scheme namely Shree Mangal Murty Row Houses to 1) Sandeep Gajanan Shukla and 2) Shweta Sandeep Shukla, for consideration of ₹ 16,00,000/- (Rupees Sixteen Lakh only), entered into **Agreement of Sale** dated 27/04/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-3894-2010.
9. Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik issued **Building Completion Certificate (Full)** dated. 15/06/2010, bearing Outward No. NaRaVi/Cidco/6503/1106 in the names of Bhagwan Govind Gore and Balu Govind Gore, for the Residential construction having total built-up area of 495.72 sq. Meters and carpet total area of 408.54 sq. Meters consists of Ground + One Floors erected on Plot No. 30+31 out of Survey No. 908/2/1/30, as per approved Building Plan vide Sanction of Building Permit & Commencement Certificate dated 29/08/2009, bearing No. LND/BP/CD/314.
10. 1) Bhagwan Govind Gore and 2) Balu Govind Gore executed **Deed of Rectification** dated 25/06/2010 in favour of 1) Sandeep Gajanan Shukla and 2) Shweta Sandeep Shukla carrying out rectification to the built-up area of residential unit under reference as 94.20 sq. Meters which was erroneously mentioned as 75.36 sq. Meters in Sale Deed of Transferable Development Right (T.D.R.) dated. 01/06/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-7 at Sr. No. NSN7-5478-2022 The said Correction Deed is duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5752-2010.
11. 1) Bhagwan Govind Gore and 2) Balu Govind Gore executed **Declaration of 'Shree Mangalmurty' Row Houses Apartment** dated. 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-4 at Sr. No. NSN4-5753-2010 and also executed Deeds of Apartment executed in favour of unit's purchasers of the apartment, including **Deed of Apartment** dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5755-2010, executed in favour of 1) Sandeep Gajanan Shukla and 2) Shweta Sandeep Shukla, for the residential unit bearing Row House No. 07, on the Ground + First Floor, in the residential project known as 'Shree Mangalmurty' Row Houses Apartment to that effect **Mutation Entry No. 82699** duly certified on 14/05/2012.
12. **Mutation Entry No. 91305** duly certified on 12/11/2013 is mutated about Row House No. 06, hence irrelevant as far as this report is a concern and needs no comment.

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13. **Mutation Entry No. 97533** duly certified on 01/06/2015 is mutated about charge creation of State Bank India, for Row House No. 04 hence irrelevant as far as this report is a concern and needs no comment.
14. **Mutation Entry No. 97539** duly certified on 01/06/2015 is mutated about charge creation of State Bank India, for Row House No. 03 hence irrelevant as far as this report is a concern and needs no comment.
15. **Mutation Entry No. 100017 (A-17)** duly certified on 08/01/2016 is mutated about charge creation of State Bank India, for Row House No. 06 hence irrelevant as far as this report is a concern and needs no comment.
16. Hon. Tahsildar, Nashik issued Order dated. 02/03/2016, bearing No. Ku.Ka./KaVi/2019/2016, for getting handwritten & computerized tally up with each other under National Land Records Digitization Program, thereby, for making Report No. 9, NIL out of Sr. No. 1 to 14 of Software Programs rectifications were carried out regarding plus signs, ABCD, etc. initials, 9 digit numbering of properties, to that effect, Mutation Entry No. A-906 duly certified on 30/04/2016 is mutated accordingly. This entry has been renumbered as **Mutation Entry No. 100906** later by Mutation Entry No. 103318 mentioned below.
17. **Mutation Entry No. A1074** duly certified on 13/04/2016 is mutated about charge creation of State Bank India, for Row House No. 03 hence irrelevant as far as this report is a concern and needs no comment.
18. As per Letter dated. 29/10/2016, bearing No. KuKa/KaVi/1231/2016 Nashik issued by Hon. Tahsildar, Nashik in consonance with Letter dated. 19/10/2016, bearing No. Pherphar Kramank/Ra.Bhu.A.Aa.Ka.4/2015 issued by Hon. Deputy Director, Land Records (General), Pune, coupled with various other letters, Mutation Entry No. A-1 to A-3317 have been newly assigned as Mutation Entry No. 100001 to 103317 respectively due to non-availability of alphabets in software of computerization of the record or rights, to that effect, **Mutation Entry No. 103318** is mutated, thereby, previous Mutation Entry No. A-906 & A-2334 have been renumbered as Mutation Entry No. 100906 & 102334.
19. As per Letter dated. 15/10/2016, bearing Outward No. 701/2016 a proposal to divide Nashik City into separate sections was put forward and sanction of dividing Nashik City into five separate sections was accorded, therefore, as per Letter dated. 30/11/2016, bearing No. Kaksh-4/Ku.Ka.-Setu-606/201 issued by Hon. Collector, Nashik, coupled with Letter dated. 03/12/2016, bearing No. Ku.Ka./KaVi/1392/2016 issued by Hon. Tahsildar, Nashik, Nashik City has been divided into five sections as follows:



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Section	Survey Numbers
Nashik City-1	Survey No. 01 to 252, 293 to 321, 1001 to 1003 & 1015
Nashik City-2	Survey No. 253 to 292, 322 to 404, 424 to 500, 1012, 1034 to 1038 & 1061
Nashik City-3	Survey No. 405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067; Pardi No. 01 to 21
Nashik City-4	Survey No. 501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019 & 1031
Nashik City-5	Survey No. 583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024, 1028, 1030 & 1094

Accordingly, **Mutation Entry No. 103319** is mutated, which further reveals that section of Nashik City-1 shall have 6D mutation entries starting from Mutation Entry No. 103320 and similarly Nashik City-2, Nashik City-3, Nashik City-4 & Nashik-5 shall have 6D mutation entries starting from Mutation Entry No. 200001, 300001, 400001 & 500001 respectively.

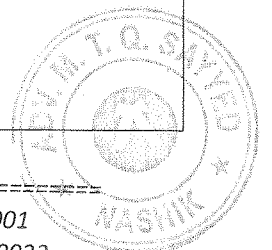
20. **Mutation Entry No. 400156** duly certified on 24/11/2018 is with respect to edit module.
21. Original Notarized **Agreement for Sale** Register at Sr. No. 3166/2024 dated. 28/06/2024 executed by 1) Sandeep Gajanan Shukla and 2) Shweta Sandeep Shukla in favour of Swati Gautam Khadse, for the consideration amount of ₹ 53,00,000/- (Rupees Fifty-three Lakhs only), out of that ₹ 8,00,000/- (Rupees Eight Lakhs only) is Paid, remaining amount i.e., ₹ 45,00,000/- (Rupees Forty-five Lakhs only) will be paid to the vendor by availing loan - 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 dated. 10/07/2024 of **Survey No. 908/2/1/30/Plot/30/31** area measuring 531.00 Sq. Meters Stands in the name of **Shree Mangalmurty Rowhouses Apartment** In other rights column the charges of State Bank of India, RACPC Branch, Nashik for loan amounts of ₹ 7,30,028/- (Rupees Seven Lakh Thirty Thousand Twenty-eight Only) for Row House No.06; ₹ 3,50,000/- (Rupees Three Lakh Fifty Thousand Only) for Row House No. 03; ₹ 8,10,035/- (Rupees Eight Lakh Ten Thousand Thirty Five Only) for Row House No. 04 and ₹ 8,05,885/- (Rupees Eight Lakh Five Thousand Eight Hundred Eighty-five Only) for Row house No. 03 are seen.

(16) Whether there is any doubt/suspicion about the genuineness of the original documents? If yes, then specify.

No



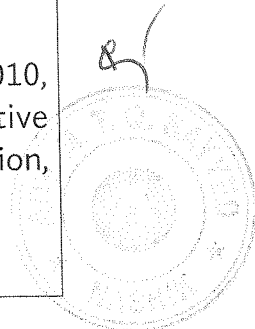
(17) The Final Certificate of the Advocate confirming that the title of the property/ies to be mortgaged is examined by him and the same is/are clear & marketable.

On the basis of observations made in Clause 15, I am of the opinion that the title of a residential unit bearing **Row House No. 07 (Seven)** having built-up area of 94.20 Sq. Meters and plotted area of 119.70 Sq. Meters, on the Ground + First Floor in the residential scheme namely '**Shree Mangal Murt Row-House Apartment**', constructed on **Survey No. 908/2/1/30/Plot/30/31** area measuring 531.00 Sq. Meters, situated at **Nashik Shahar-4**, Tal. & Dist. **Nashik**, within the limits of Nashik Municipal Corporation, Nashik, is clear, negotiable & marketable and free from charges or encumbrances of whatsoever nature, owned by **Swati Gautam Khadase-** (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/certified copies of 7/12 Extracts & relevant Mutation Entries.
2. Original Notarized Agreement for Sale Register at Sr. No. 3166/2024 dated. 28/06/2024.
3. Original and Certified copy of Deed of Apartment dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5755-2010, together with original Registration Receipt No. 5722.
4. Original Deed of Rectification dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5752-2010, together with original Registration Receipt No. 5719.
5. Photocopy of Declaration of Apartment dated 25/06/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-5753-2010, together with photocopy of Registration Receipt No. 5720.
6. Photocopy of Building Completion Certificate (Full) dated. 15/06/2010, bearing Outward No. NaRaVi/Cidco/6503/1106 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.



ADV. M.T.Q. SAYYED & ASSOCIATES

7. Original Agreement of Sale dated 27/04/2010 duly registered at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-4 at Sr. No. NSN4-3894-2010, together with original Registration Receipt No. 3846.
8. Photocopy of Sanction of Building Permit & Commencement Certificate dated 29/08/2009, bearing No. LND/BP/CD/314 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.

After Disbursement: -

1. Original Filing Receipt of Notice of Intimation issued by sub-registry office.
2. Original and Certified copy of Final Conveyance Deed/ Deed of Apartment/Sale Deed executed in favour of Swati Gautam Khadase, together with original Registration Receipt thereof. **(Original to be verify with panel advocate after its registration).**
3. Original full & Final Payment Receipt from Vendors.

(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: 11 JUL 2024

M.T.Q. Sayyed
Advocate



T-2225-2024-25-SWATI KHADSE-TITLE@D

=====OFFICE=====


Nashik: 6,7,8, Meghdoot Shopping Center, Above Priya Hotel, Opposite Old C.B.S. Nashik-422001
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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: 11 JUL 2024


M.T.Q. Sayyed
Advocate

