

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

Cont.: +91 9619 179 211
Cont.: + 022 46025410

E-Mail: 2011spassociates@gmail.com | Email: asklegalvision@gmail.com

Ref: LSR- 2407087/ DN-2407122/ SP

To,
The Branch Manager,
Union Bank of India,
RLP Nagpur Branch
Nagpur

Dear Sir/ Madam,

Reg: BILL / DEBIT NOTE FOR LEGAL SCRUTINY REPORT

DN No.: 2407122 Date: 16.07.2024

Particular / Account Name:	Amount in INR
<u>A/c.: Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas</u>	6,500.00
Flat No.4703, in 'A1' wing, in Building known as 'Minerva', situated at J. R. Boricha Marg, Off N. M. Joshi Marg, Mahalaxmi, Mumbai 400011 bearing Cadastral Survey No. 1(pt) and 2 (pt) of Lower Parel Division G/South Ward,	
(Being amount debited towards Professional Charges for Legal Scrutiny Report)	
TOTAL	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 "SP ASSOCIATES" payable at Mumbai, INDIA, stating the above-mentioned Invoice/ DN number.

Account Holder : SP ASSOCIATES
Bank : UNION BANK OF INDIA
Mira road Branch (e-CB 04742)
IFSC Code : UBIN0904741
Account Number : 0474 2101 0000 047
PAN : AAIPP0106G

Kindly share the transaction reference number & transaction date post remittance through email search@spassociate.co.in

Yours sincerely,

SP ASSOCIATES


Sushil Pathak
Advocate



Checked by:

Search by:KH

Received by:

Submitted by:



CHALLAN
MTR Form Number-6



GRN	MH005216036202425P	BARCODE			Date	15/07/2024-13:03:48	Form ID			
Department	Inspector General Of Registration			Payer Details						
Search Fee	Type of Payment 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)						
				Amount In	Five Hundred Twenty Five Rupees Only					
Total			525.00	Words						
Payment Details		SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	10000502024071503007	5025598524035			
Cheque/DD No.				Bank Date	RBI Date	15/07/2024-13:04:33	Not Verified with RBI			
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID : 640322509

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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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Adv. Sushil Pathak
Advocate High Court

Chamber No. 04, A-6, Sector - 7
Harsh Shantinagar CHS Ltd., Behind
Krishna Medical, Shantinagar, Mira
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Chamber No.1, Manish Instl. Est. No.1
Swami Samarth Nagar, Navghar Road,
Vasai East, Palghar-401208
Phone: + 022 35967513
Email: asklegalvision@gmail.com

To,
The Branch Manager,
Union Bank of India,
RLP Nagpur Branch
Nagpur

Ref: LSR- 2407087 / DN-2407122/ SP

TITLE SEARCH REPORT (TSR)

Date: 16.07.2024

Dear Sir/ Madam,

1.	Date of receipt of Photo Copy of title deeds/documents from the Branch	Name designation of the official who delivered the Photo Copy of title deeds/documents	Date of delivery of Photo Copy of title deeds/documents along with Title Search report	Name & designation of the official to whom the Photo Copy of title deeds/documents along with Title Search report is delivered
	16.07.2024	UBI- RLP Nagpur	16.07.2024	UBI- RLP Nagpur
2.	Name of the account and details of the borrower;			
	Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas			
3.	Full description of property;			
	Flat No.4703, in 'A1' wing (as per approved plans 35 th level numbered as 47 th floor, comprising of 03 (Three) Bed Rooms, Hall, Dining and Kitchen having carpet area of 1210 sq. ft. (equivalent to 112.41 sq. mtrs.), Balcony admeasuring 112 sq. ft. (equivalent to 10.41 sq. mts.) Total admeasuring 1322 sq. ft. (equivalent to 122.82 sq. mts.) as per RERA along with Two Covered Car Parking Spaces, in Building known as 'Minerva', situated at J. R. Boricha Marg, Off N. M. Joshi Marg, Mahalaxmi, Mumbai 400011 bearing Cadastral Survey No. 1(pt) and 2 (pt) of Lower Parel Division G/South Ward, (hereinafter referred to as the said 'Apartment').			
4.	Nature of immovable property;			
	Residential Apartment			



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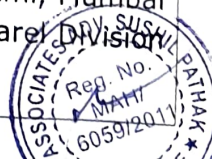
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5.	<ul style="list-style-type: none">• Survey & Hissa no: Not Available• Plot No: Not Available• CTS No: 1(pt) and 2 (pt)• Gut No: Not Available• Patta No: Not Available• Khatha No: Not Available
6.	<p>Number/Identification details as per building map/plan;</p> <p>Constructed on all that piece and parcels of land bearing Cadastral Survey No. 1(pt) and 2 (pt) of Lower Parel Division G/South Ward.</p>
7.	<p>Extent of property:</p> <p>Flat No.4703, in 'A1' wing (as per approved plans 35th level numbered as 47th floor, comprising of 03 (Three) Bed Rooms, Hall, Dining and Kitchen having carpet area of 1210 sq. ft. (equivalent to 112.41 sq. mtrs.), Balcony admeasuring 112 sq. ft. (equivalent to 10.41 sq. mts.) Total admeasuring 1322 sq. ft. (equivalent to 122.82 sq. mts.) as per RERA along with Two Covered Car Parking Spaces, in Building known as 'Minerva', situated at J. R. Boricha Marg, Off N. M. Joshi Marg, Mahalaxmi, Mumbai 400011</p>
8.	<p>Name/s of the owner/s;</p> <p>Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas</p>
9.	<p>Nature of ownership:</p> <p>Residential Apartment on Leasehold Land</p>
10.	<p>Tracing of title;</p> <ol style="list-style-type: none">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, Title Certificate and from other documents prior to the year 1994, Government of Maharashtra was the Owner and seized and entitled to all that piece and parcel of non-agricultural land situated at J. R. Boricha Marg, Off N. M. Joshi Marg, Mahalaxmi, Mumbai 400011 bearing Cadastral Survey No. 1(pt) and 2 (pt) of Lower Parel Division G/South Ward. (hereinafter referred to as "Said Property").



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3. AND WHEREAS for effective implementation of the Slum Redevelopment Scheme Maharashtra Government has introduced amendments/ modifications to D.C.R.No.33(10) of the sanctioned Development Control Regulations Act 1991 by providing Additional Guidelines to the Municipal Corporation for Greater Mumbai being the Town Planning Authority for the City of Greater Mumbai with the aim of providing well-ventilated self-contained tenements Free of Cost to each eligible slum dwellers family as defined in the said modifications bearing Ref.No. DCR/1095/1209/CR-273/95 UD-II dated 27.08.1996 & 03.05.1997 (hereinafter referred to as "the said notifications"). Each eligible Family Unit of notified slum means a family unit whose name and structure have a photopass and/or appears in the voters list prepared with reference to 01.01.1995 or the date prior thereto and such inhabitants stay at in such structure and have documentary evidence of the same prior to 01.01.1995.
4. AND WHEREAS Under the policy of Government of Maharashtra for controlling the mushrooming of new of Maharashtra for controlling the slums in and around the city of Greater Mumbai and to improve the living conditions of existing Slum Dwellers by providing them with neat and clean environment and basic essential amenities and as per the Development Control Regulation No.33 (10) and the provisions of the Notification dated 27.08.1996 as amended upto date issued by the Government of Maharashtra, the slum dwellers of the said entire property formed themselves into 9 societies.
5. AND WHEREAS the said nine societies formed themselves into a Federation i.e. Shramik Ekta SRA Co-operative Housing Society Federation Ltd. (then proposed) and now each of the societies along with the Federation is registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to the "said Federation). Shramik Ekta SRA Sahakari Grihnirman Sanstha Federation Ltd., an association of 9 registered societies bearing No.MUM/SRA/HSG/(TC)/10938/2005 dated 14.7.2005 under the rules and regulations of the Maharashtra Co-operative Societies Act, 1960 and under the provisions of the Slum Rehabilitation Authority.
6. AND WHEREAS the Nine societies (formed by the slum dwellers) on the above captioned property passed a resolution on 07.04.2004 appointing M/s. Lokhandwala Kataria Construction Pvt. Ltd., as the developer of the said property and the said resolution was passed at the meeting held at Ravindra Natya Mandir



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7. AND WHEREAS the said nine societies and the Shramik Ekta SRA Co-operative Housing Society Federation Ltd. Entered into Agreement for Development dated 12.05.2004 with M/s. Lokhandwala Kataria Construction Pvt. Ltd., (herein referred to as Developers) and executed Power of Attorney in favour of the said Directors/Nominees of the said Developers.
8. AND WHEREAS thereafter the Developers submitted the proposal to the SRA for obtaining approvals and sanction for redevelopment of the said property and on behalf of the Shramik Ekta Federation. The Municipal Corporation of Greater Mumbai pursuant to their NOC letter. dated 18.12.2004 bearing ref. AC/Estate/13866/SOC/SRA, the A.C. (estate) has granted their NOC along with the certified copies of eligibility list of the slum dwellers of the said Federation vide its letter bearing reference no.AC/GS/245801Colony dated 21.12.2004.
9. AND WHEREAS the M/s.Lokhandwala Kataria Construction Pvt. Ltd. shall transfer the said Building "Minerva" and cause lease for period of 30 years in respect of the said property executed in favour of the said Organization as hereinafter appearing after all the premises in the said building "Minerva" are sold by the M/s.Lokhandwala Kataria Construction Pvt. Ltd. and full-consideration and all amounts receivable by the M/s.Lokhandwala Kataria Construction Pvt. Ltd. from the Purchaser of Premises in the said Building "Minerva" are Deceived by the M/s.Lokhandwala Kataria Construction Pvt. Ltd.
10. AND WHEREAS M/s.Lokhandwala Kataria Construction Pvt. Ltd. (Promoters therein) has entered into a standard agreement with an Architect registered with the Council of Architects. As structural Engineers 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 till the completion of the building.
11. AND WHEREAS M/s.Lokhandwala Kataria Construction Pvt. Ltd. (Promoters therein) has commenced construction of the Building and have obtained the required Permission, Sanction, Order, Etc., and have sole and exclusive right to construct the said building on the said property as per the sanctioned plan and to sale the Apartment/shop 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 M/s.Lokhandwala Kataria Construction Pvt. Ltd. (Promoters therein) deem fit and proper.



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- 12.AND WHEREAS SRA had issued Intimation of Approval bearing No. SRA/ENG/2375/GS/ML/AP dated 07.05.2010 on the terms and conditions contained therein.
- 13.AND WHEREAS SRA had issued a Commencement Certificate bearing No.SRA/ENG/2375/GS/ML/AP dated 15.10.2010 & further extended on 20.05.2022 granting permission to construct building upto the top of 77th floors for R.C.C frame work only and LMR as per approved plans issued on 05.04.2022 on the terms and conditions contained therein.
- 14.**AND WHEREAS** Mr.Aliasgar Mohammed Lokhandwala had approached/s. Lokhandwala Kataria Construction Pvt. Ltd. For the purchase of the said flat and an Agreement for Sale dated 23.07.2015 registered on 23.07.2015 under Sr.No.BBE-2/7202/2015 M/s. Lokhandwala Kataria Construction Pvt. Ltd., had agreed to transfer, sell of the said property to Mr.Aliasgar Mohammed Lokhandwala and on the terms and conditions stipulated therein.
- 15.**AND WHEREAS** the said Mr.Aliasgar Mohammed Lokhandwala had availed loan against the said Flat No.4703 from Bank of Baroda by way of deposit of Title Deed as per CERSAI the charges were created on 24.07.2015, Further the said Mr.Aliasgar Mohammed Lokhandwala had availed loan from IndiaBulls Housing Finance Limited as per CERSAI the charges were created on 12.06.2018, **Hence it is advised to avail a Closure Letter from Bank of Baroda and LOD & NOC/ Release Letter from IndiaBulls Housing Finance Limited.**
- 16.It is further observed that there are pending litigations i.e. Suit No.793 of 2016, Suit No.1570 of 2016, in the National Consumer Court New Delhi & Suit No.198 of 2022 in the Bombay High Court, against Project, however no adverse orders have been passed till date and the said suit shall not impact the project or the mortgage till date.
- 17.AND WHEREAS the Developers have availed Loan from Bank of Baroda, United Commercial Bank, Axis Trusty Services Ltd., Indiabulls Housing Finance Ltd., IDBI Trusteeship Services Ltd., Vistra ITCL (India) Ltd. vide by an Indenture of Mortgage registered under Sr.No.BBE-3/5043/2010 Mortgage Deed registered under Sr.No.BBE-2/6557/2013 Mortgage Deed registered under Sr.No.BBE-2/9324/2015 Mortgage Deed registered under Sr.No.BBE-3/6967/2016 Mortgage Deed registered under Sr.No.BBE-1/4093/2019 Mortgage Deed registered under Sr.No.BBE-2/3141/2019 Mortgage Deed registered under Sr.No.BBE-4/7096/2020 read along with Supplementary Agreement of Mortgage registered under Sr.No.BBE-3/14434/2022 and also Reconveyance Deed registered under Sr.No.BBE-3/6939/2016 Reconveyance



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Deed registered under Sr.No.BBE-2/7880/2018 Reconveyance Deed registered under Sr.No.BBE-1/4094/2019 Reconveyance Deed registered under Sr.No.BBE-2/6999/2020, Reconveyance Deed registered under Sr.No.BBE-2/7001/2020.

18.AND WHEREAS SRA had issued an Amended Plans cum Part OCC bearing No.SRA/ENG/2375/GS/ML/AP dated 06.01.2023 granting permission to construct building up to 39th floor on the terms and conditions contained therein (as per Approved plans the 35th level is numbered as 47th). Hence it is advised to avail Undertaking from borrower to submit the revised/ full OC as and when issued.

19.AND WHEREAS M/s.Lokhandwala Kataria Construction Pvt. Ltd. (Promoters therein) have registered the project under the Maharashtra Real Estate Regulatory Authority vide Registration no. P51900008204 dated 02.04.2024 and valid up to 31.12.2024.

20.AND WHEREAS the Purchaser herein i.e. Proposed Buyer Mr.Bollineni Karthik and Mr. Bollineni Dhanush Srinivas approached M/s. Lokhandwala Kataria Construction Pvt. Ltd. for purchase of Apartment, which was agreed and executed an Draft Sale Deed executed by and between Mr.Aliasgar Mohammed Lokhandwala hereinafter referred to as 'the Transferor' of the First Part and Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas hereinafter referred to as 'the Transferees' of the Second Part for the consideration and on other terms and condition contained therein.

In this way Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas became the owner of **Flat No.4703, in 'A1' wing** (as per approved plans 35th level numbered as 47th floor, comprising of 03 (Three) Bed Rooms, Hall, Dining and Kitchen having carpet area of 1210 sq. ft. (equivalent to 112.41 sq. mtrs.), Balcony admeasuring 112 sq. ft. (equivalent to 10.41 sq. mts.) Total admeasuring 1322 sq. ft. (equivalent to 122.82 sq. mts.) as per RERA along with Two Covered Car Parking Spaces, in Building known as 'Minerva', situated at J. R. Boricha Marg, Off N. M. Joshi Marg, Mahalaxmi, Mumbai 400011 bearing Cadastral Survey No. 1(pt) and 2 (pt) of Lower Parel Division G/South Ward.

21.WHEREAS Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas have now approached the **Union Bank of India for availing loan**, for creation of Equitable Mortgage against the said Residential Apartment, by way of depositing the title deeds.





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11.	<p>Title deeds/document details under which ownership is acquired;</p> <ol style="list-style-type: none">1. Copy of Draft Sale Deed executed by and between Mr.Aliasgar Mohammed Lokhandwala hereinafter referred to as 'the Transferor' of the First Part and Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas hereinafter referred to as 'the Transferees' of the Second Part for the consideration and on other terms and condition contained therein2. Copy of Agreement for Sale dated 23.07.2015 registered on 23.07.2015 under Sr.No.BBE-2/7202/2015 executed by and between M/s.Lokhandwala Kataria Construction Pvt. Ltd., hereinafter referred to as 'the Sellers' of the First Part and Mr.Aliasgar Mohammed Lokhandwala hereinafter referred to as 'the Purchaser' of the Second Part3. Copy of registration fees receipt issued against Agreement for Sale dated 23.07.2015.4. Copy of Index-II issued against Agreement for Sale dated 23.07.20155. Copy of RERA Certificate No.P51900008204 dated 02.04.2024 and valid up to 31.12.2024 issued by Maharashtra Real Estate Regulatory Authority.6. Copy of Amended Plans cum Part OCC bearing No.SRA/ENG/2375/GS/ML/AP dated 06.01.2023 (granting permission to construct building upto 39th floor) issued by SRA along with undertaking from borrower to submit the revised OC as and when issued by SRA7. Copy of Commencement Certificate bearing No.SRA/ENG/2375/GS/ML/AP dated 15.10.2010 & further extended on 20.05.2022 (granting permission to construct building upto the top of 77th floors for R.C.C frame work only and LMR as per approved plans issued on 05.04.2022) issued by SRA.8. Copy of Intimation of Approval bearing No.SRA/ENG/2375/GS/ML/AP dated 07.05.2010 issued by SRA.
12.	<p>List of encumbrances;</p> <p>The said Mr.Aliasgar Mohammed Lokhandwala had availed loan against the said Flat No.4703 from Bank of Baroda by way of deposit of Title Deed as per CERSAI the charges were created on 24.07.2015, Further the said Mr.Aliasgar Mohammed Lokhandwala had availed loan from IndiaBulls Housing Finance Limited as per CERSAI the charges were created on 12.06.2018</p>



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13.	Views of encumbrances;	Hence it is advised to avail a Closure Letter from Bank of Baroda and LOD & NOC/ Release Letter from IndiaBulls Housing Finance Limited
14.	Regulatory issues;	<ol style="list-style-type: none">1. Whether the property is affected by Land Ceiling Law:- No2. Whether the property is affected by Land Fragmentation law:- No3. Whether the property is affected by Forest law:- No4. Whether the property is affected by Planning Law:- No5. Whether the property is affected by the Urban Land Ceiling Law:- No6. Whether the property is affected by rent restriction/control Law:- No7. Whether the property is affected by Environmental Law:- No8. Whether the property is affected by the User Restrictions under the Municipal/Revenue law:- No9. Any other regulatory issue relating to property such as requirement of permission from the development authority under law relating to Industrial Parks: - No
15.	Views on regulatory hurdles;	NIL
16.	List of documents/deeds provided to the advocate and perused by him;	Copy of documents as mentioned in aforesaid Sr. No. 11
17.	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined; --	N.A.



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18.	List of further documents called for, examined and perused;	No
19.	Whether the documents examined are duly stamped as per the stamp act;	Yes
20.	Whether registration endorsements are in order;	Yes
21.	Certificate of examination; This is to certify that; I have examined each page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious, except the charges of IndiaBulls Housing Finance Limited .	
22.	Certificate of title; I certify that the title of Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas over the above said Residential Apartment is clear, marketable, and unencumbered. SARFAESI Act, 2002 is applicable to the said property, except the charges of IndiaBulls Housing Finance Limited .	
23.	LIST OF DOCUMENTS TO BE DEPOSITED FOR CREATING EQUITABLE MORTGAGE BY DEPOSITING THE FOLLOWING TITLE DEEDS; <ol style="list-style-type: none">1. Original Draft Sale Deed executed by and between Mr.Aliasgar Mohammed Lokhandwala hereinafter referred to as 'the Transferor' of the First Part and Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas hereinafter referred to as 'the Transferees' of the Second Part for the consideration and on other terms and condition contained therein.2. Original registration fees receipt issued against Agreement for Sale to be executed3. Original Index-II issued against Agreement for Sale to be executed4. Original Agreement for Sale dated 23.07.2015 registered on 23.07.2015 under Sr.No.BBE-2/7202/2015 executed by and between M/s.Lokhandwala Kataria Construction Pvt. Ltd., hereinafter referred to as 'the Sellers' of the First Part and Mr.Aliasgar Mohammed Lokhandwala hereinafter referred to as 'the Purchaser' of the Second Part5. Original registration fees receipt issued against Agreement for Sale dated 23.07.2015	



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6. Original Index-II issued against Agreement for Sale dated 23.07.2015
7. Original NOC from M/s.Lokhandwala Kataria Construction Pvt. Ltd./ Society
8. Original Share Certificate or Undertaking to submit it as and when it is issued by the Society
9. **LOD & NOC/ Release Letter from IndiaBulls Housing Finance Limited**
10. **Closure Letter from Bank of Baroda**
11. Copy of RERA Certificate No.P51900008204 dated 02.04.2024 and valid up to 31.12.2024 issued by Maharashtra Real Estate Regulatory Authority
12. Copy of Amended Plans cum Part OCC bearing No.SRA/ ENG/ 2375/ GS/ ML/AP dated 06.01.2023 (granting permission to construct building upto 39th floor) issued by SRA.
13. Copy of Commencement Certificate bearing No.SRA/ENG/2375/GS/ML/AP dated 15.10.2010 & further extended on 20.05.2022 (granting permission to construct building upto the top of 77th floors for R.C.C frame work only and LMR as per approved plans issued on 05.04.2022) issued by SRA.
14. Notarized Declaration from borrowers in respect of the said Residential Apartment.
15. Notarized affidavit/undertaking from borrowers, for in addition to the existing documents in respect of the said Residential Apartment.

Note: This is to certify that, the above documents if taken, valid and enforceable **Equitable Mortgage** can be create, by obtaining above title deeds/documents.

24. **ANY OTHER SUGGESTION OR ADVISE TO PROTECT THE SECURITY INTEREST OF THE BANK;**

After loan is sanctioned by Union Bank of India, Banks charge/lien is to be registered with the society and confirmation to this effect to be obtained and held on record.

To protect the Banks' interest, it is advised to obtain the Certified Copy of Agreement for Sale from the concerned sub registrar office and compare it with the Agreement for Sale and deposit it to the Bank.

Further Physical Verification of the said Apartment is mandatory



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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

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Ref: LSR- 2407087/ DN-2407122/ SP

Further the Notice of Intimation should be done within 30 days from the date of creation of equitable mortgage for the entire loan amount, and confirmation to be held on record.

Further, the CERSAI should be done according to the Bank's norms and confirmation to be held on record.

Notarized affidavit (Income Tax Clearance Certificate) from Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas and confirmation to this effect to be obtained and held on record. The date of affidavit should be after creation of Equitable Mortgage.

Copy of latest Property Card/ 7/12 Extract should be obtained and held on record.

Place: Mira Bhayander| Date: 16.07.2024

Yours sincerely,
SP ASSOCIATES




Sushil Pathak
Advocate

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16.07.2024

To,
The Branch Manager,
Union Bank of India,
RLP Nagpur Branch
Nagpur

Dear Sir/ Madam,

A/c:- Proposed Buyer Mr.Bollineni Karthik and Mr.Bollineni Dhanush Srinivas

RE: **Flat No.4703, in 'A1' wing** (as per approved plans 35th level numbered as 47th floor, comprising of 03 (Three) Bed Rooms, Hall, Dining and Kitchen having carpet area of 1210 sq. ft. (equivalent to 112.41 sq. mtrs.), Balcony admeasuring 112 sq. ft. (equivalent to 10.41 sq. mts.) Total admeasuring 1322 sq. ft. (equivalent to 122.82 sq. mts.) as per RERA along with Two Covered Car Parking Spaces, in Building known as 'Minerva', situated at J. R. Boricha Marg, Off N. M. Joshi Marg, Mahalaxmi, Mumbai 400011 bearing Cadastral Survey No. 1(pt) and 2 (pt) of Lower Parel Division G/South Ward.

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 agreement 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	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	Mortgage Deed registered under Sr.No.BBE-3/2043/2010



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E-Mail: 2011spassociates@gmail.com | Email: asklegalvslon@gmail.com

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2011	NIL
2012	NIL
2013	Mortgage Deed registered under Sr.No.BBE-2/6557/2013
2014	NIL
2015	Mortgage Deed registered under Sr.No.BBE-2/9324/2015 Agreement for Sale dated 23.07.2015 registered on 23.07.2015 under Sr.No.BBE-2/7202/2015
2016	Reconveyance Deed registered under Sr.No.BBE-3/6939/2016 Mortgage Deed registered under Sr.No.BBE-3/6967/2016
2017	NIL
2018	Reconveyance Deed registered under Sr.No.BBE-2/7880/2018
2019	Mortgage Deed registered under Sr.No.BBE-1/4093/2019 Mortgage Deed registered under Sr.No.BBE-2/3141/2019 Reconveyance Deed registered under Sr.No.BBE-1/4094/2019
2020	Mortgage Deed registered under Sr.No.BBE-4/7096/2020 Reconveyance Deed registered under Sr.No.BBE-2/6999/2020 Reconveyance Deed registered under Sr.No.BBE-2/7001/2020 Affidavit registered under Sr.No.BBE-3/10291/2020
2021	Affidavit registered under Sr.No.BBE-3/16887/2021
2022	Supplementary Agreement of Mortgage registered under Sr.No.BBE-3/14434/2022
2023	NIL
2024	NIL

Yours sincerely
SP ASSOCIATES

Sushil Pathak
Advocate



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



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Debtor Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	15-07-2024 18:29:23.333
Transaction ID / QRF NO	200313698130
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200313698130
Created By	PUSER
Creation Timestamp	15-07-2024:18:24:59.000
Search Reference Number	7886948098955

Search Criteria Entered

Borrower Type	Individual
Asset Category	Immovable
Name of the Debtor	ALIASGAR M LOKHANDWALA
PAN	AAEPL4680K
Date Of Birth	
CKYC	

Search Output Details

Asset Details

Asset ID	200010610396
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Immovable Asset
Survey Number / Municipal Number	1(pt) and 2(pt)
Plot Number	1(pt) and 2(pt)
Area	1247.0
Area Unit	Square Feet