



S.G.M. & ASSOCIATES

(Regd.)

Advocate High Court

Head Office:- A/204, 2nd Floor, Winsway Complex, Old Police Lane, Andheri (East), Mumbai - 400 069
Mobile Nos. :- 9867867816/9867862567/9867863323/9867494279/9082186816 E-mail :- sgm.association@gmail.com

REF No.804/SGM/2024

3rd September, 2024

To,
The Branch Manager,
The Cosmos Co-Operative Bank Ltd.,
Santacruz,
Mumbai

1) Sub: - Search and Title report for property owned by
Mr. Sameer Suresh Shirodkar legal heirs Mr. Sachin
Suresh Shirodkar as per the Saraswat Bank notice

1(a). Name (s) of Propose Purchaser/Buyer (s) :

- a. Mrs. Ashwini Mahesh Mahaddalkar &
- b. Mr. Mahesh Suresh Mahaddalkar

2) Name of the Branch :- Santacruz, Mumbai

3) Name of the Owner :- Mr. Sameer Suresh Shirodkar legal heirs
Mr. Sachin Suresh Shirodkar
as per the Saraswat Bank notice

4) Documents Seen :

We have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution Date	Original/ Attested Copy/ Photocopy/ Duplicate and Particulars of the document
1.	CIDCO/VVSR/BP-836/1/314/3	18 th May, 1994	Photocopy of Development Permission issued by City and Industrial Development Corporation of Maharashtra Limited
2.	CHH-762/1995	5 th April, 1995	Photocopy of Agreement executed between M/s. Mohak Construction as the "Builders" of the First Part and Mr. Subodh Shankar Kelaskar as the "Purchaser" of the Second Part

B.O. :- Bhandup (W), Mumbai, Palghar & Pune



3.	-	31 st December, 1996	Photocopy of Part Occupancy Certificate issued by City and Industrial Development Corporation of Maharashtra Limited
4.	-	18 th January, 2003	Photocopy of Share Certificate in the name of Mr.Subodh Shankar Kelaskar issued by Mohak Chamber Co-operative Housing Society Limited.
5.	-	23 rd September, 2014	Photocopy of Property tax receipt issued by Vasai Virar City Municipal Corporation
6.	-	28 th May, 2015	Photocopy of Electricity Bill in the name of Mr. Subodh Shankar Kelaskar
7.	VSI-2-4714/2015	2 nd July, 2015	Photocopy of Agreement for Resale executed between Mr. Subodh Shankar Kelaskar as the "Transferor" of the First Part and Mr. Sameer Suresh Shirodkar as the "Transferee" of the Second Part
8.	-	27 th September, 2015	Photocopy of No objection certificate for creation mortgage on Flat No.D-201 to Dewan Housing Finance Corporation Limited issued by Mohak Chamber Co-operative Housing Society Limited.
9.	-	7 th September, 2022	Photocopy of Notice u/s 13/ (2) of the SARFAESI Act, 2002 under reference No. SCB:REC:22:AGM:367 issued by Saraswat Bank, to Shirodkar Sameer Suresh and Shirodkar Sachin Suresh
10.	-	28 th October, 2023	Photocopy of Order in respect of Flat No.D/201 signed by Subhash Bhagade Additional District Magistrate Palghar.
11.	-	1 st January, 2024	Photocopy of Order in respect of Flat No.D/201 issued by Office of Tehsildar and Executive Magistrate Vasai
12.	-	1 st February, 2024	Photocopy of Public Notice in Free Press Journal & Marathi newspapers, in respect of

RECEIPT

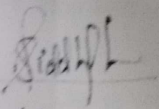
RECEIVED an amount of Rs.7,45,000/- (Rupees Seven Lakh Forty Five Thousand only) from Mrs. Ashwini Mahesh Mahaddalkar and Mr. Mahesh Suresh Mahaddalkar for consideration of Flat No. D/201, on the Second Floor, Admeasuring area 490 sq. ft. built up area (i.e. 45.53 sq. meters) in the building known as "Mohak Chamber Co-Operative Housing Society Limited," constructed on land bearing situated Survey No.235, Hissa No.1, At Village – Virar, Taluka – Vasai, District:- Palghar/Thane.

Details of Amount received are as follows :-

Sr. No.	Date	Amount
1	21-08-2024,	2,70,000/-
2	26-08-2024	4,75,000/-
TOTAL		7,45,000/-

Thanking you,

Yours faithfully,



(Siddhesh Gund)
AUTHORISED OFFICER



Saraswat Co-operative Bank Ltd. (Scheduled Bank)

RECOVERED RECOVERY DEPT.

Samadhan Building, Senapati Bapat Marg, Dadar-West, Mumbai 400 028.

Tel. : 24221202 / 24221204 / 24221206 / 24221211

E-mail - incharge_recovery@saraswatbank.com

74 C, Samadhan Building, Senapati Bapat Marg, Dadar West, Mumbai - 400 028

Tel. : 24221202 / 24221204 / 24221206 / 24221211

E-mail - incharge_recovery@saraswatbank.com