

SUMY DUNE

28/09/24



High Value/ NRI	HOME LOAN CENTRE MUMBAI SOUTH (CHINCHPOKALI) (17889)		
SSL / HLST / HLC / BST		New / Resale	
Branch Name	Churchgate	Takeover	
Branch Code	01821	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
HLST	Pritam Patel	7058195	
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	Anjali Vijaykumar Kamble	Vijaykumar Kamble	Vaibhav Vijaykumar Kamble
Mobile No.	9821636696	9821209274	9821944922
Email Id	dranjalikamble@gmail.com	vrkamble@gmail.com	vaibhavkamble9495@gmail.com
CIF No.	80002565780	80002565532	80002575426
Loan Type	Home Loan / HL Top Up / LAP		
Term Loan	<input checked="" type="checkbox"/>	Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
CRM No./RAAS No.		RLMS No. / LOS No.	
RAASHL20249010265832 RAASHL20249010254246		50124092802751 501240927033846	
Loan Amount	Rs. 3,00,00,000/-	First Disbursement Amount	Rs. Full Disbursement.
Loan Tenure	360 Months	Moratorium	___ Months
Pre Sanction Survey (PSS) Reports			
	Name	Sent on	Received on
TVSR-1	V.S. Legal ✓		
TVSR-2			
Valuation-1	Vastukala		
Valuation-2	Vogesh Vankar		
RO+ITR	RO ✓ ITR - Samarth		
Property Inspection	Bruce well ✓		
File Movement			
	COD	Data Entry	Processing Officer
Date			01/10/24
	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersai No.	
RinRaksha A/c No.		EM Creation Date	

1475=24

HL Song

V. S. Legal Associates

B. V. Lad

Advocates High Court

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VS/SBI/SER/RACPC/CHINCHPOKALI/6377/2024

Date 30/09/2024

To,
The Asst. General Manager,
State Bank of India
RACPC Chinchpokali,
Mumbai

Sir/Madam,

A/c. 1) Vijaykumar Ratnakar Kamble, 2) Anjali V. Kamble &
3) Vaibhav Vijaykumar Kamble (Proposed Borrower)

MEMORANDUM OF COST

Professional Charges for taking Search Prepared the Search Report	Rs. 3250.00
Search Charges	Rs. 750.00
Total	Rs. 4000.00

Kindly remit our professional charges in respect of the abovesaid title certificate in our
current **SBI A/c No.30314930641, IFS Code : SBIN0001821, Churchgate Branch,**
Mumbai.

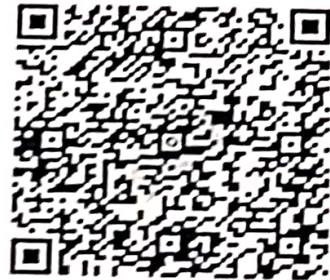
V. S. Legal Associates



SBI

Merchant Name : V.S. LEGAL ASSOCIATES

UPI ID : vslegal@sbi



V. S. Legal Associates

Advocates High Court

S. V. Lad

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VS/SBI/SER/RACPC/CHINCHPOKALI/6377/2024

Date 30/09/2024

Annexure - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the Branch/ Business Unit Office seeking opinion	State Bank of India, RACPC Chinchpokali, Mumbai
	b) Reference No. and date of the letter under the cover of the documents tendered for scrutiny	By hand
	c) Name of the Borrowers.	1) Vijaykumar Ramnagar Kamble, 2) Anjali V. Kamble & 3) Vaibhav Vijaykumar Kamble (Proposed Borrower)
2.	a) Type of Loan	Home Loan
	b) Type of property	Unit
3.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	1) Vijaykumar Ramnagar Kamble, 2) Anjali V. Kamble & 3) Vaibhav Vijaykumar Kamble (Proposed Borrower)
	b) Constitution of the unit/concern/person offering the property for creation of charge.	Joint Applicant
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Borrowers
4.	Value of Loan (Rs. in crores)	---
5.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Unit No. 1001 on 10 th Floor, comprising an Admeasuring Area 1472 Sq. Ft. (Carpet), alongwith 3 car parking space, Wing B, in the Building known as "LODHA MARQUISE" of "MARQUISE" Co-Operative Housing Society Limited in Project known as "THE PARK" constructed on bearing CS No. 464 & 4/464 lying and situated at Village Lower Parel Division & Registration District of Mumbai
	a) Survey No.	CS No. 464 & 4/464
	b) Door no. (in case of house property)	Unit No. 1001
	c) Extent/ area including plinth/ built up area in case of house property	Admeasuring Area 1472 Sq. Ft. (Carpet)
	d) Locations like name of the place, village, city, registration, sub-district etc.	Village Lower Parel Division, & Registration District of Mumbai
6.	a) Particulars of the documents scrutinized- serially and chronologically	Mentioned herein under

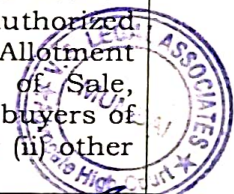
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	Duration of the Lease/unexpired period of lease,	Not Applicable
d	If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No
a	Grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	The mortgagor is competent to create charge on such property?	Not Applicable
c	Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
	If occupancy right, whether;	Yes
a	Such right is heritable and transferable,	Yes
b	Mortgage can be created.	Yes
12.	Has the property been transferred by way of Gift/Settlement Deed	No
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
c	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
d	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
f	Whether the Donee is in possession of the gifted property?	Not Applicable
g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13.	Has the property been transferred by way of partition / family settlement deed	No
a	whether the original deed is available for deposit. If not the modality /procedure to be followed to create a valid and enforceable mortgage.	Not Applicable

0	Whether mutation has been effected	Not Applicable
3	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
1	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
2	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	Not Applicable
	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
4.	Whether the title documents include any testamentary documents /wills?	No
	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	Whether the property is mutated on the basis of will?	Not Applicable
	Whether the original will is available?	Not Applicable
	Whether the original death certificate of the testator is available?	Not Applicable
	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
5.	Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
	Any restriction in creation of charges on such properties?	Not Applicable
	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
	Where the property is a HUF/joint family property?	No
	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable

17. a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18 a	Is the property an Agricultural land whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No
b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable
19. a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	The Ministry of Environment Forests (I.A. Division), Government of India vide their order bearing SEAC/2013/CR.226/TC-1 dated 29/04/2013 has granted the Environmental Clearance.
b	Additional aspects relevant for investigation of title as per local laws.	NA
20. a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No out come
21. a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No litigation pending
b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
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?	Not Applicable
22. a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No



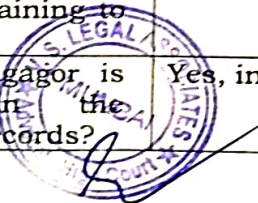
	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23.	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes
b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	No
/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	No
3	Whether the above search of charges reveals any prior charges / encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	The said property mortgage with the IDBI Trusteeship Services Limited
4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Subject to Charge release letter to be obtained from the IDBI Trusteeship Services Limited
4.	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
5.	Whether any POA is involved in the chain of title during the period of search?	No
	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 builder/developer and as such is irrevocable as per law.	Not Applicable
	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. 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 (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable



c	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
d	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
e	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?)	Not Applicable
f	Please comment on the genuineness of POA?	Not Applicable
g	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	No
27.	If the property is a flat/apartment or residential/commercial complex	Flat
a	Promoter's/Land owner's title to the land/ building;	Ownership Rights
b	Development Agreement/Power of Attorney;	NA
c	Extent of authority of the Developer/builder;	Sell
d	Independent title verification of the Land and/or building in question;	Title in respect of flat verified in t
e	Agreement for sale (duly registered);	Yet to be executed and registered
f	Payment of proper stamp duty;	Yet to be paid
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Agreement for sale should be re after execution.
h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
i	Conveyance in favour of Society/ Condominium concerned;	Not Yet
j	Occupancy Certificate / allotment letter / letter of possession;	Part Occupancy Certificate 20/05/2019, 13/06/2019, 22/0/ issued by the MCGM
k	Membership details in the Society etc.;	Not Produced
l	Share Certificates;	As Above



No Objection Letter from the Society;	NOC to be obtained from the M/s. Macrotech Developers Limited, for creating equitable mortgage.
All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Complied
Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Yes with Society
If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Not Applicable
Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
A Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	Yes
B Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	The Macrotech Developers Limited has registered this project under the Provision of the Real Estate (Regulation and Development) Act 2016 (RERA) with the Real Estate Regulatory Authority bearing No. P51900001339.
C Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
D 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 in the website of Real Estate Regulatory Authority?	Yes
3. Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have conducted search for 30 years in Sub Registrar office at Mumbai & noticed that the said property mortgage with the IDBI Trusteeship Services Limited
4. The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Years 1995 - 2024 Subject to Charge release letter to be obtained from the IDBI Trusteeship Services Limited
5. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Paid
6. Urban land ceiling clearance, whether required and if so, details thereon.	Not Required
7. Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not Applicable
8. Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable
9. Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes, in Index II



33. a	Whether the property offered as security is clearly demarcated?	Yes
b	Whether the demarcation/ partition of the property is legally valid?	Yes
c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34. a	Whether the property can be identified from the following documents : a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Not Produced
b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not Applicable
35. a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Valuation report not produced
36. a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
b	Property is SARFAESI compliant	Yes
37. a	Whether original title deeds are available for creation of equitable mortgage	Yes
b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	<ul style="list-style-type: none"> ➤ Before sanctioning the said loan prospective Purchasers/ Borrower Bank Should ascertain the existing and present status of the status Building. ➤ Before disbursement of the loan Bank cross verify NOC-Cum Mortgage letter issued by the Builder. ➤ Upon creation of mortgage, the charge should be recorded in the record of Builder by obtaining letter to effect from Builder.



	<p>>In View of the Various Fraudulent instant, it is notice that the borrower/guarantor presents original the documents alongwith the proposal, borrower at the time of the creation of mortgage borrower. Guarantors deposit colour/ fabricated/ forged title deed, in the above backdrop bank is advised to kindly verify the genuineness of the Title Deed</p>
<p>The specific persons who are required to create mortgage/to deposit documents creating mortgage.</p>	<p>1) Vijaykumar Ratnakar Kamble, 2) Anjali V. Kamble & 3) Vaibhav Vijaykumar Kamble (Proposed Borrower)</p>

c: In case separate sheets are required, the same may be used, signed and annexed.

e: 30/09/2024

cc: Mumbai

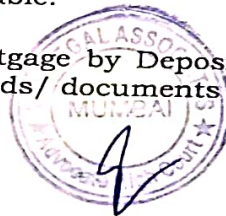


 Signature of the Advocate

CERTIFICATE OF TITLE

I have examined the photocopies of the title deed the which are into deposited relating to the schedule property/(ies) and offered as security Equitable Mortgage and that the documents of title referred to in the valid evidence of Right, title and Interest and that if the said Equitable created, it will satisfy the requirements of creation of Equitable Mortgage further certify that:

1. I have examined the Documents in detail, taking into account all the in the check list vide Annexure B and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I also having verified and checked the records of the relevant Government Offices, /Sub-Registrar(s) Office(s), Revenue Records, Municipal/ P Office, Land Acquisition Office, Registrar of Companies Office, applicable I find that the abovesaid property mortgaged with **IDBI Trusteeship Services Limited**, which would not prevent the Title Holders from creating a valid Mortgage. Subject to Charge release letter to be obtained from **Trusteeship Services Limited**. I am liable /responsible, if any loss incurred to the Bank due to negligence on my part or by my agent in making **Encumbrances Noticed** Subject to Charge release letter to be obtained from the **IDBI Trusteeship Services Limited**.
3. Following scrutiny of Land Records/ Revenue Records, relative Title certified copies of such title deeds not obtained from the concerned office and encumbrance certificate (EC), I hereby certify the genuineness of Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
4. In case of loans to Housing projects/approval of Housing projects or loans for flats in Housing Projects. I confirm having made the search proposed development site and state that it is not Prohibited / Regulated under 'The Ancient Monuments and Archaeological Sites and Remains Act, 2010' and prior permission has been obtained from NMA (National Monuments Authority), wherever required.
5. There are prior Mortgaged with the **IDBI Trusteeship Services Limited** could be seen from the Encumbrance Certificate for the period from 2024 pertaining to the Immovable Property/(ies) covered by above said Deeds. The property is free from all Encumbrances, subject to above clause.
6. In case of second/subsequent charge in favour of the Bank, there are no mortgages/charges other than already stated in the Loan documents agreed to by the Mortgagor and the Bank : **(Not Applicable)**
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Share) the share of the Minor with Name): **(Not Applicable)**
8. The Mortgage if created, will be available to the Bank for the Liability of Intending Borrowers 1) Vijaykumar Ratnakar Kamble, 2) Anjali V. Kamble Vaibhav Vijaykumar Kamble (Proposed Borrower), after execution and registration of Agreement for Sale, subject to above clause 2.
9. I certify that M/s. Macrotech Developers Limited have an absolute, clear, Marketable title over the Schedule property/ (ies). I further certify that above title deeds are genuine and a valid mortgage can be created and the Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that deposit of following title deeds/ documents would create a valid and enforceable mortgage.



	Registered Agreement for sale to be executed between M/s. Macrotech Developers Limited and 1) Vijaykumar Ratnakar Kamble, 2) Anjali V. Kamble & 3) Vaibhav Vijaykumar Kamble (Proposed Borrower)	Original
	Registration Receipt in respect of the Agreement for sale	Original
	Index II in respect of the Agreement for sale	Original
20/05/2019 13/06/2019 22/07/2019	Part Occupancy Certificate issued by the MCGM	Photocopy
	Confirmation to be obtained from the builder why the said flat sale after 6 years completion of the said building	Original
	Charge release letter to be obtained from the IDBI Trusteeship Services Limited	Original/ Photocopy
	NOC to be obtained from the M/s. Macrotech Developers Limited, for creating equitable mortgage. .	Original

here are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

It is certified that the property is SARFAESI compliant.

DESCRIPTION OF THE PROPERTY/IES

1001 on 10th Floor, comprising an Admeasuring Area 1472 Sq. Ft. (Carpet), with 3 car parking space, Wing B, in the Building known as "LODHA MARQUISE" of "MARQUISE" Co-Operative Housing Society Limited in Project known as "LODHA MARQUISE PARK" constructed on bearing CS No. 464 & 4/464 lying and situated at Lower Parel Division & Registration District of Mumbai

30/09/2024

Mumbai



Signature of the Advocate

FLOW OF TITLE

After going through record documents made available to us it is observed that M/s National Textile Corporation (South Maharashtra Limited Unit Mumbai Textile Mill) were owner of the property bearing CS No 464 & 4/464 sdn. 67,292 17 sq. mtrs. together with Structure standing thereon known as "Mumbai Textile Mill" being and situated at Lower Parel Division, Mumbai.

The Urban Development Department Mantralaya Mumbai vide its order dated 07/08/2004 bearing No ULC-10(2002)/C.R.367/ULC-1 development of properties of textile Mills held by NTC.

The Urban Development Department Mantralaya Mumbai of Government of Maharashtra vide its order dated 30/09/2004 bearing No TPE-132001/2009/229/01/UD-11 allow to redevelopment scheme of Mills in Mumbai.

by an Indenture of Conveyance dated 10/10/2005 the said National Textile Corporation (South Maharashtra Limited) sold conveyed and transferred the above-said property to M/s Jawala Real Estate Private Limited on the terms and conditions contained therein which is duly registered with the Sub-Registrar of Assurances at Bombay under Sr. No.BBE-2/9009/2005 dated 10/10/2005.

The Ministry of Environment and Forests (J.A. Division), Government of India vide its order bearing No. SEAC/2010/CR.535/TC-2 dated 05/01/2011 has granted necessary Environmental Clearance for the project to be undertaken by the M/s. Jawala Real Estate Pvt. Ltd.

Mumbai Municipal Corporation issued Commencement Certificate bearing No. EBPC/1342/GS/A dated 03/07/2007 to commenced the construction of the building on the said Property.

M/s. Jawala Real Estate Private Limited has been merged & Amalgamated into M/s. Lodha Developers Private Limited as per order dated 18/10/2017 passed by Hon'ble Bombay High court.

M/s. Lodha Developers Pvt. Ltd. has been changed to Lodha Developers Ltd. consequent upon the fresh certificate dated 14/03/2018 issued by the Registrar of Companies Mumbai Maharashtra.

and further it is seen that Certificate of Incorporation of Consequent upon change of Name issued by Assistant Registrar of Companies, Mumbai, Maharashtra dated 24/05/2019 the name of M/s. Lodha developers Limited has been changed into M/s. Macrotech Developers Limited.

In view of the above, M/s. Macrotech Developers Limited to commence construction of the Wing B, in the Building known as "LODHA MARQUISE" in Project known as "THE PARK" on the said property.

The Municipal Corporation of Greater Mumbai issued Part Occupancy Certificate No. EB/1342/GS/A/OCC/1/New dated 20/05/2019 & further amended on 13/06/2019, 12/07/2019 to occupying the Building Wing 3 for Basement 4 (Part) + P3 Podium Part) + P4 Podium (Part) + P5 Podium (Part) + 7th to 42nd upper floors + 43rd to 62nd upper floors + 63rd to 66th + 68th to 74th + 76th upper Floors on the said Property.

All the Flat purchasers of the said Building have formed "MARQUISE" Co Operative Housing Society Limited under the Maharashtra Co-operative Societies Act 1960 duly registered No. MUM/WG-8/HSG/(TC)/10004/2021-2022 dated 25/05/2021.



By Indenture of Mortgage dated 25/03/2022 the said M/s. Macrotech Limited mortgage the said property CS No.464 adm. Area 224739 sq. mtrs known as KIARA, MARQUISE with IDBI Trusteeship Services Limited. c and conditions contained therein which is duly registered with the Sub Assurances at Mumbai under Sr. No. BBE-4/4861/2022 Dated 25/03/20

By virtue of the abovesaid under the Agreement for Sale the said M/s (India) Ltd. agreed to sell the said the Unit No. 1001 on 10th Floor, co Admeasuring Area 1472 Sq. Ft. (Carpet), alongwith 3 car parking space the Building known as "LODHA MARQUISE" in Project known as "THE Vijaykumar Ratnakar Kamble, 2) Anjali V. Kamble & 3) Vaibhav Vijayku (Proposed Borrower).

Subject to Charge release letter to be obtained from the **IDBI Trusteesh Limited**, in respect of the said flat.

Note:-

On perusal of the abovesaid documents, it is observed that the sa completed and Part Occupancy Certificate dated 20/05/2019 issued in res; and said flat sale which is after more than 6 Years. Hence, Confirm; obtained from the builder why the said flat sale after 6 years completion building.

As per RERA certificate it is find that there are litigation:

Public Interest litigation (PIL) Petition No. 104 of 2016 filed by one Nitesh Doshi (petitioner) against State of Maharashtra, Municipal Corporation Bombay (Respondent No. 02) and others. Under the said PIL Petition, J Estate Private Limited now merged with Lodha Developers Private Limited party Respondent No. 04 to the same.

The Petitioner has made allegations against Municipal Corporation of Greater (Respondent No. 02) as to the grant of FSI for the project being the Pro constructed on the captioned property.

It is observed that in said Affidavit in Reply filed by Municipal Corporation of Bombay categorically stated that there is no unauthorized construction found the said site.

The said PIL Petition disposed on 19/07/2019 by the Hon'ble High Court that MCGM to treat the Petition as a representation and as was done pursue order passed in PIL No.96 of 2015, that directing the Corporation to treat th Interest Petition as a representation and pass an order. 5. On 15 February 20

MCGM passed necessary order concerning the land comprised in C.S. No. 4 2/445 and 446. The instant Petition questioned FSI sanctioned for another land at Lower Parel Division situated at Senapati Bapat Marg. As per the Petiti should be 1.0 and not 1.33.

Date : 30/09/2024

Place : Mumbai


Signature of the

SEARCH REPORT

It No. 1001 on 10th Floor, comprising an Admeasuring Area 1472 Sq. Ft. (Carpet),
ngwith 3 car parking space, Wing B, in the Building known as "LODHA
RQUISE" of "MARQUISE" Co-Operative Housing Society Limited in Project known
"THE PARK" constructed on bearing CS No. 464 & 4/464 lying and situated at
lage Lower Parel Division & Registration District of Mumbai (hereinafter referred to
the said property, Flat & Bungalow for brevity's sake)

OWNERS:- 1) Vijaykumar Ratnakar Kamble, 2) Anjali V. Kamble &
3) Vaibhav Vijaykumar Kamble (Proposed Borrower)

IS IS TO CERTIFY THAT I have taken search in respect of the above said property
the period of 30 Years from 1995 to 2024 in the Office of Sub-Registrar Mumbai
ich is as follows:

ars

995	Nil
996	Nil
997	Nil
998	Nil
999	Nil
000	Nil
001	Nil
002	Nil
003	Nil
004	Nil
005	Entry In Index II Indenture of Conveyance dated 10/10/2005 CS No.464 & 4/464 adm. 67,293.17 sq. mtrs., together with Structure standing thereon known as Mumbai Textile Mill National Textile Corporation (South Maharashtra Limited) Through Officer Devdatt B. Pandit And M/s. Jawala Real Estate Private Limited Through director Bhaskar Kamat And Rakesh Kumar Sharma Doc. No.BBE-2/9009/2005 dated 10/10/2005.
006	Nil
007	Nil
008	No Transection found as per the Online E-search
009	No Transection found as per the Online E-search
010	No Transection found as per the Online E-search
011	No Transection found as per the Online E-search
012	Entry in Index II Mortgage Deed dated 31/10/2012 (Rs.14,500,000,000/-) CS No.464 & 4/464 together with Structure standing thereon known as Mumbai Textile Mill adm. 4348521 sq. ft. M/s. Jawala Real Estate Private Limited through Secretary Srichand Mandhyan to IL&FS Trust Company Limited through Manager Venkatesh Prabhu Doc. No.bbe-5/258/2012 Dated 02/11/2012 Indenture of Mortgage dated 01/11/2012 (Rs.7500000000/-) CS No.464 & 4/464 together with Structure standing thereon known as Mumbai Textile Mill adm. 4348521 sq. ft. M/s. Jawala Real Estate Private Limited through Secretary Srichand Mandhyan to IL&FS Trust Company Limited through Manager Venkatesh Prabhu Doc. No.BBE-5/259/2012 dated 02/11/2012.

2013	No Transection found as per the Online E-search
2014	No Transection found as per the Online E-search
2015	<p>Entry in Index II (Records not maintained properly) Reconveyance of mortgage Deed dated 08/07/2015 Mortgaged deed BBE-5/259/2012 dated 02/11/2012 IL&FS Trust Company Limited/ And M/s. Jawala Real Estate Private Limited Doc No. BBE- 1/6663/2015 Dated 08/07/2015.</p> <p>Reconveyance of mortgage Deed dated 16/07/2015 Mortgaged deed BBE-5/258/2012 dated 02/11/2012 IL&FS Trust Company Limited and M/s. Jawala Real Estate Private Limited. Doc No. BBE- 3/3744/2015 Dated 16/07/2015.</p> <p>Mortgage Deed dated 23/11/2015 (Rs. 30,00,000,000/-) Mortgaged the Tower No. 1 (Allura) adm area 1740.50 sq. mtra No. 3 (Marquise) adm area 1769.60 sq. mtrs constructed on C' Lower Parcel M/s. Jawala Real Estate Private Limited through Authorized Srichand Mandhyan And IDBI Trusteeship Service Ltd its through Manager Mccra Iyar Doc. No.BBE-3/6515/2015 Dated 26/11/2015</p> <p>Mortgage Deed dated 27/07/2015 (Rs. 60,00,000,000/-) Mortgaged the Building No. 2 (Parkside) constructed on CTS No. 4 Parcel adm. area 1659.86 sq. Mtrs M/s. Jawala Real Estate Private Limited through Authorized : Rajesh Mhatre And IDBI Trusteeship Service Ltd its through Authorized Signature Chaturvedi Doc. No.BBE-3/3922/2015 Dated 27/07/2015</p> <p>Mortgage Deed dated 04/08/2015 CTS No. 464 Lower Parcel admeasuring area 65683.80 Sq. Mtrs. M/s. Jawala Real Estate Private Limited. and IDBI Trusteeship Service Ltd Doc. No.BBE-3/4132/2015 Dated 04/08/2015</p>
2016	<p>Entry Index II (Record not maintained properly) Mortgage Deed dated 29/02/2016 (Rs. 90,00,000,000/-) Mortgaged the Tower No. 1 (Allura) and Tower No. 3 (M constructed on CTS No. 464 Lower Parcel adm. area 44675.87 sq. M M/s. Jawala Real Estate Private Limited through Authorized S. Srichand Mandhyan and IDBI Trusteeship Service Ltd its through Authorized Signature Jatin B Doc. No.BBE-3/1502/2016 Dated 04/03/2016</p> <p>Reconveyance of mortgage Deed dated 08/03/2016, Released the abovesaid charged created under the mortgaged deed BBE-3/6515/2015 dated 26/11/2015 IDBI Trusteeship Service Ltd its through Manager Mccra Iyar And M/s. Jawala Real Estate Private Limited through Authorized Sig Srichand Mandhyan Doc No. BBE- 3/1579/2016 dated 08/03/2016.</p>

Supplemental Indenture of Mortgage dated 04/03/2016
Mortgaged the Tower No. 5 (Lodha Kiara) , Tower. 6 and 7 bungalow
constructed on CTS No. 464 Lower Parel adm. Area 6085.50 sq. Mtrs
M/s. Jawala Real Estate Private Limited through Authorized Signature
Srichand Mandhyan
and
M/s. Lodha Dwellers Pvt Ltd its through Authorized Signature Srichand
Mandhyan
and
IDBI Trusteeship Service Ltd its through Manager Meera Iyar
Doc. No.BBE-3/1578/2016
Dated 08/03/2016

Mortgage Deed dated 27/07/2016 (Rs. 10,000,000,000/-)
Mortgaged the Tower No. 4 (Trump Tower) constructed on
CTS No. 464 Lower Parel adm. Area 2485.10 sq. Mtrs
M/s. Jawala Real Estate Private Limited through Authorized Signature
Rajesh Mhatre
And
IDBI Trusteeship Service Ltd its through Authorized Signature Vibhore
Chaturvedi
Doc. No.BBE-3/3923/2016
Dated 27/07/2016

Mortgage Deed dated 25/10/2016 (RS. 2000000000/-)
Mortgaged the Property CTS No. 464 Lower Parel Tower No. 5 (Lodha Kiara)
adm area 1550.11 Sq. Mtrs , Tower. 6 adm area 1550.12 sq. Mtrs and 7
bungalow adm area 6937.03 sq. Mtrs common amenities 44675.84 sq. mtrs,
Building Lodha Supremus adm Area 6085.50 sq. Mtrs Village Tungwa
M/s. Jawala Real Estate Private Limited through Authorized Signature
Rajesh Tulsiyani
and
M/s. Lodha Dwellers Pvt Ltd. through Authorized Signature Rajesh Tulsiyani
And
IDBI Trusteeship Service Ltd its through Authorized Signature Jatin Bhatt
Doc. No.BBE-1/8144/2016
Dated 25/10/2016

017

Entry Index II (Record not maintained properly)
Mortgage Deed dated 26/05/2017 (Rs. 5000000000/-)
Mortgaged the Tower. 6 constructed on CTS No. 464 Lower Parel adm. Area
1550.12 sq. Mtrs
M/s. Jawala Real Estate Private Limited
and
IDBI Trusteeship Services Limited
Doc. No.BBE-5/3299/2017
Dated 26/05/2017.

Mortgage Deed dated 28/06/2017 (Rs. 1500000000/-)
Mortgaged the Building No. 2 (LODHA PARKSIDE) constructed on CTS No.
464 Lower Parel adm. area 1659.86 sq. Mtrs
M/s. Jawala Real Estate Private Limited.
and
IDBI Trusteeship Services Limited
Doc. No.BBE-5/4095/2017
Dated 28/06/2017.

Mortgage Deed dated 20/12/2017
Mortgaged the Tower No. 4 building Known as "TRUMP TOWER MUMBAI", in
the Project known as Project "THE PARK" adm. area 2485.10 sq. mtrs.
Lodha Developer Limited
And
PNB Housing Finance Limited.
Doc. No. BBE-3/8806/2017
Dated 20/12/2017

Supplementary Mortgage Deed dated 14/09/2020
Modified the Mortgage Deed dated 28/06/2017 Doc. No. BBE-5/4095/2017
Dated 28/06/2017
M/s. Macrotech Developers Limited
And
IDBI Trusteeship Service Ltd.
Doc. No. BBE-4/5523/2020
Dated 14/09/2020.

Supplementary Mortgage Deed dated 14/09/2020
Modified the Mortgage Deed dated 27/07/2015 Doc. No. BBE-3/3922/2015
Dated 27/07/2015
M/s. Macrotech Developers Limited
And
IDBI Trusteeship Service Ltd.
Doc. No. BBE-4/5524/2020
Dated 14/09/2020.

Further Charge dated 31/03/2020
Modified the Mortgage Deed dated 20/12/2017 Doc. No. BBE-3/8806/2017
Dated 20/12/2017
M/s. Macrotech Developers Limited
And
PNB Housing Finance Limited as a Security Trustee benefit of IDBI
Trusteeship Services Ltd.
Doc. No. TNN-1/2322/2020
Dated 01/07/2020.

021 Index ii for the year 2021 are not properly updated for search/Record Not Available/Following Transaction as per Online E-search Record /Following Transaction mentioned as per the available record

022 Index ii for the year 2022 are not properly updated for search/Record Not Available/Following Transaction as per Online E-search Record /Following Transaction mentioned as per the available record

Entry in index- II (as per the mixed pages index)

Reconveyance of mortgage Deed dated 10/02/2022
Released the abovesaid charged created under the mortgaged deed
Doc. No. BBE-3/1502/2016 Dated 04/03/2016
IDBI Trusteeship Service Ltd
And
Lodha Developers Ltd.
Doc No. BBE- 4/2081/2022
dated 10/02/2022

Indenture of Mortgage dated 25/03/2022
Mortgage the said property CS No.464 adm. Area 224739 sq. mtrs. of
Building known as KIARA, MARQUISE
M/s. Macrotech Developers Limited
And
IDBI Trusteeship Services Limited.
Doc. No. BBE-4/4861/2022
Dated 25/03/2022

Re-conveyance Deed dated 06/04/2022
Released the abovesaid Mortgage Deed under Sr. No. BBE - 3/1750/2018
Dated 01/03/2018
IDBI Trusteeship Services Limited
And
M/s. Macrotech Developer Ltd.
Sr. No. BBE-4/5740/2022
dated 06/04/2022.

2023	Index ii for the year 2023 are not properly updated for search/Record Available/Following Transaction as per Online E-search Record / Transaction mentioned as per the available record
	Entry in index- II (as per the mixed pages index)
	<p>Mortgage Deed dated 19/06/2023 Building Lodha Marquis A 6102 A 6502 B 901 Lodha Kiara A 170 Parkside B 1001 B 1101 in Project Lodha Park on CTS No. 464 in Lower Parel, District Mumbai. B 1301 B 1602 and the mortgage deed on 27-04-2022 deed no. Income in Babai-4-7089-2022 and registered 05-2022 mortgage deed no. Babai-4-8937-2022 Unilateral register cum additional indenture of mortgage regarding all the income document Other information and income as mentioned in the said document Macrotech Developers Ltd. By Authorized Signatory Krunal Pancha And Housing Development Finance Corporation Limited Registered at Sr. No. BBE-4/10297/2023 Dated 20/06/2023.</p>
	<p>Mortgage Deed dated 25/08/2023 Project Lodha World Towers at CTS No. 443, 444, 445(Part), 446 in Mumbai Division Lower Parel mentioned as Project 1 in the said deed Income and property in Building World Crest Tower mentioned in deed as project 2 Project in CTS No. 464 (Part) in Lower Parel Division Kiara and Tower and Marquis in the said deed as Project 3, Income Mortgage in respect of all income receivables mentioned as Project Building Lodha Elysium, Lodha Enchante, Lodha Dioro, Lodha Sadar Dastat Project 4 at Saltpan Division CTS No 8 (Part) Other Income and income as mentioned in the said document Macrotech Developers Limited and Catalyst Trusteeship Limited Registered at Sr. No. BBE-3/16702/2023 Dated 25/08/2023</p>
2024	Index ii for the year 2024 are not properly updated for search/Record Available/Following Transaction as per Online E-search Record / Transaction mentioned as per the available record

Attached Govt. Fees paid vide Challan No. MH008999545202425E/2030/09/2024

Note: Register of Computerized Print Copies of Index II are prepared for Set Feb. 2002 onward, which have not been maintained properly and manual in partly torn, untidy and loose condition.

Note:- In the S.R.O. at Mumbai 1 to 5 Online E-search Index ii Record from 2008 to 2024 are Not Properly updated for search, said search Report as available Online E-search Record.

Date: 30/09/2024


Mr. Dilip Kc

