



CHALLAN
MTR Form Number-6



GRN	MH008304917202425U	BARCODE					Date	16/09/2024-12:35:36	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	SARIKA N SHAH				
Location	PUNE				Flat/Block No.					
Year	2024-2025 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street						
0030072201 SEARCH FEE		750.00		Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	00040572024091692308	CPAEFQLYZ6			
Cheque/DD No.				Bank Date	RBI Date	16/09/2024-12:24:36	Not Verified with RBI			
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID : 370668802

Mobile No. : 9422257878

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

सदर चलन "टिप्प ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Following details.

a) Survey No. -

4000.00 Sq. Mtrs. + Survey No. 59/1/2 area
adm. 4000.00 sq. mtrs. + Survey No.
59/1/3/1 area adm. 162.00 sq. mtrs.

b) Door/House No (in case of house property)

Building permission obtained for project
HALLMARK



9/16/24, 12:40 PM

eSearch

MH008304917202425U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Sep 2024	Receipt	Receipt no.: 1113638942
	Name of the Applicant :	SARIKA N SHAH
	Details of property of which document has to be searched :	Dist :Nashik Village :Aanandvali S.No/CTS No/G.No. : 59
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH008304917202425U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



MASTER PROJECT REPORT – HALLMARK

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, Branch, Nashik
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil
	c) Name of the Borrower	<u>LAND OWNERS</u> HIGHLAND Builders & Developers Partnership Firm through Partner 1] Mr. Amit Ashok Chandwani 2] Mr. Pankaj Ashok Chandwani 3] Mr. Manoj Bhagwandas Motwani 4] Mr. Vinit Purushottam Rajpal
2	a) Type of Loan	Master Project Building Tie - up
	b) Type of Property	-----
3.	(a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	<u>LAND OWNERS</u> HIGHLAND Builders & Developers Partnership Firm through Partner 1] Mr. Amit Ashok Chandwani 2] Mr. Pankaj Ashok Chandwani 3] Mr. Manoj Bhagwandas Motwani 4] Mr. Vinit Purushottam Rajpal
	(b) Constitution of the unit/ concern/person/body/authority offering the property for creation of charge.	<u>LAND OWNERS</u> HIGHLAND Builders & Developers Partnership Firm through Partner 1] Mr. Amit Ashok Chandwani 2] Mr. Pankaj Ashok Chandwani 3] Mr. Manoj Bhagwandas Motwani 4] Mr. Vinit Purushottam Rajpal
	(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)	Nil
5.	Complete or full description of the immovable property/(ies) offered as security including the following details. a) Survey No. -	Survey No.59/1/1/B area adm 4000.00 sq mtrs + Survey No. 59/1/1/C area adm. 4000.00 Sq. Mtrs. + Survey No. 59/1/2 area adm. 4000.00 sq. mtrs. + Survey No. 59/1/3/1 area adm. 162.00 sq. mtrs.
	b) Door/House No (in case of house property)	Building permission obtained for project HALLMARK



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c) Extent/area including Plinth / built up area in the case of House Property.		Survey No.59/1/1/B area adm 4000.00 sq mtrs + Survey No. 59/1/1/C area adm. 4000.00 Sq. Mtrs. + Survey No. 59/1/2 area adm. 4000.00 sq. mtrs. + Survey No. 59/1/3/1 area adm. 162.00 sq. mtrs. alongwith proposed construction of Project Hallmark, Wing A,B,C,D,E		
d) Location like name of the place, village, city, Registration, sub-district etc. Boundaries		Anandwali, Tal. Dist. Nashik, within the limits of Nashik Municipal Corporation		
6.	(a) Particulars of the documents scrutinized-serially and chronologically.	-		
	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. (Note : Only originals or certified extracts from registering/land/ revenue/ other authorities be examined).			
Sr No	Date	Name & Nature of Documents	Original/ Certified copy/ Certified Extract/ Photocopy etc.,	In case of copies, whether the original was scrutinized by the advocate
1.	30.12.2020	Sale Deed in SRO Nashik-2 at Sr. No.8331/2020 (S. No. 59/1/1/B)	Photocopy	Original documents mentioned at Sr. No. 1 to 11,14to18, 20, 21 and 23 to 27 are in custody of Bajaj Housing Finance Ltd.
2.	11.11.2020	Sale Deed in SRO Nashik-5 at Sr. No.9494/2020 (S. No. 59/1/1/B)	Photocopy	
3.	22.02.2019	Agreement For Sale in SRO Nashik-5 at Sr. No.1520/2019 (S. No. 59/1/1/B)	Photocopy	
4.	06.02.2019	Release Deed in SRO Nashik-2 at Sr. No.896/2019 (S. No. 59/1/1/B)	Photocopy	
5.	15.02.2022	Correction Deed SRO Nashik-2 at Sr. No. 1531/2022 (S. No. 59/1/1/C)	Photocopy	
6.	15.06.2021	Sale Deed SRO Nashik-2 at Sr. No.4518/2021 (S. No. 59/1/1/C)	Photocopy	
7.	02.03.2021	Correction Deed SRO Nashik-4 at Sr. No. 2944/2021 (S. No. 59/1/1/C)	Photocopy	
8.	29.10.2020	Agreement For Sale in SRO Nashik-2 at Sr. No.6017/2020 (S. No. 59/1/1/C)	Photocopy	
9.	20.12.2004	Sale Deed SRO Nashik-2 at Sr. No. 6842/2004 (S. No. 59/1/1/C)	Photocopy	
10.	22.03.2000	Correction Deed SRO Nashik-2 at Sr. No. 2956/2004	Photocopy	
11.	07.02.2000	Sale Deed SRO Nashik-2 at Sr. No. 1204/2000 (S. No. 59/1(p))	Photocopy	
12.	29.01.1994	Sale Deed SRO Nashik -2 at Sr. No. 384/1994 (S. No. 59/1/1)	Photocopy	
13.	04.04.1994	Sale Deed SRO Nashik-2 at Sr. No. 1203/1993 (S. No. 59/1(p))	Photocopy	
14.	18.05.2022	Sale Deed SRO Nashik-2 at Sr. No. 5096/2022 (S. No. 59/1/2)	Photocopy	
15.	26.04.2021	Agreement For Sale in SRO Nashik-2 at Sr. No.3788/2021 (S. No. 59/1/2)	Photocopy	
16.	07.04.2021	Sale Deed SRO Nashik-3 at Sr. No. 3364/2021 (S. No. 59/1/2)	Photocopy	





17.	10.06.2019	Agreement For Sale in SRO Nashik-1 at Sr. No.3907/2019 (S. No. 59/1/2)	Photocopy
18.	19.05.2017	Gift Deed SRO Nashik-1 at Sr. No. 3653/2017 (S. No. 59/1/2)	Photocopy
19.	26.09.1991	Sale Deed SRO Nashik at Sr. No. 7575/1991 (S. No. 59/1/2)	Photocopy
20.	21.04.2023	Sale Deed SRO Nashik-2 at Sr. No. 4404/2023 (S. No. 59/1/3/1)	Photocopy
21.	30.12.2020	Sale Deed SRO Nashik-4 at Sr. No. 8421/2020 (S. No. 59/1/3/1)	Photocopy
22.	21.09.2006	Sale Deed SRO Nashik-3 at Sr. No. 5140/2006 (S. No. 59/1/3/1)	Photocopy
23.	29.06.2021	TDR Sale Deed in SRO NSK-5 at Sr. No. 6310/2021	Photocopy
24.	29.06.2021	TDR Sale Deed in SRO NSK-5 at Sr. No. 6311/2021	Photocopy
25.	29.06.2021	TDR Sale Deed in SRO NSK-5 at Sr. No. 6312/2021	Photocopy
26.	29.06.2021	TDR Sale Deed in SRO NSK-5 at Sr. No. 6313/2021	Photocopy
27.	29.06.2021	TDR Sale Deed in SRO NSK-5 at Sr. No. 6314/2021	Photocopy
28.	04.01.2024	Mortgage Deed in SRO NSK-1 at Sr. No. 147/2024	Photocopy
29.	16.03.2023	LOD of Bajaj Housing Finance Ltd.	Photocopy
30.	09.01.2024	Affidavit executed by Builder regarding premises offered as Security to Bajaj Housing Finance Ltd. Notary at Sr. NO. 0339	Photocopy
31.	25.11.2020 31.03.2022	Commencement Certificate and Approved Building Plan	Photocopy
32.	11.10.2018 08.04.2021 12.12.2018 09.04.2008 06.11.2023	N.A Orders and N.A Conversion Notices	Photocopy
33.	28.08.2023 29.08.2023 28.08.2023 04.12.2023	N.A Sanad	Photocopy
34.	05.09.2022	RERA Certificate	Photocopy
35.	26.08.2020	Partnership Deed	Original
36.	18.07.2024	TIR of Adv. Subodh M. Shah	Photocopy
37.	2023-2024	N.A Tax receipts	True Copies
38.	30 yrs.	7/12 extracts	True Copies
39.	30 yrs.	Mutation Entries	Certified Copies
40.		Draft Agreement for Sale	Photocopy



b) Where involved
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7.	<p>a) Whether the certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan=>Rs 1 crore and in case of commercial loan irrespective of the loan component)</p>	<p><u>Downloaded Copy of</u></p> <ol style="list-style-type: none"> 1. Sale Deed in SRO Nashik-2 at Sr. No.8331/2020 dated 30.12.2020. 2. Correction Deed SRO Nashik-2 at Sr.No.1531/2022 dated 5.02.2022. 3. Sale Deed SRO Nashik-2 at Sr. No.4518/2021 dated 15.06.2021 4. Sale Deed SRO Nashik-2 at Sr. No. 5096/2022 dated 18.05.2022 5. Agreement For Sale in SRO Nashik-2 at Sr. No.3788/2021 dated 26.04.2021 6. Sale Deed SRO Nashik-2 at Sr. No. 4404/2023 dated 21.04.2023 7. Correction Deed SRO Nashik-4 at Sr.No.2944/2021 dated 02.03.2021. 8. Agreement For Sale in SRO Nashik-2 at Sr. No.6017/2020 dated 29.10.2020.
	<p>b) Whether all pages in the certified copies of title documents which area obtained directly from Sub-Registrar's Office have been verified page by page with the original documents submitted? (In case original title deed/s is/are not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously.)</p>	<p>Yes Yes</p>
8.	<p>(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</p> <p>(b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard findings in this regard.</p> <p>(c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</p> <p>(d) Whether Proper registration of documents completed. Details thereof to be provided.</p>	<p>Yes, From 1993 to 2024 on computer system.</p> <p>Verification of documents is made through Index-II Register and no cross entries are found.</p> <p>Verification of genuineness of Stamp paper is not possible.</p> <p>Yes</p>
9	<p>(a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>(b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, name all such offices?</p> <p>(c) Whether search has been made at all the offices named at (b) above?</p> <p>(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</p>	<p>Sub-Registrar Nashik-1 to 7, Dist. Nashik</p> <p>Properties are situated within the jurisdiction of Sub-Registrar, Nashik.</p> <p>Yes</p> <p>No</p>
10	<p>a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.</p>	<p>Separate sheets are attached.</p>





	b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	No, the said plots does not belong to minor hence court permission not required.
	c) Nature of minor's interest, if any if so, whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtain and the reason coming to conclusion	N.A
11	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.	Ownership rights as per 1. Sale Deed in SRO Nashik-2 at Sr. No.8331/2020 dated 30.12.2020. 2. Sale Deed SRO Nashik-2 at Sr. No.4518/2021 dated 15.06.2021 3. Sale Deed SRO Nashik-2 at Sr. No. 5096/2022 dated 18.05.2022 4. Sale Deed SRO Nashik-2 at Sr. No. 4404/2023 dated 21.04.2023
	If Ownership, whether :-	Yes
	a) Details of the Conveyance Documents	Yes, as mentioned above
	b) Whether the documents is property stamped.	Yes
	c) Whether the documents is properly registered.	Yes
	If leasehold, whether :-	No, the said property is not a leasehold property
	a) Lease Deed is duly stamped and registered.	N.A
	b) lessee is permitted to mortgage the Leasehold right,	N.A
	c) duration of the Lease/unexpired period of lease,	N.A
	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.	N.A
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A
	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?	Mortgagor has full alienable rights
	b) The mortgagor is competent to create charge on such property?	Yes
	c) or any other authority is required for creation of mortgage and if so whether such valid permission is available?	No
	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
12	has been transferred by way of Gift/Settlement Deed:	Yes , Gift Deed SRO Nashik-1 at Sr. No. 3653/2017 (S. No. 59/1/2) dated 19.05.2017
	a) The Gift/Settlement Deed is duly stamped and registered;	Yes
	b) The Gift/Settlement Deed has been attested by two witnesses;	Yes



	c) The Gift/Settlement Deed transfers the property to Donee;	Yes
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Yes
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	No
	f) Whether the Donee is in possession of the gifted property;	Yes
	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;	No
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No
13	Has the property been transferred by way of partition /family settlement deeds	N.A
	(a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A
	(b) Whether mutation has been effected	N.A
	(c) whether the mortgagor is in possession and enjoyment of his share.	N.A
	(d) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A
	(e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A
	(f) 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?	N.A
14	Whether the title documents include any testamentary documents /wills?	No, it's self acquired property
	(a) In case of wills, whether the will is registered will or unregistered will?	N.A
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A
	(c) Whether the property is mutated on the basis of will?	N.A
	(d) Whether the original will is available?	N.A
	(e) Whether the original death certificate of the testator is available?	N.A
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A
	(g) 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.	N.A
15	Whether the property is subject to any wakf rights/belongs to church/temple or any religious /other institutions	No, the said property is not subject to wakf
	(a) any restrictions n creation of charge on such properties?	N.A
	(b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A





16	(a) Where the property is a HUF/joint family property?	Yes, Sale Deed registered in the office of SRO NSK-3 at Sr. No. 6842 dtd. 20.12.2004 of prior owner Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar purchased area adm. 0H.20R out of S.No. 59/1/1/C
	(b) 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.	N.A
	(c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A
17	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No, the property doesn't belong to trust
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A
	(c) If Yes, additional precautions /permissions to be obtained for creation of valid mortgage?	N.A
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A
18	Is the property an Agricultural land	N.A Permission is obtained for residential purpose
	(a) 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?	N.A
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A
19	(a) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc,)?	No
	(b) Additional aspects relevant for investigation of the title as per local laws.	N.A
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.	N.A
21	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, while obtaining search no litigation is seen on subject property
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its the future enforcement?	No, while obtaining search no litigation is seen on subject property
	(c) Whether the title documents have any court seal/markings which points out any litigation/ attachment /security to court in respect of the property in question? In such case please comment on such seal/markings.	No, while obtaining search no litigation is seen on subject property



iii) Whether the
 iv) Whether the
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22	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Yes
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A
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.	No, it's not a company
	b) i) Whether the property (to be mortgaged is purchased by the above Company from any other Company or Limited liability Partnership (LLP) firm ? Yes/No	No
	ii) 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
	b iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgage) created by the vendor company (seller)	No
	b iv) if the search reveals encumbrance / charges, whether such charges / encumbrances have been satisfied?	No
24	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A
25	(a) Whether any POA is involved in the chain of title during the period of search?	Yes
	(b) 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.	No
	(c) 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).	No
	(d) 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.	No
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Yes
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	No
ii) Whether the POA is a registered one?	No, Notary	

ADV. SARIKA W.
 Reg. No.
 MAH/18



	iii) Whether the POA is a special or general one?	POA is General
	iv) Whether the POA contains a specific authority for execution of title document in question?	No
	(f) 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?	Yes, POA is in Force
	(g) Please comment on the genuineness of POA?	Yes, POA is genuine
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Yes, POA is Valid
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	(l) If the property is a flat/apartment or residential /commercial complex,	Residential Project
	(a) Promoter's/Land owner's title to the land/ building;	Title of the land owner is as a vendor.
	(b) Development Agreement/Power of Attorney;	No
	(c) Extent of authority of the Developer/builder;	The Vendor has right to construct & sell the constructed premises
	(d) Independent title verification of the Land and/or building in question;	Yes
	(e) Agreement for sale (duly registered);	By proposed buyers
	(f) Payment of proper stamp duty;	NA
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes, with proposed buyers
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Duly obtained from NMC Nashik
	(i) Conveyance in favour of Society/ Condominium concerned;	No
	(j) Occupancy Certificate/allotment letter/letter of possession;	No
	(k) Membership details in the Society etc.;	No
	(l) Share Certificates;	No
	(m) No Objection Letter from the Society;	No
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes,
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Building plan is duly approved from Nashik Municipal Corporation and construction is in progress
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes



	II. (a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 11076? Y/N	Yes HALLMARK
	II. (b) Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Yes, P51600046778 from dtd. 05.09.2022
	II. (c) Whether the registered agreement for sale as prescribed in the above Act/ Rules there under is executed?	Yes
	II. (d) Whether the details of the apartment/ plot in question are verified with the list of number and types of apartment or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes
28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Subject to charge of Bajaj Housing Finance Ltd.
29	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.	30 Years.
30	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, N. A. Tax paid upto date
31	a) Whether Urban land ceiling clearance, required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax is required/ obtained.	No Encumbrance regarding income tax are not seen on revenue record hence not required
32	(a) Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question. (b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	As discussed in Flow of title. No
33	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (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 Yes Yes
34	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. (b) Discrepancy/doubtful circumstance, if any revealed on such scrutiny?	Yes Not Provided Not Provided Not Required N.A No
35	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).	Yes, Description of property and boundaries are proper.
36	(a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes



Office : Chamber No. 207, Building No. 2,
District Court Compound, Nashik - 422 002.
Mobile : 9422257878, 7719844944
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SARIKA N. SHAH
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Advocate
Reg. No. : MAH/1668/2001

	(b) Property is SARFAESI compliant (Y/N)	Yes
37	(a) Weather Original Title deeds are available for creation of equitable mortgage.	Originals title deeds are in custody of Bajaj Housing Finance Ltd.
	(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.	N.A
38	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	The charge of Bank is to be mutated in revenue record.
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Proposed Flat Owners

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

Nashik
16.09.2024

Sarika N. Shah
Advocate

ADV. SARIKA N. SHAH
Reg. No.
MAH/1668/2001
NASHIK

-: FLOW OF TITLE :-
(Clause No.8 of Annexure-B)

1. It appears from record that, S. No. 59/1 was owned and possessed by Mr. Madhukar Narayan Teli as legal heir of Mr. Narayan Rama Teli, regarding same **M.E. No.1606 dtd. 11.06.1989** was made & certified.
2. **M.E. No. 1948 dtd. 10.07.1992** shows that, Mr. Madhukar Narayan Teli, Chandrakant Madhukar Teli, Sarubai Madhukar Teli through GPA Mr. Vilas Rasiklal Shah sold areas out of S. No. 59/1 to below persons as follows;

S.No.	Area	Assessment	Name of the Purchaser/Owner
59/1/1	1H56R	5.31ps	Original Owner Madhukar Narayan Teli
59/1/2(p)	0H40R	1.36ps	1. Shakuntala Chintaman Patil 2. Kalpana Vijay Patil (by way of Sale Deed dtd.18.04.1992 for consideration of Rs. 3,00,000/-)
59/1/3	0H40R	1.36ps	1. Snehalata Omprakash Chaurasiya 2. Madhuri Bhikajirao Jadhav (by way of Sale Deed dtd.18.04.1992 for consideration of Rs. 3,00,000/-)

Accordingly the said M.E was made & certified.

➤ **SURVEY NO. 59/1/1/B**

3. **M.E No.2008 dated 28.01.1998** shows that, Mr. Dhananjay Ramdas Somawanshi, Mr. Ramdas Aba Somawanshi, Shashikala Ramdas Somawanshi purchased S. No. 59/1/1(p) area adm. 0H40R from Mr. Madhukar Narayan Teli through GPA Chandrashekhar Babulal Shah for consideration of Rs. 3,03,500/- by way of Sale Deed dtd. 28.09.1992. Accordingly the said M.E was made & certified.
4. **M.E. No. 2164 dated. 17.05.1994** shows that, Mr. Kishor Chelaram Jagatiyani purchased 0H40R assessment. 1.36ps out of S.No. 59/1/1 from Mr. Madhukar Narayan Teli, Chandrakant Madhukar Teli, Sarubai Madhukar Teli through GPA Chandrashekhar Babulal Shah alongwith consent of M/S Viraj Builders and Developers through proprietor Mr. Rajendra Rasiklal Shah for consideration of Rs. 3,00,000/- by way of Sale deed registered in the office of SRO NSK-2 at Sr. No. 384 dtd.29.01.1994, thereby aforesaid S. No. was sub divided, accordingly 1] S.No. 59/1/1/A area adm. 0H.16R + P.K. 59/1/1/B area adm. 0H.40R, assessment 1.36ps was owned and possessed by , Mr. Kishor Chelaram Jagatiyani and separate 7/12 extracts were made. Accordingly, the said M.E was made & certified.
5. **M.E No.9894 dated 18.03.2015** shows that, the owner, Mr. Kishor Chelaram Jagatiyani died as on dtd. 14.01.2015 hence his legal heirs i.e. wife Priya Kishor Jagatiyani, daughter Bhavna Kishor Jagatiyani alias Bhavna Purushottam Punjabi and two sons Tarun Kishor Jagatiyani and Sanjay Kishor Jagatiyani were brought on record of S.No. 59/1/1/B. Accordingly, the said M.E was made & certified
6. **M.E No.10566 dated 08.01.2017** is online E-conversion M.E.

➤ **N.A ORDER**

7. **Further it appears from record that**, landowners Priya Kishor Jagatiyani and others obtained N.A permission for Residential purpose in respect of S.No. 59/1/1/B area adm. 4000 sq. mtrs. vide order of Resident Deputy Collector bearing no. MASHA/KAKSHA/3/7-2/S.R/300/2018 Nashik dtd. 11.10.2018.

M.E No. 11636 dated 14.02.2019 shows that, Co-owner Priya Kishor Jagatiyani released her 1/4th area i.e. 0H.10R out of total area adm. 0H.40R of S. No. 59/1/1/B in favour of her sons Tarun Kishor Jagatiyani and Sanjay Kishor Jagatiyani without consideration by way of Release Deed





registered in the office of SRO NSK-1 at Sr. No. 896 dtd.06.02.2019 . Accordingly, the said M.E was made & certified.

9. **Further it appears from record that**, Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya agreed to purchase S.No. 59/1/1/B area adm. 4000 sq.mtrs from Bhavna Kishor Jagatiyani alias Bhavna Purushottam Punjabi ,Tarun Kishor Jagatiyani ,Sanjay Kishor Jagatiyani for consideration of Rs. 6,50,00,000/- by way of Agreement for Sale registered in the office of SRO NSK-5 at Sr. No.1520 dtd. 22.02.2019.

10. **M.E No.12571 dated 18.11.2020 shows that**, Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya purchased S.No. 59/1/1/B area adm. 4000 sq.mtrs from Bhavna Kishor Jagatiyani alias Bhavna Purushottam Punjabi ,Tarun Kishor Jagatiyani ,Sanjay Kishor Jagatiyani for consideration of Rs. 6,50,00,000/- by way of Sale Deed registered in the office of SRO NSK-5 at Sr. No. 9424 dtd. 11.11.2020. Accordingly, the said M.E was made & certified.

➤ **SALE DEED OF LANDOWNER/BUILDER**

11. **M.E No.12689 dated 04.01.2021 shows that**, Highland builders and Developers through partner Mr. Amit Ashok Chandwani , Mr. Pankaj Ashok Chandwani , Mr. Manoj Bhagwandas Motwani , Mr. Vinit Purushottam Rajpal purchased S.No. 59/1/1/B area adm. 4000 sq.mtrs from Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya for consideration of Rs. 7,15,00,000/- by way of Sale Deed registered in the office of SRO NSK-2 at Sr. No. 8331 dtd. 30.12.2020. Accordingly, the said M.E was made & certified.

12. **M.E No.14825 dated 20.09.2023** is cancelled.

13. **M.E No.14898 dated 23.10.2023 shows that**, vide order of N.A Sanad issued by Tahasildar Nashik bearing No. JAMA-1/SR/56/2023 NASHIK dtd. 28.08.2023 S.No. 59/1/1/B area adm. 4000 sq. mtrs. permission is given for Residential purpose and construction as per approved building plan on terms and conditions number 1 to 16 mentioned therein, thus remark of same is mutated in other rights column of 7/12 extract of S.No. 59/1/1/B. Accordingly , the said M.E was made & certified.

➤ **SURVEY NO. 59/1/1/C**

14. **M.E No.2211 dated 01.11.1994 shows that**, Mr. Satish Manakchand Maniyar, Mr. Gunvant Manikchand Maniyar purchased West side area adm. 0H.40R out of area adm. 0H.16R + P.K. 0H.61R total area adm. 0H.77R of S. No. 59/1 from Mr. Madhukar Narayan Teli through GPA Chandrashekhar Babulal Shah for consideration of Rs. 3,00,000/- by way Sale Deed dtd. 08.09.1993 which was registered at SRO NSK-2 at Sr No. 1203 as on dtd. 04.04.1994. Accordingly the said M.E was made & certified.

15. **M.E No.3317 dated 01.03.2000 shows that**, Mr. Suresh Prabhudas Kruplani and Mr. Nandalal Prabhudas Kruplani purchased area adm. 0H.40R out of area adm. 0H.16R + P.K. 0H.61R total area adm. 0H.77R of S. No. 59/1 from Mr. Satish Manakchand Maniyar, Mr. Gunvant Manikchand Maniyar for consideration of Rs. 4,80,000/- by way Sale Deed which was registered at SRO NSK-2 at Sr No. 1204 as on dtd. 07.02.2000. Accordingly the said M.E was made & certified.

Further it appears from record that, Mr. Satish Manakchand Maniyar, Mr. Gunvant Manikchand Maniyar executed Correction Deed in respect of correction of area regarding Sale Deed registered at SRO NSK-2 at Sr. No. 1204 as on dtd. 07.02.2000 which was registered in the office of SRO NSK-2 at Sr. No. 2956 dtd. 22.03.2000. Accordingly the said M.E was made & certified

16. **M.E No.4804 dated 24.12.2004 shows that**, 1] Mr. Kashinath Rambhau Desai, 2] Mrs. Shalini Kashinath Desai purchased 0H.20R and 3] Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar purchased remaining area adm. 0H.20R i.e total 0H.40R out of S.No. 59/1/1/C from Mr. Suresh Prabhudas Kruplani and Mr. Nandalal Prabhudas Kruplani from consideration of Rs. 15,42,000/- by way of Sale Deed registered in the office of SRO NSK-3 at Sr. No. 6842 dtd. 20.12.2004. Accordingly, the said M.E was made & certified.

17. **Further it appears from record that**, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani, Mr. Manoj Bhagwandas Motwani , Mr. Vinit Purushottam Rajpal agreed to purchase S.No. 59/1/1/C area adm. 0H.40R from 1] Mr. Kashinath Rambhau Desai, 2] Mrs. Shalini



Kashinath Desai, 3] Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar alongwith consent of Mrs. Sunita Ramesh Pawar and Mr. Abhas Kashinath Desai for consideration of Rs. 8,00,00,000/- by way of Agreement for Sale registered in the office of SRO NSK-2 at sr. No. 6017 dtd. 29.10.2020.

18. Further it appears from record that, 1] Mr. Kashinath Rambhau Desai, 2] Mrs. Shalini Kashinath Desai 3] Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar alongwith consent of Mrs. Sunita Ramesh Pawar and Mr. Abhas Kashinath Desai executed Correction Deed in respect of Agreement for Sale registered in the office of SRO NSK-2 at sr. No. 6017 dtd. 29.10.2020 regarding correction of possession of land at the time of Sale Deed which is registered in the office of SRO NSK-4 at sr. No. 2944 dtd. 02.03.2021.

> N.A ORDER

19. Landowner Kashinath Rambhau Desai and others obtained N.A permission for Residential purpose regarding S. No 59/1/1/C total area adm. 4000 sq. mtrs. thereby N.A conversion Notice was issued by Additional Collector Nashik bearing No. MASHA/KAKSHA-3/7-1/RU.KA.AA/S.R/66/2021 dtd. 08.04.2021.

20. M.E No.13030 dated 23.06.2021 shows that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani, Mr. Manoj Bhagwandas Motwani, Mr. Vinit Purushottam Rajpal purchased S.No. 59/1/1/C area adm. 0H.40R from 1] Mr. Kashinath Rambhau Desai, 2] Mrs. Shalini Kashinath Desai, 3] Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar alongwith consent of Mrs. Sunita Ramesh Pawar and Mr. Abhas Kashinath Desai for consideration of Rs. 10,75,00,000/- by way of Sale Deed registered in the office of SRO NSK-2 at Sr. No. 4518 dtd. 15.06.2021. But said M.E is cancelled as directions were given by Collector of Nasik vide its order bearing No. KA/KUKA/KAKSHA/1045/2019 dtd. 21.11.2019 to certify the mutation within one month.

> SALE DEED OF LANDOWNER/BUILDER

21. M.E No.13330 dated 04.01.2000 shows that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani, Mr. Manoj Bhagwandas Motwani, Mr. Vinit Purushottam Rajpal purchased S.No. 59/1/1/C area adm. 0H.40R from 1] Mr. Kashinath Rambhau Desai, 2] Mrs. Shalini Kashinath Desai, 3] Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar alongwith consent of Mrs. Sunita Ramesh Pawar and Mr. Abhas Kashinath Desai for consideration of Rs. 10,75,00,000/- by way of Sale Deed registered in the office of SRO NSK-2 at Sr. No. 4518 dtd. 15.06.2021. Accordingly the said M.E was made & certified.

22. Further it appears from record that, 1] Mr. Kashinath Rambhau Desai, 2] Mrs. Shalini Kashinath Desai 3] Mr. Ramesh Kashinath Pawar (HUF) through Karta Mr. Ramesh Kashinath Pawar alongwith consent of Mrs. Sunita Ramesh Pawar and Mr. Abhas Kashinath Desai executed Correction Deed in respect of Sale Deed registered in the office of SRO NSK-2 at 4518 dtd. 15.06.2021 regarding correction of consideration amount from Rs. 8,00,00,000/- to Rs. 10,75,00,000/- which is registered in the office of SRO NSK-2 at Sr. No. 1531 dtd.15.02.2022.

23. M.E No.14824 dated 20.09.2023 is cancelled.

24. M.E No.14897 dated 23.10.2023 shows that, vide order of N.A Sanad issued by Tahasildar Nashik bearing No. JAMA-1/SR/55/2023 NASHIK dtd. 29.08.2023 S.No. 59/1/1/C area adm. 4000 sq. mtrs. permission is given for Residential purpose and construction as per approved building plan on terms and conditions number 1 to 16 mentioned therein, thus remark of same is mutated in other rights column of 7/12 extract of S.No. 59/1/1/C. Accordingly, the said M.E was made & certified.

> SURVEY NO. 59/1/2

25. It appears from aforesaid mentioned M.E. No. 1948 dtd. 10.07.1992 that, S. No. 59/1/2 area adm. 0H.40R was owned and possessed by Shakuntala Chintaman Patil and Kalpana Vijay patil by way of Sale Deed registered in the office of SRO NSK at Sr. No. 7575 dtd. 26.09.1991.





26. M.E No.3666 dated 02.04.2001 shows that, the co-owner Kalpana vijay Patil died as on dtd. 29.10.1998. hence her legal heirs i.e. daughter Ketki Vijay Patil and husband Vijay Chintaman Patil were brought on record of S. No. 59/1/2. Accordingly, the said M.E was made & certified

27. M.E No.10566 dated 08.01.2017 and M.E. No. 11256 dated 30.06.2018 are online E-conversion M.E

28. M.E. No. 11292 dated 10.07.2018 shows that, co-owner Shakuntala Chintaman Patil executed Gift Deed regarding her undivided half share out of S. No. 59/1/2 in favour of Vijay Chintaman Patil alongwith consent of Ketki Vijay Patil without consideration which was registered in the office of SRO NSK-1 at Sr. No. 3653 dtd. 29.05.2017. Accordingly the said M.E was made & certified.

➤ N.A ORDER

29. Further it appears from record that, landowners Vijay Chintaman Patil and other obtained N.A permission for Residential purpose in respect of S.No. 59/1/2 area adm. 4000 sq. mtrs. vide order of Resident Deputy Collector Nashik bearing no. MASHA/KAKSHA/3/7-2/S.R/461/2018 Nashik dtd. 12.12.2018.

30. Further it appears from record that, Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya agreed to purchase S.No. 59/1/2 area adm. 4000 sq.mtrs from Vijay Chintaman Patil and Ketki Vijay Pati for consideration of Rs. 10,10,00,000/- by way of Agreement for Sale registered in the office of SRO NSK-1 at Sr. No.3907 dtd.10.06.2019.

31. M.E. No. 12902 dated 07.04.2021 shows that, Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya purchased S.No. 59/1/2 area adm. 4000 sq.mtrs from Vijay Chintaman Patil and Ketki Vijay Pati for consideration of Rs. 10,10,00,000/- by way of Sale Deed registered in the office of SRO NSK-3 at Sr. No.3364 dtd.07.04.2021.

32. Further it appears from record that, Highland builders and Developers through partner Mr. Amit Ashok Chandwani, Mr. Pankaj Ashok Chandwani, Mr. Manoj Bhagwandas Motwani, Mr. Vinit Purushottam Rajpal agreed to purchase S.No. 59/1/2 area adm. 4000 sq.mtrs from Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya for consideration of Rs. 10,75,00,000/- by way of Agreement for Sale registered in the office of SRO NSK-2 at Sr. No.3788 dtd.26.04.2021.

➤ SALE DEED OF BUILDER

33. M.E. No. 13866 dated 22.05.2022 shows that, Highland builders and Developers through partner Mr. Amit Ashok Chandwani, Mr. Pankaj Ashok Chandwani, Mr. Manoj Bhagwandas Motwani, Mr. Vinit Purushottam Rajpal purchased S.No. 59/1/2 area adm. 4000 sq.mtrs from Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya for consideration of Rs. 10,75,00,000/- by way of Sale Deed registered in the office of SRO NSK-2 at Sr. No.5096 dtd.08.05.2022.

34. M.E No.14823 dated 15.09.2023 is cancelled.

35. M.E No.14896 dated 23.10.2023 shows that, vide order of N.A Sanad issued by Tahasildar Nashik bearing No. JAMA-1/SR/57/2023 NASHIK dtd. 28.08.2023 S.No. 59/1/2 area adm. 4000 sq. mtrs. permission is given for Residential purpose and construction as per approved building plan on terms and conditions number 1 to 16 mentioned therein, thus remark of same is mutated in other rights column of 7/12 extract of S.No. 59/1/2. Accordingly, the said M.E was made & certified.

➤ SURVEY NO. 59/1/3/1

36. It appears from aforesaid mentioned M.E. No. 1948 dtd. 10.07.1992 that, S. No. 59/1/3 area adm. 0H.40R was owned and possessed by Snehalata Omprakash Chaurasiya and Madhuri Bhikajirao Jadhav by way of Sale Deed dtd. 18.04.1992 for consideration of Rs. 3,00,000/-.

37. M.E. No. 3017 dated 01.02.1999 shows that, the co-owner Madhuri Bhikajirao Jadhav executed Gift Deed regarding her half share out of S.No. 59/1/3 in favour of Snehalata Omprakash Chaurasiya, Omprakash Ramgopal Chaurasiya, Amrsh Omprakash Chaurasiya without consideration by way of Gift Deed dtd. 21.08.1993. hence name of Madhuri Shivajirao Jadhav is deleted from records of rights of S. No. 59/1/3. Accordingly, the said M.E was made & certified.

ADV. SARIKA N. SHAH
[Signature]

38. M.E. No. 5421 dated 04.09.2006 shows that, Mr. Suhas Ramkumar Giri and Mrs. Namita Suhas Giri purchased S. No. 59/1/3 area adm. 0H.40R, assessment 1.56ps from 1] Omprakash Ramgopal Chaurasiya, 2] Snehalata Omprakash Chaurasiya, , 3] Amrish Omprakash Chaurasiya, No. 1 & 2 for self and as GPA holder for No.3 for consideration of Rs. 50,00,000/- by way of Sale Deed registered in the office of SRO NSK-3 at Sr. No. 5140 dtd. 02.09.2006. Accordingly, the said M.E was made & certified.

39. Further it appears from record that, Suhas Ramkumar Giri and other obtained N.A permission for Residential purpose regarding S. No. 59/1/3 area adm. 4000 sq. mtrs less area adm. 1080 sq/ mtrs acquired for D.P road less agri area adm. 162 sq. mtrs i.e for area adm. 2758 sq. mtrs vide order of Collector of Nashik bearing No. MAHA/KAKSHA-3/4/NASR/39/2008 Nashik dtd. 09.04.2008.

40. M.E. No. 9034 dated 30.04.2013 shows that, Mr. Suhas Ramkumar Giri and Mrs. Namita Suhas Giri sold area adm. 3838.00 sq. mtrs out of total area adm. 4000 sq. mtrs of S. No. 59/1/3 to Rushiraj Realtors proprietary firm through its proprietor Manish Arun Shardul for consideration of Rs. 7,60,00,000/- by way of Sale Deed registered in the office of SRO NSK-5 at Sr. No. 5166 dtd. 26.04.2013 and thereafter executed Correction Deed whereby name of the purchaser Rushiraj Realtors proprietary firm through its proprietor Manish Arun Shardul was registered in the office of SRO firm through its proprietor Yogendra Pravinchandra Trivedi which was registered in the office of SRO NSK -5 at Sr. No. 5188 dtd. 29.04.2013. Accordingly, the said M.E was made & certified.

41. M.E. No. 9239 dated 21.09.2013 is not related to subject property.

42. M.E. No. 9449 dated 08.04.2014 is not related to subject property

43. M.E. No. 9754 dated 11.12.2014 shows that, as per plus minus letter vide order of Deputy Director Land Records Nashik bearing no./BHUMAPAN/DU.RA.NO.617/14NASHIK dtd. 10.02.2014 and Tahasildar nashik bearing no. ABHI/KAVI/2826/2014 NASHIK dtd. 15.12.2014 Hissa form no.11 was implemented to N.A. S.No.59/1/3 which is sub divided as follows;

S.No.	Hissa No.	Type of Land	Total area	Area Sq.Mtrs.	Assessment
59	1/3/1	N.A	162.00	162.00	0.02
	1/3/2	N.A	1080.00	1080.00	0.38
	1/3/3	N.A	2758.00	2758.00	0.96
Total	3	-	4000.00	4000.00	1.36

Accordingly, the said M.E was made & certified.

44. Further it appears from record that, Mr. Suhas Ramkumar Giri and Mrs. Namita Suhas Giri executed General Power of Attorney in favour of Mr. Bharat Kundalik Chikale in respect of S. No. 59/1/3/1 area adm. 162 sq. mtrs. on Stamp of Rs.500/- which was registered in the office of Consulate General of India, Dubai as on dtd. 19.10.2020 and thereafter it was registered in the office of Notary Adv. Sunilkumar S. Dhangar at Sr. No. 147 dtd. 05.11.2020.

45. M.E No.10566 dated 08.01.2017 and M.E. No. 11256 dated 30.06.2018 are online E-conversion M.E.

46. M.E. No. 13158 dated 08.08.2021 shows that, as per order of Tahasildar Nashik bearing no. Correction /155/ANADWALI/TAHASIL/2021 dtd. 21.07.2021. Correction is made in owner's column for computerization of 7/12 extract in respect of S. No. 59/1/3/1 area adm. 162 sq. mtrs. owned and possessed by Mr. Suhas Ramkumar Giri and Mrs. Namita Suhas Giri. Accordingly, the said M.E was made & certified.

47. M.E. No. 13340 dated 09.011.2021 shows that, as per order of Tahasildar Nashik bearing no. Correction/ANADWALI/TAHASIL/155/2021 dtd. 09.11.2021. Correction is made in owner's column for computerization of 7/12 extract in respect of S. No. 59/1/3/1 area adm. 1.62 sq. mtrs. owned and





possessed by Mr. Suhas Ramkumar Giri and Mrs. Namita Suhas Giri. Accordingly, the said M.E was made & certified.

48. M.E. No.13379 dated 22.11.2021 is cancelled.

49. M.E. No. 13471 dated 21.12.2021 shows that, Mr. Manoj Bhagwandas Motwani purchased area adm. 162 sq. mtrs out of S. No. 59/1/3/1 from 1]Mr. Suhas Ramkumar Giri and 2] Mrs. Namita Suhas Giri through GPA holder Mr. Bharat Kundalik Chikale for consideration of Rs. 28,84,000/- by way of Sale Deed registered in the office of SRO NSK-4 at Sr. No. 8421 dtd. 05.11.2020. Accordingly, the said M.E was made & certified.

➤ **SALE DEED OF LANDONWER/BUILDER**

50. M.E. No. 14570 dated 12.05.2023 shows that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani, Mr. Vinit Purushottam Rajpal purchased area adm. 162 sq. mtrs out of S. No. 59/1/3/1 from Mr. Manoj Bhagwandas Motwani for consideration of Rs. 31,75,200/- by way of Sale Deed registered in the office of SRO NSK-2 at Sr. No. 4404 dtd.21.04.2023. Accordingly, the said M.E was made & certified.

51. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani, and others obtained N.A permission for S.No. 59/1/3/1 area adm. 162.00 sq. mtrs. accordingly NA conversion Notice was issued by Tahasildar nashik bearing no. JAMA-1/42-B/S.R/409/2023 NASHIK dtd. 06.11.2023 and after that issued N.A Sanad bearing no. JAMA-1/42-B/S.R/409/2023 NASHIK dtd. 04.12.2023.

➤ **COMMON MUTATIONS**

52. Further it appears from record that, Shreeji Life Space through partner Mr. Anjan Hasmukhbhai Bhalodiya had prepared building plan which was approved by executive Engineer Town Planning Dept. Nashik vide its Commencement Certificate no. LND/BP/A1/BP/106 dtd. 25.11.2020.

53. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani purchased TDR area adm. 3477.00 sq mtrs. vide DRC No. 973 from Mr. Shrenik Shahsikanant Surana by way of TDR Sale Deed registered in the office of SRO NSK-5 at Sr. No. 6310 dtd. 29.06.2021.

54. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani purchased TDR area adm. 700.00 sq mtrs. vide DRC No. 974 from Mr. Deepak Bhagwandas Motwani by way of TDR Sale Deed registered in the office of SRO NSK-5 at Sr. No. 6311 dtd. 29.06.2021.

55. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani purchased TDR area adm. 5373.50 sq mtrs. vide DRC No. 969 from Mr. Mahesh Arun Sawant by way of TDR Sale Deed registered in the office of SRO NSK-5 at Sr. No. 6312 dtd. 29.06.2021.

56. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani purchased TDR area adm. 5700.00 sq mtrs. vide DRC No. 970 from Mr. Rajesh Ramanlal Sakhala by way of TDR Sale Deed registered in the office of SRO NSK-5 at Sr. No. 6313 dtd. 29.06.2021.

57. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani purchased TDR area adm. 1159.00 sq mtrs. vide DRC No. 972 from Mr. Vishal Vikram Shah by way of TDR Sale Deed registered in the office of SRO NSK-5 at Sr. No. 6314 dtd. 29.06.2021.

➤ **COMMENCEMENT CERTIFICATE**

58. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani and others revised the building plan in respect of S.No. 59/1/1/B+59/1/1+59/1/2+59/1/1/C+59/1/3/1 which was approved by executive Engineer Town

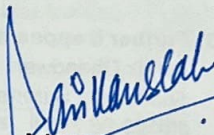



Planning Dept. Nashik vide its Commencement Certificate no. LND/A1/BP/588/2022 dtd. 31.03.2022 and started construction of Project HALLMARK consisting of Wing A,B,C,D,E.

59. Further it appears from record that, Highland builders and Developers through partner Mr. Pankaj Ashok Chandwani and others obtained Project Finance loan of Rs. 20,00,00,000/- on S.No. 59/1/1/B+59/1/1+59/1/2+59/1/1/C+59/1/3/1 from Bajaj Finance Housing Ltd. Thus, executed Mortgage Deed in favour of Bajaj Finance Housing Ltd. which is registered in the office of SRO NSK-1 at sr. No. 147 dtd. 04.01.2024 and thereby Mortgaged **unsold units** i.e. **1]** Flat No. A1 to A10, A12 to A14, A18, A21 to A24, A26 to A34 in 'A' Wing, **2]** Flat No. D1 to D8, D11, D12, D16, D17, D19 to D22, D24 to D31, D33, D34 in 'D' Wing, **3]** Flat No. E1 to E11, E13, E15, E17, E18, E23 to E26, E29 to E34 in 'E' Wing. And **sold units** i.e. **4]** Flat No. A11, A15 to A17, A19, A20, A25 in 'A' Wing, **5]** Flat No. D9, D10, D13 to D15, D18, D23, D32 in 'D' Wing, **6]** Flat No. E12, E14, E16, E19 to E22, E27 and E28 in 'E' Wing.

On the basis of 7/12 Extract and documents for the last 30 years I have inquired in the office of Sub-Registrar, Nashik, Tal. Dist. Nashik by search E-Challan No. MH008304917202425U dtd.16.09.2024, and also, I have taken search of official website of Govt. of Maharashtra of Index-II register, no adverse entry affecting the title of the **Survey No.59/1/1/B area adm 4000.00 sq mtrs + Survey No. 59/1/1/C area adm. 4000.00 Sq. Mtrs. + Survey No. 59/1/2 area adm. 4000.00 sq. mtrs. + Survey No. 59/1/3/1 area adm. 162.00 sq. mtrs. alongwith proposed construction of Project HALLMARK, Wing A,B,C,D,E thereon, situated at village Anandwali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik has been found from revenue record.**

Therefore, the said property i.e., **Survey No.59/1/1/B area adm 4000.00 sq mtrs + Survey No. 59/1/1/C area adm. 4000.00 Sq. Mtrs. + Survey No. 59/1/2 area adm. 4000.00 sq. mtrs. + Survey No. 59/1/3/1 area adm. 162.00 sq. mtrs. alongwith proposed construction of Project HALLMARK, Wing A,B,C,D,E thereon, situated at village Anandwali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik is clear, marketable and free from encumbrances. Subject to charge of Bajaj Finance Housing Ltd.**


Advocate




Annexure -C:- Certificate of title

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered/ Equitable/English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that: **Equitable Mortgage**
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub- Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. In case of loans to Housing Projects / approval of Housing Projects or Home loans for flats in Housing Projects, I Confirm having made the search of the proposed development site and state that it is not in prohibited / Regulated area, 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. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
6. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1993 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. **Subject to charge of Bajaj Finance Housing Ltd.**
7. In case of Eleventh/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). **NA**
8. Minor(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable). **NA**
9. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/M/s. **LAND OWNER- HIGHLAND Builders & Developers Partnership Firm through Partner 1] Mr. Amit Ashok Chandwani, 2] Mr. Pankaj Ashok Chandwani, 3] Mr. Manoj Bhagwandas Motwani, 4] Mr. Vinit Purushottam Rajpal.**
10. I certify that Shri/ Smt/ M/s. **LAND OWNER- HIGHLAND Builders & Developers Partnership Firm through Partner 1] Mr. Amit Ashok Chandwani, 2] Mr. Pankaj Ashok Chandwani, 3] Mr. Manoj Bhagwandas Motwani, 4] Mr. Vinit Purushottam Rajpal** has / have an absolute, clear and Marketable title over the Schedule property/ (ies).
11. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:



DOCUMENTS TO BE OBTAINED FROM PROPOSED BORROWERS

➤ Before Disbursement:-

- Original Agreement for Sale in RERA format of proposed buyer alongwith registration receipt & Index-II
- Original Payment Receipts
- Recent 7/12 extract
- Recent N.A. Tax receipt
- NOC of Builder for creation of Mortgage
- NOC of Bajaj Finance Housing Ltd. for Flats in Wings A,D,E

➤ After Disbursement:-

- Original Deed of Apartment alongwith registration receipt & Index-II
- Copy of Completion Certificate
- Copy of Declaration of Apartment
- Original Full & Final Payment Receipt
- Recent Copy of 7/12 extract
- Recent N. A. Tax receipt

Note the charge of Bank on record of rights.

- There 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.

SCHEDULE OF THE PROPERTY

All that piece and parcel of N.A. Survey No.59/1/1/B area adm 4000.00 sq mtrs + Survey No. 59/1/1/C area adm. 4000.00 Sq. Mtrs. + Survey No. 59/1/2 area adm. 4000.00 sq. mtrs. + Survey No. 59/1/3/1 area adm. 162.00 sq. mtrs. alongwith proposed construction of Project HALLMARK, Wing A,B,C,D,E thereon, situated at village Anandwali,, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik and bounded jointly as under:-

On or Towards

As per Layout

S. No. 59/1/1/B

East :- S. No. 59/1,
West :- Adj. S.No. 60,
South :- S. No. 59/1/2,
North :- S.No. 57.

S. No. 59/1/1/C

East :- S. No. 59/1/2,
West :- Adj. S.No. 60,
South :- S. No. 59(p) and D.P road,
North :- S. No. 59/1/1/B

S. No. 59/1/2

East :- S. No. 59/1/2 (p),
West :-S.No. 59/1/1/C & S. No. 59/1/1/A,
South :- 24 Mtr. D.P road,
North :- S.No. 59/1/1/B.

S. No. 59/1/3/1

East:- 24 Mtr. D.P road & S. no. 59/1/2(p)
West :- S. No. 59/1/1/1/C
South :- 24 Mtr. D.P road
North :- S. No. 59/1/2

Together with all the rights of easements, assess and was in the said property.

Place: Nashik

Date: 16.09.2024

