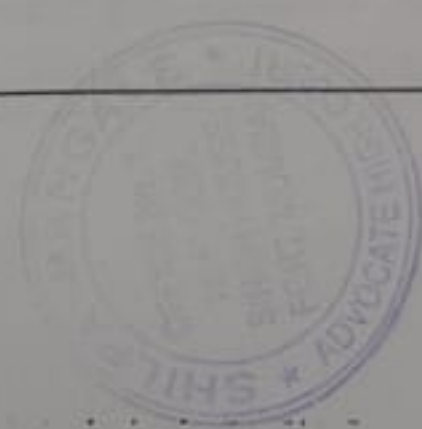


		registered under Sr. No. BDR-4-05792/2009 dated 26/06/2009.	
8.	26/06/2009	Registration Receipt dated 26/06/2009.	Photo copy
9.	26/06/2009	Index II.	
10.	18/07/2011	Full Occupation Certificate bearing no. CE/8712/WS/AK dated 18/07/2011 issued by Municipal Corporation of Greater Mumbai for Building consists of Wing A to Wing F: Basement + Stilt + Podium + 1 st to 27 th Upper floors.	Photo copy Photo copy
11.		No Dues Certificate issued by Allahabad Bank in favour of M/s. Oberoi Constructions Pvt. Ltd.	Photo copy
12.	15/10/2011	Allotment Letter dated 15/10/2011 of Car Parking Space issued by M/s. Oberoi Constructions Ltd. in favour of Mr. Chirag Agrawal & Mr. A. R. Singhal.	Photo copy
13.	28/05/2013	Society Registration Certificate bearing no. MUM/WKE/HSG/TC/15295/2013-2014/ year 2013 dated 28/05/2013 issued by Registrar of Societies.	Photo copy
14.	13/02/2017	Share Certificate bearing no. A-0121 for 10 fully paid-up Shares of Rs. 50/- each numbered from A1201 to A1210 issued by Splendor Complex Co-Operative Housing Society Ltd. in favour of Mr. Chirag Agrawal & Mr. A. R. Singhal.	Photo copy
15.	25/08/2017	Specific Power of Attorney dated 25/08/2017 executed by Mr. A. R. Singhal in favour of Mr. Chirag Agrawal duly registered at Sub-registrar Office at Jodhpur.	Photo copy
16.	31/08/2017	Agreement for Sale dated 31/08/2017 executed between 1) Mr. Chirag Agrawal & 2) Mr. A. R. Singhal through his POA holder Mr. Chirag Agrawal as Seller and 1) Mr. Ravindranath Rao Khambadkone & 2) Mr. Ashish Ravindra Rao as Purchasers duly registered under Sr. No. BDR-9-8646/2017.	Photo copy
17.	31/08/2017	Registration Receipt dated 31/08/2017.	Photo copy
18.	31/08/2017	Index II.	Photo copy
19.	10/11/2020	NOC Letter to sell captioned flat issued by Splendor Complex Co-Operative Housing Society Ltd.	Photo copy
20.	18/11/2020	Agreement for Sale dated 18/11/2020 executed between 1) Mr. Ravindranath Rao Khambadkone & 2) Mr. Ashish Ravindra Rao as Seller and Mr. Venkatesh Kumar Naidu as Purchaser duly registered under Sr. No. BDR-1-10156/2020.	Photo copy
21.	18/11/2020	Registration Receipt dated 18/11/2020.	Photo copy
22.	18/11/2020	Index II.	Photo copy
23.	18/11/2021	NOC Letter to sell captioned flat issued by Splendor Complex Co-Operative Housing Society Ltd.	Photo copy
24.	2021-2022	Property Tax Receipt.	Photo copy



(Handwritten signature)

		or land bearing lying being situated Majas, Taluka Andheri Mumbai, within the Brihanmumbai Corporation and in Registration Dist. & Region Dist. of Mumbai City Mumbai Suburban.
		CTS No. 1B (Pt.)
a	Survey No.	Flat No. 105.
b	Door/House no. (in case of house property)	
c	Extent/ area including plinth/ built up area in case of house property	admeasuring 891 Sq. ft (Carpet Area).
d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated at Village Majas, Tal Andheri, District Mumbai.
6	a	Particulars of the documents scrutinized serially and chronologically.
	b	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 the registering/land/ revenue/ other authorities be examined.
		Mentioned herein under
		Mentioned herein under

Sr. No.	Date of Document	Name of the parties	Original/ Certified Photocopy/ true copy
1.		Property Card.	Photo copy
2.	07/06/2006	Intimation of Disapproval (IOD) bearing no. CE/8712/WS/AK dated 07/06/2006 issued by Municipal Corporation of Greater Mumbai	Photo copy
3.	18/06/2008	Legal Title Report issued by IC Legal.	Photo copy
4.	05/06/2009	General Power of Attorney dated 05/06/2009 executed by Mr. Bhaskar Kshirsagar authorized signatory of M/s. Oberoi Constructions Pvt. Ltd. in favour of Mr. Arunkumar Kotian & Others duly registered under Sr. No. BDR-9-05160/2009.	Photo copy
5.	19/06/2009	Power of Attorney dated 19/06/2009 executed by Ms. Rakhee Ranganekar authorized signatory of M/s. Oberoi Constructions Pvt. Ltd. in favour of Mr. Arunkumar Kotian & Others duly registered under Sr. No. BDR-9-05694/2009.	Photo copy
6.	11/06/2009	Power of Attorney dated 11/06/2009 executed by Mr. A. R. Singhal in favour of Mr. Chirag Agrawal.	Photo copy
7.	22/06/2009	Agreement for Sale dated 22/06/2009 executed between M/s. Oberoi Constructions Pvt. Ltd. as Developer and 1) Mr. Chirag Agrawal & 2) Mr. A. R. Singhal through his POA holder Mr. Chirag Agrawal as Purchasers duly	Photo copy

SHILPA S MANGLAE
ADVOCATE HIGH COURT
RESIDENT ADDRESS: Office No. 1, 1st floor, Singh House, Opp Stock Exchange
Post office, Ambalal Doshi Marg, Fort, Mumbai-02
Email Address- shilpa.mangale@gmail.com
Mob No. 9819009238.

SBI/Ghatkopar RACPC Br./2024

Date - 29/11/2024

To,
Assistant General Manager,
STATE BANK OF INDIA,
Ghatkopar RACPC Branch,
Mumbai

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, Ghatkopar RACPC Br., Mumbai.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	By hand
	c	Name of the Borrower.	Mrs. Sharmistha Alokekumar Bagchi.
2	a	Type of Loan	Housing loan
	b	Type of property	Flat
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mrs. Sharmistha Alokekumar Bagchi.
	b	Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Individual
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a	Value of Loan (Rs. in crores)
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Flat No. 105, on 1 st Floor, measuring 891 Sq. feet. (Carpet Area) alongwith one Car Parking Space No. B-540 in Tower A in a Building No. 1 known as "OBEROI SPLENDOR", in the Society known as "Splendor Complex Co-Operative Housing Society