389/4179 Saturday, April 07, 2018 4:37 PM

पावती

Original/Duplicate

नोंदणी कं. :39म

Regn.:39M

पावती कं.: 4603

दिनांक: 07/04/2018

गावाचे नावः गोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-4179-2018

दस्तऐवजाचा प्रकार : रिलीज डीड

सादर करणाऱ्याचे नाव: दिपाली प्रविण बोबडे

नोंदणी फी दस्त हाताळणी फी रु. 30000.00

₹. 1400.00

पृष्ठांची संख्या: 70

एकूण:

হ. 31400.00

आपणास मूळ दस्त ,यंबनेल प्रिंट,सूची-२ अंदाजे 4:42 PM ह्या वेळेस मिळेल.

सह.दु.नि.बोरीवली 6

बाजार मुल्य: रु.7225000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 361300/-

यह. दुच्यम निबंधक, बोरीवली क्रे. ६, मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000088962201819M दिनांक: 07/04/2018

बॅंकेचे नाव व पत्ताः

2) देयकाचा प्रकार: By Cash रक्कम: रु 1400/-

REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON - 9 APR 2018



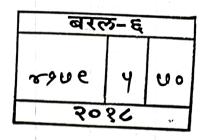
महाराष्ट्र शासन - नोंदणी व मुद्र क विभाग मुल्यांकन अहवाल सन 2018 २६१८ SER

Depan Si.No.; Sircular ate: M

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2 1	44
1.दस्ताचा प्रकार :- ्रिट्नीज डीड अनुच्छेद क्रमांक 52	(b)
· 2.सादरकर्त्याचे नाव :-	stra .
3.तातुका :- मुंबई / अंघेरी / बिरीवली / कुर्ला	
4.गायाचे नाय:-	
5.नगरभुमापन क्रमांक/सर्व्हें क्र./अंतिम भुखंड क्रमांक :- <u>554, 554</u> ।	to 22 & 560
6. मूर्त्य दरिवभाग (झोम) :- <u>' 58</u> उपविभाग <u>27</u>	
	दुकान औदयोगिव
पति चौ मी.दर:- 122400 -	
8.दस्तात नगुद केलेल्या मिळकतीचे क्षेत्रफळ :- <u>56.2</u> क <del>ारपेट /</del> विन्ह	अप चौ.मीटर / फूट
9. कारपाकिंगः : गच्ची : पोटमाळा :	A COMPANIE .
10. मजला क्रमांक :- <u>10नी Floo</u> 8 उदवाहन सुद्रिश्राभ्या स्ट	THE PARTY OF THE P
11.बाधंकाम वर्षे : घसारा:	AN A
12.बांघकानाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्	(2)
13. बाजारमुत्यदर तक्त्यातील मार्गदर्शक सुचना कः:	S EN STATE
14. भाडेकरु व्याप्त मिळकत असल्यास :-1 त्याच्या ताब्यातील क्षेत्र(जुन	LAN COST
2.नवीन इमारतीत दिलेले क्षेत्र :-	
3.भाडयाची रक्कम :-	- 1
15. लिव्ह ॲन्ड लायसन्सचा दस्त :-1:प्रतिगाह भाडे रक्कम :-	
तियासी/अनिवासी 2.अनामत रक्कम / आगावू भाडे :-	<del>- :                                   </del>
3.कालावधी :-	
16.निर्घारीत केलेले बाजारमूल्य:-	72 25,000 -
दस्तामध्ये दर्शविलेली मोबदला :-	42, 25,000
18.देय मुझांक शुल्क:- 361,800 -	<b>. .</b>
11/1/1 18/4/ (160):-	3 61 300 -
19.देय नोंदणी फी:-	
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्रिलिपीक	
	प्रचुक्ता बीर्रिक्सिक क्र. ६, वि उपनगर जिल्हा





## CHALLAN MTR Form Number-6

GRN MH0000889622	01819M	BARCODE I	1 <b>      1    1        </b>	H IN STATE IN STATE	Di Di	nte 03/04/2018-18:46:09	Form ID 52(b)
Department Inspector	General O	f Registration				Payer Details	
Stam Type of Payment Regis	p Duty			TAX ID (If	Any)	1 1 :	
Type of Faymont 1109		•		PAN No.(II	Applicable	) BBMPB3946G	
Office Name BRL6_JT	SUB REG	ISTRAR BORIV	ALI 6	Full Name	•	DIPALI PRAVIN BOBAC	DE
Location MUMBAI							
Year 2018-201	9 One Tin	ne		Flat/Block	No.	Flat No. 1002 on the 146	h Floor i.e. 10th residentia
Accour	t Head De	talis .	Amount in Rs.	Premises	/Building	floor of the bill of the	ASPEN B Wing
0030045501 Stamp Du	by .		361300.00	Road/Stre	et	Style Man plant and and	
J030063301 Registration	on Fee		30000.00	Area/Loca	ality	a a East	DE
				Town/City	//District	Mark Mark	
				PIN	1	The Carrier of	0 6 3
				Remarks	(If Any)	O MERSON D	
				PAN2=AK	ZPK3893L~	SecondPartyName=PREE	TI SUNIL BOBADE and
OFFACEO				SUNIL RA	MESH BOB	ADE~~Marketval=7225000	
₹391300.00					•		
To a co				Amount in	Three La	akh Ninety One Thousand	Three Hundred Rupee
FACE			3,91,300.00	Words	s Only		
syment Details	BAN	K OF MAHARAS	HTRA		· F	OR USE IN RECEIVING BA	ANK
	Cheque	DD Details		Bank CIN	Ref. No.	02300042018040429898	180941881945
Cheque/DD No.				Bank Date	RBI Date	04/04/2018-20:14:54	05/04/2018
Name of Bank				Bank-Brand	ah .	BANK OF MAHARASHT	RA .
Name of Branch	'			Scroll No. ,	Date •	80405 , 05/04/2018	
NOTE:-This challan is v सदर चलन केवळ दुव्यन गाती . Vali Dight Vist	alid for do निबंधक dity up	cument to be re मार्यालयात मोद्रा COOWN	gistered in Sub Regis गी क्यवयाच्या दस्तार	strar office ( साठी लागु 3	only. Not va सर्वे • नोदंर्ण	Mobile alld for unregistered docu ो न करावयाच्या दस्तासार	No.: Not Available . ment. 외 편도로 चलन लागु

Challan Defacebalential Challan Beason Se

Sr. No.	Donagnarka				
1	(IS)-389-4179	Defacement No.	Defacement Date	Userid	Defacement Amount
		0000166931201819	07/04/2018-16:31:33	IGR195	
	(IS)-389-4179	0000166931201819	07/04/2018-16:31:33	IGR195	30000.00
			Total Defacement Amount		361300.00
		,	Total Delacement Amount		3,91,300.00



Payment Details

### CHALLAN MTR Form Number-6

बरल

900	1.7 4	3	00	
18-18:46:09	F¢	rm ID	52(b)	

GRN MH000088962201819M Date 3/04/20 Department Inspector General Of Registration Payer Details Stamp Duty TAX ID (If Any) Type of Payment Registration Fee PAN No.(if Applicable) **BBMPB3946G** Office Name BRL6\_JT SUB REGISTRAR BORIVALI 6 Full Name DIPALI PRAVIN BOBADE MUMBAI Location Year 2018-2019 One Time Flat/Block No. Flat No. 1002 on the 14th Floor i.e. 10th residential **Account Head Details** Amount In Rs. Premises/Bullding floor of the building known as ASPEN B Wing 0030045501 Stamp Duty Shivshankar Nagar Walbhat Road 361300.00 Road/Street 0030063301 Registration Fee 30000.00 Area/Locality Goregaon East Mumbai Town/City/District ł 3 Remarks (If Any) PAN2=AKZPK3893L~ OBADE and SUNIL RAMESH BOB Amount In Total 3,91,300.00 Words s Only

BANK OF MAHARASHTRA FOR USE IN RECEIVING BANK Cheque-DD Details Bank CIN Ref. No. 02300042018040429895 180941881945

Cheque/DD No. Bank Date **RBI Date** 04/04/2018-20:14:54 Not Verified with RBI me of Bank Bank-Branch BANK OF MAHARASHTRA

lame of Branch Scroll No. , Date 80405 , 05/04/2018 Mobile No. : Not Avail ICTE:-This challen is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. ICT चलन केवळ दुय्यम निबंधक कार्यालयात नोदणी करावधाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु Not Available

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### RELEASE DEED

THIS DEED OF RELEASE made and entered into at Mumbai this 07<sup>th</sup> day of April, 2018 BETWEEN (1) MRS. PREETI SUNIL BOBADE, aged about 32 Years, holder of PAN - AKZPK3893L, and (2) MR. SUNIL RAMESH BOBADE, aged about 38 Years, holder of PAN - AJSPB3252G, both adults, Indian Inhabitants, residing at Plot No. 209, Room No. C-4, Sai Darpan CHS Ltd., Datta Mandir Road, Gorai - 2, Borivali (West), Mumbai 400 091, (which expression shall unless it be repugnant to the context or the meaning thereof deemed to include their heirs, executors, administrators, successors and assigns) hereinafter referred to as the 'RELEASORS' of the ONE PART;

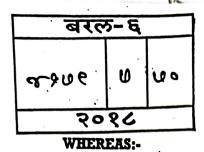
### AND

MRS. DIPALI PRAVIN BOBADE, aged about 31 Years, holder of PAN – BBMPB3946G, an adult, Indian Inhabitant, residing at Plot No. 209, Room No. C-4, Sai Darpan CHS Ltd., Datta Mandir Road, Gorai - 2, Borivali (West), Mumbai 400 091, (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include her heirs, executors, administrators, successors and assigns) hereinafter referred to as the 'RELEASEE' of the SECOND PART;

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A. That the RELEASORS and RELEASEE are joint owners of Plat premises bearing Flat No. 1002, B - Wing, admeasuring area 756.04 sq. ft. Carpet i.e. 84.316 sq. meters Built up area on the 14th Floor i.e. 10th residential floor of the building known as ASPEN GARDEN, being constructed on the plot of land bearing C.T.S. No. 554, 554 1 TO 22 & 560 of Village Pahadi Goregaon East, Taluka-Borivali, M.S.D. situated at Shivshankar Nagar, Walbhat Road, Goregaon (Last), Militaria 400 063.

DIPALI PRAVIN BOBADE, therein called the Purchasers of the Other Part, the Developers had agreed to sell to the parties hereto

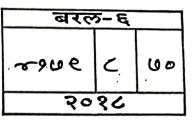
द्भिताल के हिन्दी for Sale dated 9th day of October 2014, executed

and the parties hereto had agreed to purchase from the Developers therein, a residential Flat premises bearing Flat No. 1002, B - Wing, admeasuring area 756.04 sq. ft. Carpet i.e. 84.316 sq. meters Built up area on the 14th Floor i.e. 10th residential floor of the building known as ASPEN GARDEN, being constructed on the plot of land bearing C.T.S. No. 554, 554 1 TO 22 & 560 of Village Pahadi Goregaon East, Taluka- Borivali, M.S.D., situated at Shivshankar Nagar, Walbhat Road, Goregaon (East), Mumbai 400 063 in the terms and conditions and at or for the valuable consideration, more specifically stipulated in the said Agreement, which is duly registered before the Joint Sub-Registrar Borivali - 5 at Borivali (West), Mumbai, vide Registration No. BRL5-10076-2014 on dated 27/10/2014, which is more particularly described in the Schedule of Property written hereinafter at the foot of these presents, (hereinafter called said Elections).

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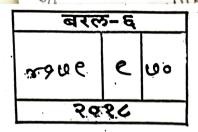
- C. We the RELEASORS have no objection if the said Developers shall give the peaceful and vacant possession of the said flat to the RELEASEE from the date of executing this Release deed the RELEASEE shall be liable to pay the balance amount if any to the Developers.
- D. The Society of Building ASPEN GARDEN is to be dorrolled and its registered under Maharashtra Co-operative Hotsing Societies Activated.
- E. The Parties hereto are thus well and sufficiently entitled to 100/3 undivided share i.e. 33.333 each and the rights title and interest in respect of the said Flat together with the membership and Shares incidental thereto of the society which is to be formed, free from all types of encumbrances of whatsoever nature.
- F. Now that the RELEASORS intends to release, relinquish, disclaim and transfer their rights in favour of the Releasee and the Releasee hereby intends to acquire and transfer their rights from the RELEASORS, all the 2/3 undivided share, right, title and interest in respect of the said Flat together with the said membership and Shares of the said Society.

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G. The Parties hereto therefore wish to reduce and record the terms and conditions of these Deed of Release in the manner written hereinafter:

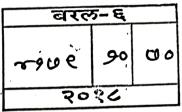
# NOW, THIS DEED WITNESSTH AS UNDER AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWING:

- 1. The RELEASORS herein do hereby release, relinquish and disclaim all their 2/3 i.e. (66.666%) undivided Share right, title and interest introspect of the said Flat No. 1002, B Wing, admeasuring area 56.0 Carpet i.e. 84.316 sq. meters Built up area on the 14th residential floor of the building known as ASPEN CARPEN, being constructed on the plot of land bearing C.T.S. No. 532-554 222 & 560 of Village Pahadi Goregaon East, Taluka Bollyan S.D., situated at Shivshankar Nagar, Walbhat Road, carped on (East), Mumbai 400 063, together with the Shares and the membership of the society incidental thereto currently belonging to them IOINTLY.
- 2. That pursuant to the execution of these presents and the Releasee shall be solely entitled to all the rights, title and interest in respect of the said Flat No. 1002, B Wing, admeasuring area 756.04 sq. ft. Carpet i.e. 84.316 sq. meters Built up area on the 14th Floor i.e. 10th residential floor of the building known as ASPEN GARDEN, being constructed on the plot of land bearing C.T.S. No. 554, 554 1 to 22& 560 of Village Pahadi Goregaon East, Taluka Borivali, M.S.D., situated at Shivshankar Nagar, Walbhat Road, Goregaon (East), Mumbai 400 063, together with the Shares and the membership of the society incidental thereto in the Capital of the Society, to intent and purposes that the Releasee shall be the sole owner thereof.

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- 3. The RELEASORS do hereby declare that on signing of this Deed of Release they shall have no right, claim and interest in the said Flat and the Shares of the Society and the Releasee shall be the absolute owner thereof and further she shall, at the request and costs, charges and expenses of the Release, sign and execute all such other papers, declarations documents or deeds if necessary, for perfect and effectual release of the said Flat together the membership and shares of the society in the disclute name of the Releasee herein.
- 4. The RELEASORS covenants with the Release, the Release shall hereinafter use, occupy, possess peacefully and deal with the same at the sole discretion of Releasee and therefore the Releasee does hereby declare that she shall hereafter pay and discharge from time to time all the dues and outgoings in respect of the said Flat since she shall become absolute owner of the said Flat by virtue of these presents.
- 5. The Releasee shall be entitled to transfer in her personal name, the said Flat No. 1002, B Wing, admeasuring area 756.04 sq. ft. Carpet i.e. 84.316 sq. meters Built up area on the 14th Floor i.e. 10th residential floor of the building known as ASPEN GARDEN, being constructed on the plot of land bearing C.T.S. No. 554, 554 1 to 22 & 560 of Village Pahadi Goregaon East, Taluka Borivali, M.S.D., situated a; Shivshankar Nagar, Walbhat Road, Goregaon (East), Mumbai 400 063 together with the Shares and the membership of the society incidental thereto belonging to the firm in the name of Releasee in the records of society and Municipal and State Government Authorities and the RELEASORS do hereby give their irrevocable No Objection for the same.

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- 9. That pursuant to execution of this Deed of Release, the Releasee herein shall obtain and acquire full share and absolute right, title and interest of the Flat and Releasee shall be wholly eligible for the rights, title and interest and Shares of the Society, incidental thereto.
- 10. That the RELEASEE shall take possession of the above and Flat premises from the builders /Developers/screen

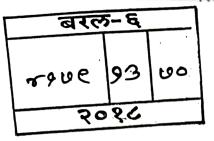
### SCHEDULE OF THE PROPERTY ABOVE

All that 2/3 i.e. (66.666%) undivided Share, in respect of the Flat premises bearing Flat No. 1002, B - Wing, admeasuring area 756.04 sq. ft. Carpet i.e. 84.316 sq. meters Built up area on the 14th Floor i.e. 10th residential floor of the building known ASPEN GARDEN, being constructed on the plot of land bearing C.T.S. No. 554, 554 1 to 22 & 560 of Village Pahadi Goregaon East, Taluka-Borivali, M.S.D., situated at Shivshankar Nagar, Walbhat Road, Goregaon (East), Mumbai 400 063, the building consisting of Ground + 18th Floor, with Lifts and within the jurisdiction of P/S Ward of Mumbai Municipal Corporation, in the Registration District of Mumbai and Mumbai Suburban District.

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Survey.

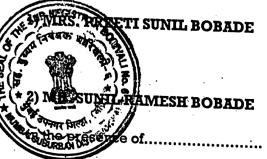
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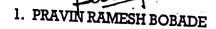


IN WITNESS WHEREOF the RELEASORS and the Releasee have set and subscribed their respective hands the day, month and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by

The withinnamed "RELEASORS"





2. TUSAFA PUNDALIK PARAB

SIGNED, SEALED AND DELIVERED by

The withinnamed "RELEASEE"

MRS. DIPALI PRAVIN BOBADE

in the presence of.....

1. PRAVIN RAMESH BOBADE

2. TUSEAR PUNDALIK PARAB













बरल-६ હ છ 23 MAY 2013. उपप्रमुख अभियंता स्मस्त प्रस्ताव व.उ. दोव महापालिका प्रमारत, सी. विंग, संश्कृती व्हॅम्येट्स ९०, फुट डी.पी. संद, सेंट लेसिन्स साधिजवळ कांदिवली (पूर्व), मुंबई-४००१०१

line/road

Plot No .--

BRIHANMUMBAI MAHANAGARPA MAHARASHTRA REGIONAL & TOWN PLANNING AC

No. CHE/A-0245/BP(WS)/AP COMMENCEMENT CERTIFICATE

M/s. Unique Real Estate Developers. Owner.

Sir,

With reference to your application No.609 dated 24.01.2013 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Residential building No.1, on Sub plot - A, C.T.S. No. 554, 554/1 to 22 and 560

at premises at Street 18.30 mt. wide D.P. Road Village Pahadi Goregaon (East)

situated at Goregaon (East), Mumbai

Ward P/South The Commencement Certificate/Building Permit is granted on the following conditions:

The land vacated in consequence of the endorsement 1.

widening line shall form part of the public street. That no new building or part thereof shall be occupied used or permitted to be used by any person until of

granted. The Commencement Certificate/Development permis year commencing from the date of its issue.

This permission does not entitle you to develop land wh This Commencement Certificate is renewable every year shall be in no case exceed three years provided further tha

any subsequent application for fresh permission under Maharashtra Regional and Town Planning Act 1966.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater

mumpai ii :
(a) The development work in respect of the permission a Scalifiereoi is granted under this certificate is not carried out or the accordance with the

(b) Any of the conditions subject to which is said granted on any of the restrictions imposed by the Municipal Commissioner for Guider Municipal is contravened or not complied with. complied with.

The Municipal Commissioner for Charles Municipal is Society that the same is obtained by the applicant through in the invariance of the application and every person deriving title through the contravention of section 43 or deemed to have carried out the development. (c) The Municipal Commissioner for C deemed to have carried out the development contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.

The conditions of this certificate shall be binding not only on the applicant by on his heirs, executors, assignees, administrators and successors and every person deriving

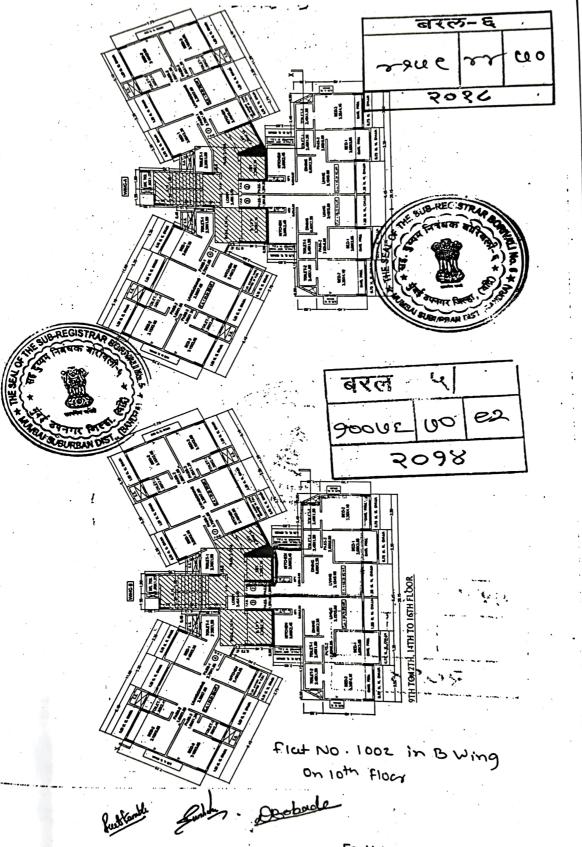
title through or under him. The Municipal Commissioner has appointed Shri S.M. Gaiwal, Executive Engineer to exercise his power and functions of the planning Authority under Segue Act of the said Act.

This C.C. is restricted for work up to Top of the Plinth level of shop No.1-to 1 as per approved plans dt.07.02.2013.

For and on behalf of Local Authori Brihanmumbai Maha

Ex.Eng.Bldg.Prop.(W.S. FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CERTIFIED TRUE COPY YOMESH RAO B.E.CIVIL (R-151)



For Unique Real Estate Developers

Partner



सूची क्र.2

द्य्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 4179/2018 नोदंणी:

Regn:63m

### गावाचे नाव: गोरेगांव

ाचा प्रकार रभाव(भाडेपटटयाच्या

नमुद करावे)

0

टराकार आकारणी देतो की

7225000

रिलीज डीड

**गपन, पोटहिस्सा व घरक्रमांक** 

ारणी किंवा जुडी देण्यात असेल

ऐवज करुन देणा-या/लिहून । पक्षकाराचे नाव किंवा दिवाणी |बा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता.

ऐवज करुन घेणा-या पक्षक राचे व बाणी न्यायालयाचा हुकुमनासा किंवा धित्यास,प्रतिवादिचे नाव व पत्ता

ऐवज करुन दिल्याचा दिनांक न नोंदणी केल्याचा दिनांक

क्रमांक,खंड व पृष्ठ गरभावाप्रमाणे मुद्रांक शुल्क

रभावाप्रमाणे नोंदणी शुल्क V1.7.5

1) पालिकेचे नाव:मुंबई मु.न.पा. इतर वर्णन :सदनिका नं: फ्लॅट नं. 1002, माळा नं: 10 वा माळा,

इमारतीचे नाव: बी-विंग ऍस्पन गार्डन, ब्लॉक नं: शिवशंकर नगर गोरेगाव पुर्व मुंबई-400063, रोड नं: वलभट रोड( ( Survey Number : - ; C.T.S. Number : 554,554 1 to 22 and

1) 56.21 चौ.मीटर

1): नाव:-प्रीति सुनील बोबडे वय:-32; पत्ता:-प्लॉट नं: प्लाट क्र.२०९ ,रूम क्र.सी-४ , माळा नं: -, इमारतीचे नाव: साई दर्पण को आप हो सो लि. , ब्लॉक नं: गोराई-२ बोरीवली पश्चिम , रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AKZPK3893L 2): नाव:-सुनील रमेश बोब्डे वय:-38; पत्ता:-प्लॉट नं: प्लाट क्र.२०९ रूम् क्र.सी-४ , माळा नं: -,

इमारतीचे नाव: साई दर्पण को आप है। सो लि., ब्लॉक नं: गोराई-२ बोरीवली पश्चिम , रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AJSPB3252G 1): नाव:-दिपाली प्रविण बोबडे वय:-31; पत्ता:-प्लाट क्र.२०९ ,रूम क्र.सी-४ , -, साई दर्पण को

1): नाव:-ादपाला आपण बावज प्यार प्रमान कर्मा है। नाव:-ादपाला आपण बावज प्यार प्रमान कर्मा है। सो लि., गोराई -२ बोरीवली पश्चिम , दत्त मंदिर रोड, बोरिवली, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400091 पॅन नं:-BBMPB3946G 07/04/2018

07/04/2018

4179/2018 361300

30000

Deepak



### MUNICIPAL CORPORATION OF GREATER MUMBAI **APPENDIX XXII**

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*

[CHE/A-0245/BP(WS)/AP of 03 November 2018]

To. Anish shah partner of M/s Unique Real Estate Developers A-501, Gladdiola, old Hanuman road, next to Tilak School, Vileparle (East), Mumbai-57...

Dear Applicant/Owners.

The full development work of Resi+comm building comprising of Wing - A and B comprising of Stilt (Pt.) (For parking) + Gr. Floor (Pt.) (For Shops) + 4 podium levels (For Parking) + 5th to 18th upper floors (For residential user) (on subplot A of layout) on plot bearing C.S.No./CTS No. 554/A of village PAHADI GOREGAON (E)-P/S at Goregaon East is completed under the supervision of Shri. YOMESH NARAYAN RAO , Licensed Surveyor , Lic. No. R/151/LS , Shri. Umesh Joshi , RCC Consultant, Lic. No. STR/J/26 and Shri. Manish Shah , Site supervisor, Lic. No. S/346/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-0245/BP(WS)/AP dated 16 October 2018. The same may be occupied and completion certificate submitted by you is hereby accepted.

### Copy To:

- Asstt. Commissioner, P/S Ward
- 2. A.A. & C. , P/S Ward
- 3. EE (V), Western Suburb II
- 4. M.I., P/S Ward
- 5. A.E.W.W. , P/S Ward
- 6. Architect, YOMESH NARAYAN RAO, 202, Shree Prasad House, Plot No. 517, 35th Road, TPS-III, Off Linking Road, Bandra (West), Mumbai 400050. -

For information please

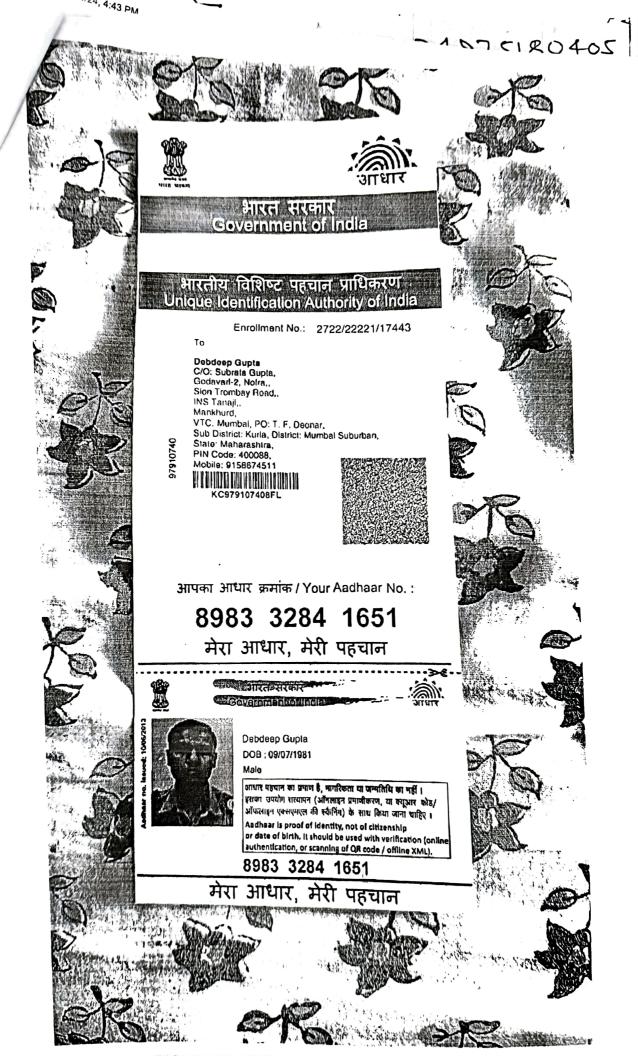


Name: ASHOK KUMAR **AGARWAL** Designation: Executive Engineer Organization : Muncipal Corporation of Greater Mumb Date: 03-Nov-2018 17: 32:57

Yours faithfully Executive Engineer (Building Proposals) Municipal Corporation of Greater Mumbai P/S Ward

SPBB Foot BR Nitesh 13/12/2024 Deepak Vinocl Jagfar Six Bell Salish Search) SUBRATA GUPTA
89/07/1/981
Permanent Account Nut
AHP G1908Q Satish 14/12

# भारत संस्कार GOVT. OF INDIA INCOMETAX DEPARTMENT SAHANA SEN SILADITA SEN SILADITA SEN FITT COERT ACCOUNT NUMB DEYPS/17940





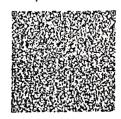


## भारत सरकार

### भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India

नोंदणी क्रमांकः/ Enrolment No.: 2722/09142/01163

భాన సన్ Sahana Sen B/1/5 Phase - I, Golf Green Urban Complex, Jadavour Golf Green Kolkata West Bengal - 700095 9985874511



आपला आधार क्रमांक / Your Aadhaar No. :

4184 6948 4320 VID: 9158 3823 5615 9729

माझे आधार, माझी ओळख



अर्त सरकार '' Government of India



భూ సన్ Sahana Sen जन्म तारीख/DOB: 31/08/1985 महिला/ FEMALE

4184 6948 4320 VID: 9158 3823 5615 9729

आधार, माझी ओळख





### माहिती

- अधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड ऑफलाइन XML ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रकिये द्वारा तयार झालेले एक पत्र आहे.

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter
  - अधार देशभरात वैध आहे
  - अधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेनं घेण्यास मदत करते
  - आपला मोबाइल नंबर आणि ईमेल आयडी अधारमध्ये अदयावत ठेवा
  - आपत्या स्मार्ट फोनमध्ये आधार घ्या mAadhaar App
  - Aadhaar is valid throughout the country.
  - Aadhaar helps you avail various Government and non-Government services easily.
  - Keep your mobile number & email ID updated in Aadhaar.
  - Carry Aadhaar in your smart phone use mAadhaar App



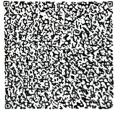
भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India



वी.... मी.1/5 फेज़ - 1, गॉल्फ ग्रीन अर्बन कॉप्लेक्स,, जाडवपुर, गॉल्फ ग्रीन, कोलकाता, बेस्ट बेंगल - 700095

Address:

g B/1/5 Phase - I, Golf Green Urban Complex,, g Jadavpur, Golf Green, Kolkata, g West Bengal - 700095



4184 6948 4320

VID: 9158 3823 5615 9729

20 1947

help@uldal.gav.in | ((()) www.uldal.gav.in

Yahara jer

(RE 1/3) (RE

# **ASPEN GARDEN CO-OPERATIVE HOUSING** SOCIETY LIMITED

(Registered Under The Maharashtra Co-Operative Societies Act, 1960) CTS No 554A, Pahadi Village, Walbhat Road, Goregaon East, Mumbai 400063 keg.No-MUM/WP/HSG/TC/15806/YEAR2018-19 Dated 06.08.2018)

Share Certificate No.: 93

Members Registration No.: 93

# SHARE CERTIFICATE

Authorised Share Capital ₹ 66,000/- Divided into 1320 Shares of ₹ 50/- each

This is to certify that Shri/ Smt./ M/S. DIPALI PRAVIN BOBADE is/are the

from 921 to 930 (both inclusive) of Aspen Garden Cohoperative Housing Society Limited being the owner/s of the Flat No. 1002 in B Wing/ Shop No. registered holder/s of 10 fully paid up shares of ₹50/- (₹ FIFTY Only) each, bearing distinctive numbers Bye-Laws of Aspen Garden Co-operative Housing Society Limited.

Given Under the Seal of Aspen Garden Co-operative Housing Society Limited on 25th Day of July 2021.

Hon. Chairman

Hon. Secretary

4 Bom

Managing Committee Hon. Member of the

(A) 0.53 (A)

# V. S. Legal Associates

### S. V. Lad

### Advocates High Court

1A, 5/5A, 4th Floor, Kamanwala Chamber,

Premises Co-op. Society Ltd., Ltd.

Sir P. M. Road, Mumbai 400 001 Tele fax: 91-022-66316626

Office No. 91-022-617559. Email: vs legal@yahoo.co.in 205,2<sup>nd</sup> Floor, Pahlaj Kunj CHS,

Lohar Ali Road,

Thane (West) -400601, Office No. 022-47835082.

Mobile No. 986726216/8356007559

Email: vslegalassociate@gmail.com

VS/SER/SBI/RACPC/CHINCHPOKLI/8019/2024

Date 14/12/2024

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, Chinchpokli, Mumbai
	b) Reference No. and date of the letter	By Hand
	under the under the cover of the	
	documents tendered for scrutiny	
	c) Name of the Borrowers.	Debdeep Gupta & Sahana Sen (Proposed Borrowers)
2.	a) Type of Loan	Home Loan
	b) Type of property	Flat
3.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	Debdeep Gupta & Sahana Sen (Proposed Borrowers)
	b) Constitution of the unit/concern/person offering the property for creation of charge.	Joint Applicants
	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.	Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14 <sup>th</sup> floor i.e. 10 <sup>th</sup> Residential Floor, B wing, along with car Parking space No. 12A-12B at 2 <sup>nd</sup> Podium Level, in the building known as "ASPEN GARDEN" of "Aspen Garden Co-op. HSG. Soc. Ltd" constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Goregaon, Tal. Borivali, Mumbai Suburban District
	a) Survey No.	CTS Nos. 554, 554/1 to 22 and 560
	b) Door no. (in case of house property)	Flat·No. 1002
	c) Extent/ area including plinth/ built up area in case of house property	Adm. area 756.04 sq. ft. (Carpet)
	d) Locations like name of the place, village, city, registration, sub-district etc.	Village Pahadi Goregaon, Tal. Borivali, Mumbai Suburban District
6.	a) Particulars of the documents scrutinized- serially and chronologically	Mentioned herein under



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/

Mentioned herein under

Sr. No.	authorities be of Date of Document	Name of the parties	Original/ Certified Photocopy/ true copy	In case of copies, whether the original was scrutinized by the advocate.
1.	01/12/2024	Maintenance Bill issued by	Photo copy	No
2.	25/07/2021	Society Share Certificate	Photo copy	No
3.	14/06/2018	Possession letter issued by Unique Real Estate Developers in favor of Dipali	Photo copy	No
4.	16/05/2018	P. Bobade  Allotment Letter issued by Unique Real Estate Developers in favor of Dipali P. Bobade in respect of Car Parking sapce No. 12A-12B at 2nd Podium Level	Photo copy	No
5.	07/04/2018	Release Deed executed between Mrs. Preeti Sunil Bobade & Mr. Sunil Ramesh Bobade in favor of Mrs. Dipali Pravin Bobade	Photo copy	No
6.	07/04/2018	Registration Receipt No. 4603/2018	Photo copy	No
7.	07/04/2018	Index II	Photo copy	No
8.	09/10/2014	Agreement executed between Unique Real Estate Developers and Preeti Sunil Bobade, Sunil Bobade & Dipali P. Bobade		No
9.	27/10/2014		Photo copy	No
10	. 27/10/2014		Photo copy	No
11	. 23/05/2013	issued by BMC		No
12	. 06/12/2012	Power of Attorney executed by Unique Real Estate Developers it's through Partner Amal Realtors Pvt. Ltd through director Mr. Anish Shah in favor of Mr. Bhavir Shah		No
13	. 06/12/2012	Power of Attorney executed by Unique Real Estate Developers through Partne Devine Space Pvt. Ltd through director Mr. Ketan Rukhan in favor of Mr. Bhavin Shah	e r n	No
14.		Property card	Photo copy	No

in A

2	3	
7.		No instructions, hence not obtained
(a)	Whether 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 loans irrespective of the loan component)  Whether all pages in the certified copies	No instructions, heree
	of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?  (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)	Yes, online records available from
8. 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?	Yes, online Teestal 2002.  Yes, verification made on Index II
b	If such online/computer records are available, whether any verification or cross checking are made and the compents/findings in this regard.	
С	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?	No Yes
d	Whether proper registration of documents completed. Details thereof	
9. a	Property offered as security falls within the jurisdiction of which sub-registrar	
b	office?  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, please name all such offices?	Sub Registrar Assurance at Borivali 01 to 09 & Bandra
С	Whether search has been made at all the offices named at (b) above?	Yes
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?	No

	1.	Annexed as Annexure-1
10	Chain of title tracing the title from the	
10.	Chain of title tracing the title deed oldest title deed to the latest title deed oldest title deed to the property in	
а	oldest title deed to die property in	
	establishing title of the property in question from the predecessors in question from the current title holder.	
	question from the predecessors	
	question from the predecestric title/interest to the current title holder.	
	m 1 as security	
	In case of property offered as security	
	for loom of De 1 DD CTDC and were	
	panel of title encumbrances for a	
	period of not less than 30 years is	
	mandatory. (Separate Sheets may be	
	mandatory. (Separate Shoots 222)	
	used)	No
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.	
c	Nature of Minor's interest, if any and if	Not Applicable
-	so whether exection of many allu II	
	so, whether creation of mortgage could	
	be possible, the modalities/procedure	
	to be followed including court	
	permission to be obtained and the	
	reasons for coming to such conclusion.	
11.	Nature of Title of the intended	Ownership Right
а	Mortgagor over the Property (whether	Ownership Right
	full ownership rights I assist 11 Pt 14	
	full ownership rights, Leasehold Rights,	
	Occupancy/ Possessory Rights or Inam	
	Holder or Govt. Grantee/ Allottee etc.)	
	If Ownership Rights,	Yes
a	Details of the Conveyance Documents	No
		NO
b	Whether the document is properly	
	stamped.	Agreement is yet to be stamped
С	Whether the de	
	registered.	Agreement is yet to be executed and registered
	If leasehold, whether;	registered registered
		No
a	The Lease Deed is duly stamped and registered	110
	registered and	Not Applie 11
	The least	Not Applicable
-	The lessee is permitted to mortgage the Leasehold right.	NT
	Leasehold right,	Not Applicable
:	duration of the Lease/unexpired period of lease,	
	of lease,	Not Applicable
	if, a sub-lease 1	- Lhucanig
	favour of Lesses, the lease deed in	Not Amuli
	favour of Lessee as to whether Lease deed permits sub-leasing and	Not Applicable
	deed permits sub-leasing and mortgage by Sub-Lessee also.	
	by Sub-Lessee also.	
	Wilciner the 1	
	for the creation of any superstructure (if applicable)?	Not Applicable
	III applicable and a supersimilation	-rpucable
	Night to got	
	, But Inhamal a	
	rights and nature the	Net
	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	cum/Sala arant/ allotment/I	Not Applicable
	cum/Sala arant/ allotment/I	Not Applicable
	cum/Sale Agreement / Occupancy /	
	cum/Sale Agreement / Occupancy /	
	cum/Sale Agreement / Occupancy / grant/ agreement etc. provided	No
	cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether; alienable rights to the most as or without	No
	cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether; alienable rights to the mortgagor with the most.	
	cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether; alienable rights to the mortgagor with the most.	Not Applicable
-	cum/Sale Agreement / Occupancy / grant/ agreement etc. provided	Not Applicable
-	cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether; alienable rights to the mortgagor with the most.	No
+	cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether; alienable rights to the mortgagor with the most.	Not Applicable

aı	ny permission from Govt. or any other	Not Applicable
\ a:	uthority is required for creation of	
n	nortgage and if so whether such valid	
F	permission is available? If occupancy right, whether;	Yes
	hamitable and	Yes
-	transferable,	Yes
b	Mortgage can be created.	
12.	Has the property been transferred by way of Gift/Settlement Deed	
a	The Gift/Settlement Deed is duly stamped and registered;	
b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
С	Whether there is any restriction on the	Not Applicable
	Donor in executing the gift/settlement deed in question?	
d	The Gift/Settlement Deed transfers the	Not Applicable
e	property to Donee; Whether the Donee has accepted the	e Not Applicable
	gift by signing the Gift/Settlement Deed	d
	or by a separate writing or by implication or by actions?	y
f	Whether the Donee is in possession of	of Not Applicable
g	the gifted property? Whether any life interest is reserved for	or Not Applicable
	the Donor or any other person an whether there is a need for any other	.d   .
	person to join the creation of mortgage	<b>;</b>
h	Any other aspect affecting the validi of the title passed through the	ty Not Applicable
13	gift/settlement deed.  3. Has the property been transferred 1	by No
	way of partition / family settlemed	
а	whether the original deed is available for deposit. If not t	ole   Not Applicable he
	modality/procedure to be followed	to
	create a valid and enforceal mortgage.	ble
b	CC + 1	Not Applicable
c	Whether the mortgagor is in possess and enjoyment of his share.	ion Not Applicable
d	Whether the partition made is valid	l in Not Applicable
	law and the mortgagor has acquire mortgageable title thereon.	d a
	e In respect of partition by a decree	e of Not Applicable
	court, whether such decree has beco- final and all other condition	ons/
	formalities are completed/ comp with.	blied
	f Whether any of the documents	
	question are executed in counterp or in more than one set? If	so,
	additional precautions to be taker avoiding multiple mortgages?	
	14. Whether the title documents inc	
	any testamentary documents /wi	lls?

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?  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?)  Please comment on the genuineness of POA?  The unequivocal opinion on the genuited The avecuted		•	
than Builder's POAI, please than, to 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 special or general one? iv)Whether the POA contains a specific authority for execution of title document in question?  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 effice of sub-registrar also?)  Please comment on the genuineness of POA?  The unequivocal opinion on the enforceability and validity of the POA.  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.  The poace, where it is executed.  The poperty is a flat/apartment or residential/commercial complex  Promoter's/Land owner's title to the land/ building:  Developer/builder;  Developer/builder;  Extent of authority of the Developer/builder;  Extent of authority of the Land and/or building in question;  Agreement for sale (duly registered);  Agreement for sale (duly registered);  Agreement of registration of sale agreement, development agreement, agreement, development agreement, poA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned:  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  1 Share Certificates;  Share Certificates;		In case of Common POA (i.e. POA other	
following clauses in respect of 10.1 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?  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?)  Please comment on the genuineness of POA?  Please comment on the genuineness of POA?  Please comment on the genuineness of the 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.  Tf the property is a flat/apartment or residential/commercial complex  Promoter's/Land owner's title to the land/ building:  Development Agreement/Power of Attorney;  C Extent of authority of the Law dand/or building in question:  Extent of authority of the Land and/or building in question:  Agreement for sale (duly registered);  Payment of proper stamp duty;  Requirement of registration of sale agreement, development	١.	Divider's POAL Diease claimy the	
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Power of Attorney and 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.  27. If the property is a flat/apartment or residential/commercial complex  a Promoter's/Land owner's title to the land/ building;  b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  1 Share Certificates;  Share Certificate No. 93		POA holder, check genuillelies of the	
powers given therein autheritizated stamped/ authenticated in terms of the Law of the place, where it is executed.  27. If the property is a flat/apartment or residential/commercial complex  a Promoter's/Land owner's title to the land/ building;  b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question; e Agreement for sale (duly registered); f Payment of proper stamp duty; g Requirement of registration of sale agreement, development agreement, POA, etc.; h Approval of building plan, permission of appropriate/local authority, etc.; i Conveyance in favour of Society/ Condominium concerned; j Occupancy Certificate/allotment letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930		Power of Attorney and the extent of the	
same is properly executed the pace, where it is executed.  27. If the property is a flat/apartment or residential/commercial complex  a Promoter's/Land owner's title to the land/ building; b Development Agreement/Power of Attorney; c Extent of authority of the Developer/builder; d Independent title verification of the Land and/or building in question; e Agreement for sale (duly registered); f Payment of proper stamp duty; g Requirement of registration of sale agreement, development agreement, POA, etc.; h Approval of building plan, permission of appropriate/local authority, etc.; i Conveyance in favour of Society/ Condominium concerned; j Occupancy Certificate/allotment letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930		nowers given therein and whether the	
authenticated in terms the place, where it is executed.  27. If the property is a flat/apartment or residential/commercial complex residential/commercial complex  a Promoter's/Land owner's title to the land/building;  b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Distinctive Nos. 921 to 930  Share Certificate No. 93		powers groperly executed/ stamped/	
the place, where it is exceeded and registered property is a flat/apartment or residential/commercial complex  a Promoter's/Land owner's title to the land/ building; b Development Agreement/Power of Attorney; c Extent of authority of the Developer/builder; d Independent title verification of the Land and/or building in question; e Agreement for sale (duly registered); f Payment of proper stamp duty; f Payment of registration of sale agreement, development agreement, POA, etc.; h Approval of building plan, permission of appropriate/local authority, etc.; i Conveyance in favour of Society/ Condominium concerned; j Occupancy Certificate/allotment letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930  Share Certificates;  Share Certificate No. 93			
27. If the property is a discrete residential/commercial complex residential/commercial/comm		authenticated it is executed.	
residential/commercials title to the Promoter's/Land owner's title to the land/ building;  b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  f Payment of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93		the place, where is a flat/apartment or	Flat
residential/commercials title to the Promoter's/Land owner's title to the land/ building;  b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  f Payment of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93	27.	If the property is a rice, or plex	11 D' 14
a Promoter's/Land owner's terminal land/ building;  b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  f Payment of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93		residential/commercial to the	Ownership Rights
b Development Agreement/Power of Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93	2	Promoter's/Land owner's	
Development Attorney;  c Extent of authority of the Developer/builder;  d Independent title verification of the Land and/or building in question;  e Agreement for sale (duly registered);  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93	u	land/building;	NA
Attorney;  Extent of authority of the Developer/builder;  Independent title verification of the Land and/or building in question;  Agreement for sale (duly registered);  Payment of proper stamp duty;  Requirement of registration of sale agreement, development agreement, POA, etc.;  Approval of building plan, permission of appropriate/local authority, etc.;  Conveyance in favour of Society/Condominium concerned;  Occupancy Certificate/allotment letter/letter of possession;  Membership details in the Society etc.;  Share Certificate No. 93	h	Development Agreement/Power	
Extent of authority of Developer/builder;  Developer/builder;  Independent title verification of the Land and/or building in question;  Extent of authority of Developer/builder;  Independent title verification of the Land and/or building in question;  Extent of Independent title verification of the Land and/or building in question;  Payment for sale (duly registered);  Yet to be executed and registered  Yet to be paid  Agreement for sale should be registered after execution  POA, etc.;  Approval of building plan, permission of appropriate/local authority, etc.;  Conveyance in favour of Society/ Condominium concerned;  Occupancy Certificate/allotment letter/letter of possession;  Membership details in the Society etc.;  Share Certificate No. 93	D		Sell
Developer/builder; Distinctive Nos. 921 to 930  Title in respect of flat verify in the SRO Title in respect of f			
Independent title Verification: Land and/or building in question; Agreement for sale (duly registered); Yet to be executed and registered  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/Condominium concerned; Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93	C	Exteric	with in respect of flat verify in the SRO
e Agreement for sale (duly registered);  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93		1 4 title Verilleauon -	
e Agreement for sale (duty regard)  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93	d	Independent title version;	i and registered
e Agreement for sale (duty regard)  f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificate No. 93		Land and/or building in question (duly registered):	Yet to be executed and region
f Payment of proper stamp duty;  g Requirement of registration of sale agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificates;  Pagreement for sale should be registere after execution  Yes  Over Membership details plan, permission of appropriate/local authority, etc.;  OC dated 03/11/2018  Distinctive Nos. 921 to 930  Share Certificate No. 93	e	Agreement for sale (duly register,	W + 40 he naid
Requirement of registration of Sale agreement, development agreement, after execution  POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificates;  Share Certificate No. 93		Perment of proper stamp duty;	Ter to be pass
Requirement of registration agreement, agreement, development agreement, after execution  POA, etc.;  Approval of building plan, permission of appropriate/local authority, etc.;  Conveyance in favour of Society/ Condominium concerned;  Occupancy Certificate/allotment letter/letter of possession;  Membership details in the Society etc.;  Share Certificate No. 93	f	Payment of proper and	Agreement for sale should be registered
agreement, development agreement, development agreement, POA, etc.;  h Approval of building plan, permission of appropriate/local authority, etc.;  i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Distinctive Nos. 921 to 930  Share Certificates;  Share Certificate No. 93	~	Requirement of registration of sale	after execution
h Approval of building plan, permission of appropriate/local authority, etc.; i Conveyance in favour of Society/ Condominium concerned; j Occupancy Certificate/allotment letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930  Share Certificates; Share Certificate No. 93	g	agreement, development agreement,	
h Approval of building plan, permission appropriate/local authority, etc.; i Conveyance in favour of Society/ Condominium concerned; j Occupancy Certificate/allotment letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930  Share Certificates; Share Certificate No. 93		abroom	Von
i Conveyance in favour of Society/ Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificates;  Not Yet  OC dated 03/11/2018  Distinctive Nos. 921 to 930  Share Certificate No. 93	-	of huilding plan, permission	168
i Conveyance in lavour of contents, Condominium concerned;  j Occupancy Certificate/allotment letter/letter of possession;  k Membership details in the Society etc.;  Share Certificates;  Conveyance in lavour of contents, and	h		
Condominium concerned;		appropriate/ focal unit of Society/	Not Yet
j Occupancy Certificate/anothers letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930  Share Certificates; Share Certificate No. 93	i		111/0019
j Occupancy letter/letter of possession; k Membership details in the Society etc.; Distinctive Nos. 921 to 930  Share Certificates; Share Certificate No. 93		Condominium concerned,	OC dated 03/11/2016
letter/letter of possession; k Membership details in the Society etc.;  Share Certificate No. 93  Share Certificate No. 93	i	Occupancy Certificate, and interest	
k Membership details in the Society etc.,  Share Certificate No. 93  Share Certificate No. 93	1	11 than of possession:	Distinctive Nos. 921 to 930
Share Certificates; Share Certificate No. 93	k	Membership details in the Society etc.;	
1 Share Certificates, Aspe	^		Obarro Certificate No. 93
	1	Share Certificates:	
m No Objection Letter from the Society; NOC to be obtained from Soc. Ltd, for Garden Co-op. HSG. Soc. Ltd, for creating equitable mortgage.	1		havined from the Aspe
m No Objection Letter non Garden Co-op. HSG. Gerden Co-op. HSG. Greating equitable mortgage.	-	No Objection Letter from the Society:	NOC to be obtained home Ltd, for
* creating equitable mortgage.	m	No Opiection Letter nom the Street	Garden Co-op. Hou.
(\$ ( M. ) ( )	1		TO SHE WAS TO SHE
(S) S/L3			creating equitable mortgage.
		(*)	creating equitable mortgage.

### SEARCH REPORT

Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th floor i.e. 10th Residential Floor Residential Floor, B wing, along with car Parking space No. 12A-12B at 2<sup>nd</sup> Podium Level, in the building known as "ASPEN GARDEN" of "Aspen Garden Co-op. HSG. Soc. Ltd" constructed an OPE No. 12A-12B at 2<sup>nd</sup> Podium and Situated at Soc. Ltd" constructed an OPE No. 12A-12B at 2<sup>nd</sup> Podium and Situated at 12A-12B at 2<sup>nd</sup> Podium at 12A-12B at 12A-1 Soc. Ltd" constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Constructed on CTS Nos. Village Pahadi Goregaon, Tal. Borivali, Mumbai Suburban District (hereinaster referred to as the said property District (hereinaster referred to as the said property, Flat & Bungalow for brevity's sake)

OWNER:- Debdeep Gupta & Sahana Sen (Proposed Borrowers)

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 2001 for the period of 30 Years from 1995 to 2024 in the Office of Sub-Registrar Borivali 01 to 00 & Bondar William 1995 to 2024 in the Office of Sub-Registrar Borivali 01 to 09 & Bandra which is as follows:

### VEARS

YEARS	
1995	Nil
1996	Nil
1997	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Entry in index book Agreement for sale dated 06/01/2012 CTS No. 554, 554/1 to 22 and 560 Admeasuring area 14544.50 sq. mtrs Shri. Venkatesh Devasthan Trust And Unique Real Estate Developers Sr. No. BDR-2/3243/2012 dated 04/05/2012  Conveyance deed dated 25/05/2012 CTS No. 554, 554/1 to 22 and 560 Admeasuring area 14544.50 sq. mtrs Shri. Venkatesh Devasthan Trust And Unique Real Estate Developers Sr. No. BDR-2/3855/2012
	dated 08/05/2012
2013	Nil  Index ii for the year 2018 are not properly updated for search/Record Not
2014	Available/Following Transaction as per Offilite E-scatch Record, Transaction mentioned as per the available record
	Entry in index- II (as per the mixed pages index)
	Agreement for sale dated 09/10/2014 (Rs. 87,45,500/-)
	Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th floor i.e. 10th Residential Floor, B wing, in the building known as "ASPEN GARDEN" of "Aspen Garden Co-op. HSG. Soc. Ltd" constructed on CTS Nos. 554, 554/1 to 22 and 560 lying and situated at Village Pahadi Goregaon, Tal. Borivali, Mumbai Suburban District Unique Real Estate Developers And
	Preeti Sunil Bobade, Sunil Bobade & Dipali P. Bobade Sr. No. BRL-5/10076/2014

,	
	dated 27/10/2014
015	No Transaction found as per the Online E-search
2016	No Transaction found as per the Online E-search
2017	No. Thansaction found as per the Oline E-search
2018	No Transaction found as per the Online E-search  Index ii for the year 2018 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) Release deed dated 07/04/2018 (Rs. 72,25,000/-) Release all their 2/3 i.e. (66.666%) undivided right, title and interest in the Release all their 2/3 i.e. (66.666%) undivided right, title and interest in the said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th said Flat No. 100
	Dipali P. Bobade Sr. No. BRL-6/4179/2018 dated 07/04/2018
2019	dated 07/04/2018  Index ii for the year 2019 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
	Enter in index. II (as per the mixed pages index)
	Notice of Intimation regarding mortgage by way of deposit of Title Beed datases 18/03/2019 (Rs. 51,60,000/-) Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14th floor i.e. 10th Residential Floor, B wing, along with car Parking space No. 12A-12B at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the building known as "ASPEN GARDEN" of "Aspen at 2nd Podium Level, in the 2nd Podium L
	And Indian Bank
	Sr. No. BRL-5/1415/2019
2020	Available/Following Transaction as per Offine 2 seed and Available record
2021	Index ii for the year 2021 are not properly appared.  Available/Following Transaction as per Online E-search Record/Following  Available/Following as per the available record
2022	Index ii for the year 2022 are not properly updated for search/Record Not Available/Following Transaction as per Online E-search Record/Following
2023	Index ii for the year 2023 are not properly updated for section, record/Following Available/Following Transaction as per Online E-search Record/Following Transaction mentioned as per the available record
2024	Index ii for the year 2024 are not properly updated for search/Record No Available/Following Transaction as per Online E-search Record/Following Transaction mentioned as per the available record
A	ransaction monatorists of the Property of the

Attached Govt. Fees paid vide Challan No. MH012599197202425E/2024 dated 14/12/2024

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

Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to Note:- In the 8 R.O. at Borvali 01 to 09 & Bandra Online E-search Report as per the available Online E-search Record.

Date: 1/12/2024

Mr. Satish Gaikwad