

389/4179

Saturday, April 07, 2018

4:37 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4603

दिनांक: 07/04/2018

गावाचे नाव: गोरगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-4179-2018

दस्तऐवजाचा प्रकार : रिलीज डीड

सादर करणाऱ्याचे नाव: दिपाली प्रविण बोबडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

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



सह. दु. नि. बोरीवली 6

सह. मुख्य निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.7225000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 361300/-

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

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

बँकेचे नाव व पत्ता:

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

REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON - 9 APR 2018





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2018-2019

बरल-६		
२१७९	१	७०
2018-2019		

1. दस्ताचा प्रकार :- रिलीज डीड अनुच्छेद क्रमांक 52 (b)
2. सादरकर्त्याचे नाव :- डिफाली उषिण बोबडे
3. तालुका :- मुंबई / अंधेरी / बारीवली / कुर्ला
4. गावाचे नाव :- पट्टाडी गोरगाव उव
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्र.मांक :- 554, 554 | 1 + 22 & 560
6. मूल्य दरविभाग (झोन) :- 58 उपविभाग 23
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 122400/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 56.21 कॅम्पेट / बिन्ट अप चौ. मीटर / फूट
9. कारपार्किंग :- गच्ची :- पोटमाळा :-
10. मजला क्रमांक :- 10th Floor उदवाहन सुविधा
11. बांधकाम वर्ष :- घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के
13. बाजारमूल्यादर तक्त्यातील मार्गदर्शक सुचना क्र. :- वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुन.) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिव्ह अँड लायसन्सचा दस्त :- 1. प्रतिगाह भाडे रक्कम :-
त्रियासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :- 72,25,000/-
17. दस्तामध्ये दर्शविलेली मोबदला :-
18. देय मुद्रांक शुल्क :- 3,61,300/- भरलेले मुद्रांक शुल्क :- 3,61,300/-
19. देय नोंदणी फी :- 30,000/-



लिपीक

सद. उष्यसंनिकुषण वीकिवली क्र. ६.
मुंबई उपनगर जिल्हा

बरल-६
४१०६ ५ ००
२०१८

CHALLAN
MTR Form Number-6

GRN	MH000068962201819M	BARCODE	Date		03/04/2018-18:46:09	Form ID	52(b)
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee			
Office Name				BRL6_JT SUB REGISTRAR BORIVALI 6			
Location				MUMBAI			
Year				2018-2019 One Time			
Account Head Details				Amount in Rs.			
0030045501 Stamp Duty				381300.00			
J030063301 Registration Fee				30000.00			
Full Name				DIPALI PRAVIN BOBADE			
Flat/Block No.				Flat No. 1002 on the 14th Floor i.e. 10th residential			
Premises/Building				floor of the building named ASPEN B Wing			
Road/Street				Shri. Chhatrapati Shivaji Maharaj			
Area/Locality				Kopeshwar East			
Town/City/District				MUMBAI SUBURBAN DIST. THANE			
PIN				0 6 3			
Remarks (If Any)				PAN2-AKZPK3893L-SecondPartyName=PREETI SUNIL BOBADE and SUNIL RAMESH BOBADE---Marketval=7225000			
Amount in Words				Three Lakh Ninety One Thousand Three Hundred Rupees Only			
Payment Details				BANK OF MAHARASHTRA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN		Ref. No.	
				02300042018040429895		180941881945	
Name of Bank				Bank Date		RBI Date	
				04/04/2018-20:14:54		05/04/2018	
Name of Branch				Bank-Branch			
				BANK OF MAHARASHTRA			
				Scroll No. , Date		80405 , 05/04/2018	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available.
सदर चलन केवल दुर्यम निबंध कार्यालय नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by
VIRTUAL REGISTRAR
MUMBAI
Date: 2018.04.05
16:31:35
Reason: I am the author
Document: India

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-4179	07/04/2018-18:31:33	IGR195	30000.00
2	(IS)-389-4179	07/04/2018-18:31:33	IGR195	361300.00
Total Defacement Amount				3,91,300.00



CHALLAN
MTR Form Number-6

बरल-६		
चुके	3	00
Date	03/04/2018-18:46:09	Form ID
		52(b)
Payer Details		
२०१६		

GRN	MH000088962201819M	BARCODE	IN THE STATE OF MAHARASHTRA		
Department	Inspector General Of Registration		Date	03/04/2018-18:46:09	Form ID
Stamp Duty	Registration Fee		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	
Location	MUMBAI		Flat/Block No.	Flat No. 1002 on the 14th Floor i.e. 10th.residential	
Year	2018-2019 One Time		Premises/Building	floor of the building known-as ASPEN B Wing	
Account Head Details		Amount In Rs.	Road/Street	Shivshankar Nagar Walbhat Road	
0030045501	Stamp Duty	361300.00	Area/Locality	Goregaon East Mumbai	
0030063301	Registration Fee	30000.00	Town/City/District		
			PIN	400063	
			Remarks (If Any)	PAN2-AKZPK3893L-Sunil Ramesh Bobade and	
				SUNIL RAMESH BOBADE Marketval 1005000	
Total		3,91,300.00	Amount In Words	Three Lakh Ninety One Thousand Three Hundred Rupees Only	
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042018040429895 180941881945
Cheque-DD Details			Bank Date	RBI Date	04/04/2018-20:14:54 Not Verified with RBI
Cheque/DD No.			Bank-Branch	BANK OF MAHARASHTRA	
Name of Bank			Scroll No. , Date	80405 , 05/04/2018	
Name of Branch					



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

बरल-६		
२१०६	६	६०
२०१८		



RELEASE DEED

THIS DEED OF RELEASE made and entered into at Mumbai this 07th 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 - AJSPP3252G, 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;

Preeti Sunil

Sunil

Dipali

बरल-६		
११७९	७	७०
२०१८		

-2-

WHEREAS:-

A. That the **RELEASORS** and **RELEASEE** are joint owners of 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.



By Agreement for Sale dated 9th day of October 2014, executed between **UNIQUE REAL ESTATE DEVELOPERS**, therein called the Developers, of the One Part and (1) **MRS. PREETI SOBEL BOBADE**, (2) **MR. SUNIL RAMESH BOBADE** and (3) **MRS. DIPALI PRAVIN BOBADE**, therein called the Purchasers of the Other Part, the Developers had agreed to sell to the parties hereto 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 Flat).

Signature

Signature

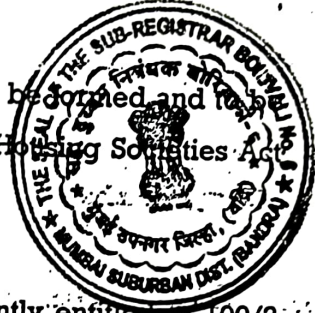
Signature

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४१७९	८	७०
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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 formed and registered under Maharashtra Co-operative Housing Societies Act 1961.



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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[Signature]

Babade

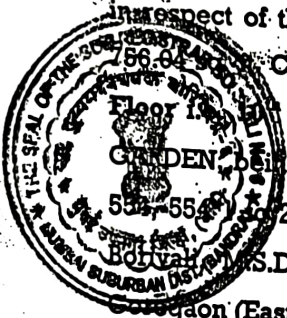
बरल-६		
३१५९	९	००
२०१८		

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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 in respect of the said Flat No. 1002, B - Wing, admeasuring area 756.04 sq. meters Carpet i.e. 84.316 sq. meters Built up area on the 14th Floor of the 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 currently belonging to them JOINTLY.



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.

[Signature]

[Signature]

[Signature]

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वरल-६		
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२०२८		

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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 with the membership and shares of the society in the absolute name of the Releasee herein.



4. The RELEASORS covenants with the Releasee, she 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 at 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 Flat premises from the builders /Developers/society



SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

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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२०१८		

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"



MRS. PURBETI SUNIL BOBADE

M. SUNIL RAMESH BOBADE

in the presence of.....

Pravin

1. PRAVIN RAMESH BOBADE

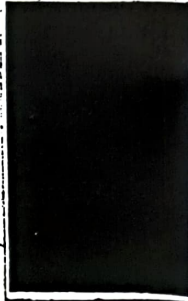
Tushar

2. TUSHAR PUNDALIK PARAB

Pravink



Sunil



SIGNED, SEALED AND DELIVERED by

The withinnamed "RELEASEE"

MRS. DIPALI PRAVIN BOBADE

in the presence of.....

Pravin

1. PRAVIN RAMESH BOBADE

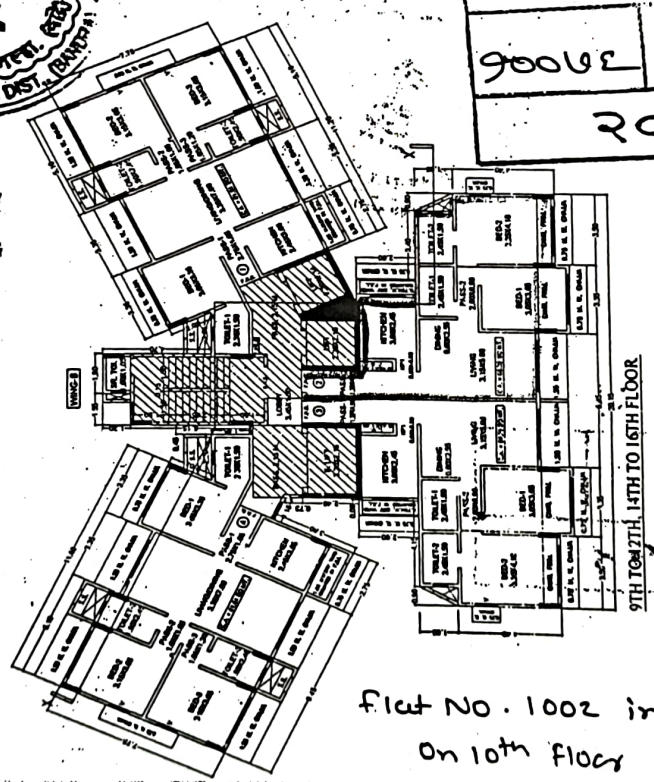
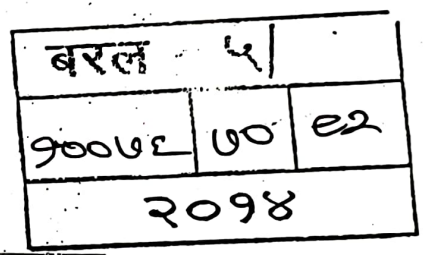
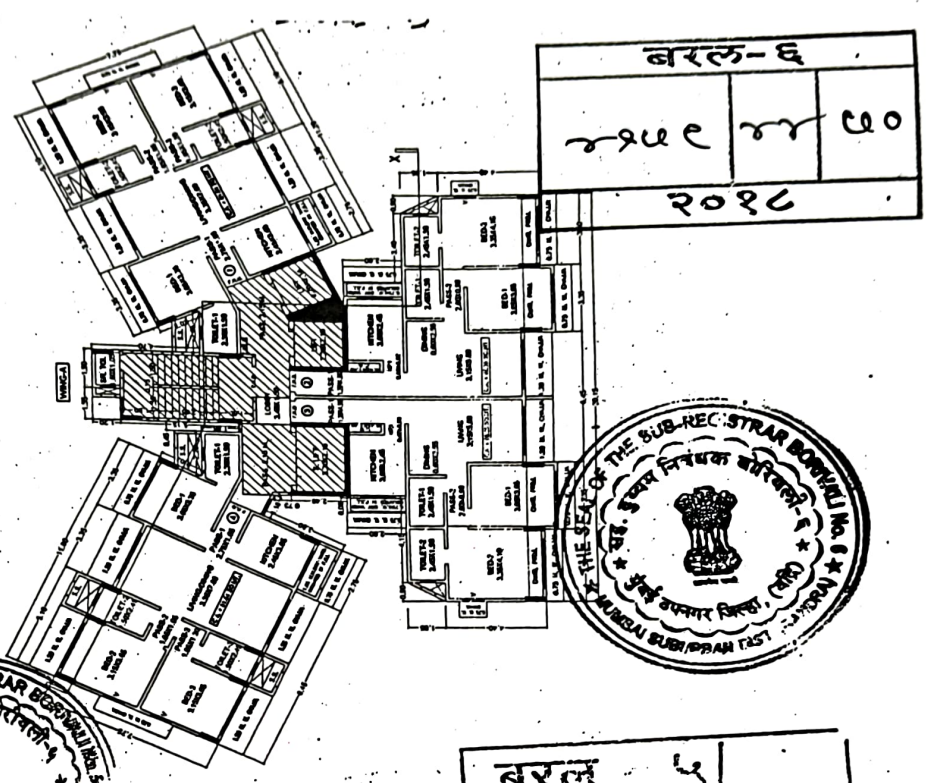
Tushar

2. TUSHAR PUNDALIK PARAB



Dipalibade

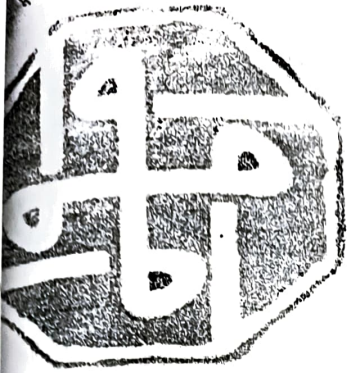




Flat No. 1002 in B Wing
On 10th Floor

Prabhakar *Sunil* *Prabade*

For Unique Real Estate Developers
Anish-Saha *[Signature]*
Partner



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 4179/2018

नोंदणी :

Regn:63m

गावाचे नाव : गोरगांव

गावाचा प्रकार	रिलीज डीड
प्लॉट नं.	0
अनुदान (भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की ते नमुद करावे)	7225000
अनुदान, पोटहिस्सा व घरक्रमांक ()	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: प्लॉट नं. 1002, माळा नं: 10 वा माळा, इमारतीचे नाव: बी-विंग एस्पेन गार्डन, ब्लॉक नं: शिवशंकर नगर गोरगांव पुर्व मुंबई-400063, रोड नं: वलभट रोड (Survey Number : - ; C.T.S. Number : 554,554 1 to 22 and 560 ;))
अनुदान	1) 56.21 चौ.मीटर
अनुदान किंवा जुडी देण्यात असेल	
अनुदान करून देणा-या/लिहून पक्षकाराचे नाव किंवा दिवाणी नावा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता.	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: गोरगाई-२ बोरीवली पश्चिम, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AKZPK3893L 2): नाव:-सुनील रमेश बोबडे वय:-38; पत्ता:-प्लॉट नं: प्लाट क्र.२०९, रूम क्र.सी-४, माळा नं: -, इमारतीचे नाव: साई दर्पण को आप हो सो लि., ब्लॉक नं: गोरगाई-२ बोरीवली पश्चिम, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AJSPB3252G
अनुदान करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपाली प्रविण बोबडे वय:-31; पत्ता:-प्लाट क्र.२०९, रूम क्र.सी-४, -, साई दर्पण को आप हो सो लि., गोरगाई-२ बोरीवली पश्चिम, दत्त मंदिर रोड, बोरीवली, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400091 पॅन नं:-BBMPB3946G
अनुदान करून दिल्याचा दिनांक	07/04/2018
नोंदणी केल्याचा दिनांक	07/04/2018
अनुदान क्रमांक, खंड व पृष्ठ	4179/2018
अनुदानाप्रमाणे मुद्रांक शुल्क	361300
अनुदानाप्रमाणे नोंदणी शुल्क	30000

Deepak

(For-Search)

SPBB Foot BR



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 :

1. 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 : Municipal
Corporation of Greater Mumb
Date : 03-Nov-2018 17: 32:5

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

0/0

Deepak

~~0/0~~

(Pre-Search)

SPBB Foot BR

Nitesh

13/12/2024

Satish

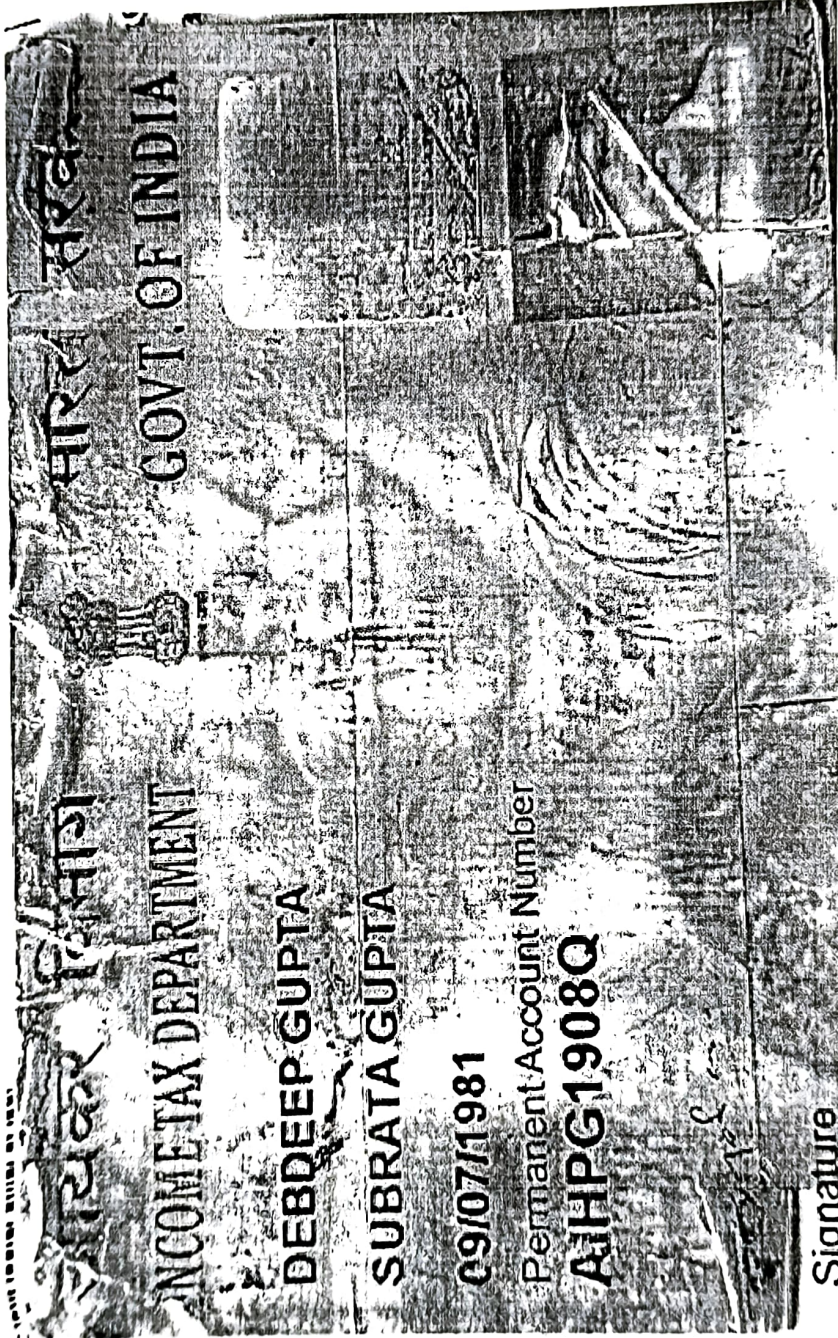
Vinod Jagtar

sir

30 years

Full

Search)



Satish

14/12



आयकर विभाग

INCOME TAX DEPARTMENT

SAHANA SEN

SILADITYA SEN

31/08/1985

Permanent Account Number

DEYPS1794Q

Sahana Sen

Signature



भारत सरकार

GOVT. OF INDIA



02022011

Sahana Sen



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 2722/22221/17443

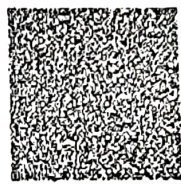
To

Debdeep Gupta
C/O: Subrata Gupta,
Godavari-2, Nolra.,
Slon Trombay Road.,
INS Tanaji.,
Mankhurd,
VTC, Mumbai, PO: T. F. Deonar,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400088,
Mobile: 9158674511

97910740



KC979107408FL



आपका आधार क्रमांक / Your Aadhaar No. :

8983 3284 1651

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Aadhaar no. Issued: 10062013



Debdeep Gupta
DOB : 09/07/1981
Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग शह्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

8983 3284 1651

मेरा आधार, मेरी पहचान



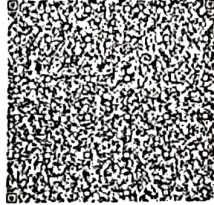
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

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

To
शहाना सेन
Sahana Sen
B/1/5 Phase - I, Golf Green Urban Complex,
Jadavpur
Golf Green
Kolkata West Bengal - 700095
9985874511

Signature Not Verified
Digitally signed by Sahana Sen
DN: cn=Sahana Sen, o=Unique Identification
Authority of India, ou=UIDAI, email=Sahana.Sen@uidai.gov.in, c=IN



आपला आधार क्रमांक / Your Aadhaar No. :

4184 6948 4320

VID : 9158 3823 5615 9729

माझे आधार, माझी ओळख



भारत सरकार
Government of India



शहाना सेन
Sahana Sen
जन्म तारीख/DOB: 31/08/1985
महिला/ FEMALE

4184 6948 4320

VID : 9158 3823 5615 9729

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड ऑफलाइन XML, ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे 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

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- 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

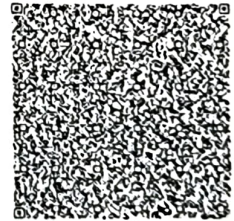


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



Download Date: 04/02/2022

पत्ता:
बी/1/5 फेज - 1, गॉल्फ ग्रीन अर्बन कॉम्प्लेक्स,, जाडवपुर,
गॉल्फ ग्रीन, कोलकाता,
वेस्ट बंगाल - 700095
Address:
B/1/5 Phase - I, Golf Green Urban Complex,,
Jadavpur, Golf Green, Kolkata,
West Bengal - 700095



4184 6948 4320

VID : 9158 3823 5615 9729

1947 | help@uidai.gov.in | www.uidai.gov.in

Sahana Sen

ASPEN GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED

asp
GARDEN

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

Share Certificate No.: 93
No. of Shares: 10

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

Hon. Member of the
Managing Committee

V. S. Legal Associates

Advocates High Court

S. V. Lad

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, 2nd 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

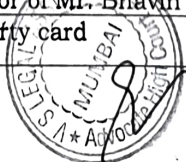
Annexure - B

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 under the cover of the documents tendered for scrutiny	By Hand
	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 th floor i.e. 10 th Residential Floor, B wing, along with car Parking space No. 12A-12B at 2 nd 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



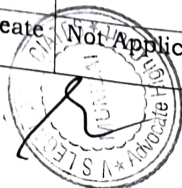
b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.			Mentioned herein under	
Sr. No.	Date of Document	Name of the 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 Society	Photo copy	No
2.	25/07/2021	Share Certificate	Photo copy	No
3.	14/06/2018	Possession letter issued by Unique Real Estate Developers in favor of Dipali P. Bobade	Photo copy	No
4.	16/05/2018	Allotment Letter issued by Unique Real Estate Developers in favor of Dipali P. Bobade in respect of Car Parking sapce No. 12A-12B at 2 nd 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	Photo copy	No
9.	27/10/2014	Registration Receipt No. 10985/2014	Photo copy	No
10.	27/10/2014	Index II	Photo copy	No
11.	23/05/2013	Commencement Certificate issued by BMC	Photo copy	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. Bhavin Shah	Photo copy	No
13.	06/12/2012	Power of Attorney executed by Unique Real Estate Developers through Partner Devine Space Pvt. Ltd through director Mr. Ketan Rukhana in favor of Mr. Bhavin Shah	Photo copy	No
14.		Property card	Photo copy	No



7. (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)	No instructions, hence not obtained
b	Whether all pages in the certified copies 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).	As above
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 records available from 2002.
b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, verification made on Index II
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?	No
d	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9. a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Borivali
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, please name all such offices?	Sub Registrar Assurance at Borivali 01 to 09 & Bandra
c	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



10.	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.	Annexed as Annexure-1
a	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)	
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.	No
c	Nature of Minor's interest, if any and if 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.	Not Applicable
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 Right
	If Ownership Rights,	Yes
a	Details of the Conveyance Documents	No
b	Whether the document is properly stamped.	Agreement is yet to be stamped
c	Whether the document is properly registered.	Agreement is yet to be executed and registered
	If leasehold, whether;	No
a	The Lease Deed is duly stamped and registered	Not Applicable
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	duration of the Lease/unexpired period of lease,	Not Applicable
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	the mortgagor is competent to create charge on such property?	Not Applicable



c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
	If occupancy right, whether;	Yes
a	Such right is heritable and transferable,	Yes
b	Mortgage can be created.	Yes
12.	Has the property been transferred by way of Gift/Settlement Deed	No
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
c	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
d	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
f	Whether the Donee is in possession of the gifted property?	Not Applicable
g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13.	Has the property been transferred by way of partition / family settlement deed	No
a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
b	Whether mutation has been effected	Not Applicable
c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
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.	Not Applicable
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?	Not Applicable
14.	Whether the title documents include any testamentary documents / wills?	No



d	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
e	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not revoked which is ascertained from the declaration annexed to the said property
f	Please comment on the genuineness of POA?	The POA is genuine
g	The unequivocal opinion on the enforceability and validity of the POA.	The said Power of Attorney is properly executed.
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
27.	If the property is a flat/apartment or residential/commercial complex	Flat
a	Promoter's/Land owner's title to the land/ building;	Ownership Rights
b	Development Agreement/Power of Attorney;	NA
c	Extent of authority of the Developer/builder;	Sell
d	Independent title verification of the Land and/or building in question;	Title in respect of flat verify in the SRO
e	Agreement for sale (duly registered);	Yet to be executed and registered
f	Payment of proper stamp duty;	Yet to be paid
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Agreement for sale should be registered after execution
h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
i	Conveyance in favour of Society/ Condominium concerned;	Not Yet
j	Occupancy Certificate/allotment letter/letter of possession;	OC dated 03/11/2018
k	Membership details in the Society etc.;	Distinctive Nos. 921 to 930
l	Share Certificates;	Share Certificate No. 93
m	No Objection Letter from the Society;	NOC to be obtained from the Aspen Garden Co-op. HSG. Soc. Ltd, for 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, B wing, along with car Parking space No. 12A-12B at 2nd 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 (hereinafter 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 30 Years from 1995 to 2024 in the Office of Sub-Registrar Borivali 01 to 09 & Bandra which is as follows:

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
2014	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 <u>Entry in index- II (as per the mixed pages index)</u> Agreement for sale dated 09/10/2014 (Rs. 87,45,500/-) (Rs. 1,53,67,000/-) Flat No. 1002, comprising an Adm. area 756.04 sq. ft. (Carpet), on 14 th floor i.e. 10 th 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

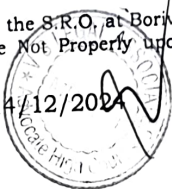
	dated 27/10/2014
2015	No Transaction found as per the Online E-search
2016	No Transaction found as per the Online E-search
2017	No Transaction found as per the Online E-search
2018	<p>Index ii for the year 2018 are not properly updated for search/Record Not Available/Following Transaction as per Online E-search Record/Following Transaction mentioned as per the available record</p> <p>Entry in index- II (as per the mixed pages index)</p> <p>Release deed dated 07/04/2018 (Rs. 72,25,000/-)</p> <p>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 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 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</p> <p>Preeti Sunil Bobade & Sunil Bobade</p> <p>And</p> <p>Dipali P. Bobade</p> <p>Sr. No. BRL-6/4179/2018</p> <p>dated 07/04/2018</p>
2019	<p>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</p> <p>Entry in index- II (as per the mixed pages index)</p> <p>Notice of Intimation regarding mortgage by way of deposit of Title Deed dated 18/03/2019 (Rs. 51,60,000/-)</p> <p>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 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</p> <p>Dipali Bobade & Pravin Bobade</p> <p>And</p> <p>Indian Bank</p> <p>Sr. No. BRL-5/1415/2019</p> <p>dated 10/04/2019.</p>
2020	Index ii for the year 2020 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
2021	Index ii for the year 2021 are not properly updated for search/Record Not Available/Following Transaction as per Online E-search Record/Following Transaction mentioned as per the available record
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 Transaction mentioned as per the available record
2023	Index ii for the year 2023 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
2024	Index ii for the year 2024 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

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 condition.

Note:- In the S.R.O. at Borivali 01 to 09 & Bandra Online E-search Index ii Record from the year 2002 to 2024 are Not Properly updated for search, said search Report as per the available Online E-search Record.

Date: 14/12/2024



Mr. Satish Gaikwad