

Adv. Kanchan Sharma*Advocate High Court*

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Kharghar, Navi Mumbai-410210


Tel.no-9422306128

Report of Investigation of Title in respect of immovable Property

In/SBI/RACPC/BL/1208/24

Date:16/12/2024

	A	Name of the Branch/ Business Unit/Office Seeking opinion.	The Assistant General Manager State Bank of India Panvel, Keshod Main Branch, Near Char Chowk Mangrol Road Keshod, Junaghad 362220
	B	Reference No. and date of the letter under the cover of which the documents tendered for Scrutiny are forwarded.	Date:16/12/2024 File No-
	C	Name of the Borrower.	Kanabar Jyantikumar Tulsidas
2	A	Type of Loan	Home Loan
	B	Type of property	Residential
3	A	Name of the unit/concern/ company/person Offering the property/ (ies) as security.	Kanabar Jyantikumar Tulsidas
	B	Constitution of the unit/concern/ Person/body/authority offering the property for creation of charge.	Borrower
	C	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Kanabar Jyantikumar Tulsidas (Borrower)
4	A	Value of Loan (Rs. in crores)

		Complete or full description of the immovable property (ies) offered as security including the Following details.	Flat no.801admeasuring approximately 613 sq.ft RERA carpet at 8 th floor in the building known as DIALANI ASTORIA, CTS NO-2643A, 2643B, 3662, 2663A, 2663B, S.NO-368, Village.Kolekalyan . Taluka.Andheri. District.Mumabi Saburman
	A	Survey No./Pocket No.	CTS NO-2643A, 2643B, 3662, 2663A, 2663B
	B	Door/House no. (in case of house property)	Flat no.801admeasuring approximately 613 sq.ft RERA carpet at 8 th floor
	C	Extent/ area including plinth/ built up area in case of house property
	D	Locations like name of the place, village, city,Registration, sub-district etc. Boundaries.	CTS NO-2643A, 2643B, 3662, 2663A, 2663B, S.NO-368, Village.Kolekalyan . Taluka.Andheri. District.Mumabi Saburman
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	Name/Nature of Document	VU Original/Certificate Copy/Certificate extract/Photocopy etc
1.	11/12/2024	Sale Deed Mr.Ishwar Assandas Dialani & Mr.Kanabar Jayantkumar Tulsidas Doc reg at sub reg office of Bandra RR-15349 Doc reg no-BDR4-14047-2024	Photocopy
2	26/04/2021	Agreement for sale M/s Parshwa Construction & Mr.Ishwar Assandas Dialani Doc reg at sub reg office of Bandra RR-4741 Doc reg no-BDR15-4354-2021	Photocopy
3	29/10/2011	Intimation of Disapproval under No.CE/ 8573/BSII 8.10.2010 and Commencement Certificate issued by Municipal corporation of Greater Mumbai	
4	29/12/2010	Certificate of title dated 29th December by Yasmin Bhansali & Co., Advocates & Ashok Anand Rao	
5		Approved floor plan	
6	02/08/2017	Rera certificate number for the project Dialani Astoria is P51800002642	
7	25/01/2016	Part occupation Certificate issued by Municipal corporation of Greater Mumbai vide no.CE/8573/BSII/AH	
8	26/03/2019	Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC-16135 registration	
9	22/11/2024	Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC-16135 registration with share certificate no.15 membership no.15 transferred in name of Ishwar A Dialani	
10	10/12/2024	NOC from Society Dailani Astoria Co-operative Housing society Ltd with no dues and outstanding for flat no.801	

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
	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?	Bandra/Mumbai
	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 Bandra / Mumbai
	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	A	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Annexed as Annexure I
	B	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	NO
	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	A	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	Yes
	B	Whether the document is properly stamped.	Yes
	C	Whether the document is properly registered.	Yes
		If leasehold, whether;	NO
	A	The Lease Deed is duly stamped and Registered	NA
	B	The lessee is permitted to mortgage the Leasehold right,	NA
	C	duration of the Lease/unexpired period of lease,	NA
	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)?	No
F	Right to get renewal of the leasehold rights and nature thereof.	NA	

		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
	D	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	E	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	F	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
	G	Whether the Donee is in possession of the gifted property?	Not Applicable
	H	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
	i.	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?	No
14		Whether the title documents include any testamentary documents /wills?	Not Applicable
	A	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	B	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	C	Whether the property is mutated on the basis of will?	Not Applicable
	D	Whether the original will is available?	Not Applicable
	E	Whether the original death certificate of the testator is available?	Not Applicable
	F	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	G	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
	A	any restriction in creation of charges on such properties?	Not Applicable
	B	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	A	Where the property is a HUF/joint family property?	Not Applicable

	B	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	C	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	A	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	B	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	C	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	D	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an Agricultural land	No
	A	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	No
	B	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Online records
	C	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Yes
19	A	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	All type Clearance taken by Builder
	B	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	A	Whether the property is subject to any pending or proposed land acquisition proceedings?	NA
	B	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable

21	A	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	B	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	C	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No
22	A	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	B	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	C	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	A	Whether the property belongs to a Limited Company, check the Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	NO
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	M/s Parshwa Constructions (Partnership Firm)
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not Applicable
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	No Encumbrances found over the flat
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Yet

24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC-16135 registration date 26/03/2019
25	A	Whether any POA is involved in the chain of title during the period of search?	NA
	B	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	NA
	C	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NA
	D	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	NA
	E	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
	F	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	G	Please comment on the genuineness of POA?	Seal and stamped at sub registrar office Bandra

	H	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not Applicable
27	I.	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;	Yes Applicable
	C	Extent of authority of the Developer/builder;	Construction and sell
	D	Independent title verification of the Land and/or building in question;	Title in respect of flat as well land is verified
	E	Agreement for sale (duly registered);	Yes
	F	Payment of proper stamp duty;	Yes
	G	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not applicable
	H	Approval of building plan, permission of appropriate/local authority, etc.;	Complied
	I	Conveyance in favour of Society/Condominium concerned;	Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC-16135 registration date 26/03/2019
	J	Occupancy Certificate/allotment letter/letter of possession;	Dated 25/01/2016issuance of Part occupation Certificate issued by Municipal corporation of Greater Mumbai vide no.CE/8573/BSII/AH
	K	Membership details in the Society etc.;	Share certificates issued by society for flat no.801 as No.15 by Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC-16135 registration date 26/03/2019
	L	Share Certificates;	As above
	M	No Objection Letter from the Society;	Applicable

	N	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes complied
	O	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Yes charges to be noted with society
	P	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Not Applicable
	Q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
	II. A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	Yes
	II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	RERA certificate no. issued for the Project is P5180002642
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have concluded the search in Sub Registrar office Bandra
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	No Encumbrances can be seen over flat from
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	No info shared
31	A	Urban land ceiling clearance, whether required and if so, details thereon	Not Applicable
	B	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not applicable
32	A	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	NO

	B	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
33	A	Whether the property offered as security is clearly demarcated?	Yes
	B	Whether the demarcation/ partition of the property is legally valid?	Yes
	C	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	A	Whether the property can be identified from the following documents, : a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes
	B	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not applicable
35	A	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Valuation report not produced
36	A	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	B	Property is SARFAESI compliant (Y/N)	Yes
37	A	Whether original title deeds are available for creation of equitable mortgage	Yes
	B	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	All search online done for title certificate physical inspection for the flat is required
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	➤ Before the sanctioning the said loan to the prospective Purchaser/ Borrower the Bank should ascertain the existence and

			<p>present status of the status flat/Building.</p> <p>➤ Before disbursal of the loan kindly cross verify NOC cum mortgage noting letter issued by the builder.</p> <p>➤ In view of the various Fraudulent instant, it is notice that the borrower/ guarantor presents original the documents alongwith the proposal, borrower at the time of the creation of mortgage borrower. Guarantors deposit colours/ fabricated forged title deed, the above backdrop bank is advised to kindly verify the genuineness of the Title deed.</p>
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Kanabar Jayantkumar Tulsidas (Borrower)

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



Date: 16/12/2024

Place: Navi Mumbai

x

Signature of the Advocate

Annexure-C

Certificate of title

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I

further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. In case of Loans to Housing Projects /approvals of Housing Projects or Home loans for flats in Housing Projects. I confirm having made the search of the proposed development site and state that it is not in Prohibited/Regulated Area, Under, 'The Ancient Monuments and Archaeological sites and Remains Act 2010,and prior permission has been obtained from NMA (National Monuments Authority), whatever if required.
6. There is no prior Mortgage/ Charges/ encumbrances could be seen from from the period from **1 9 8 6** to **2022** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
7. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.
8. Minor/(s) and his/ their interest in the property/(ies) is to the extent of **Not Applicable**(Strike out if not applicable).
9. The Mortgage if created, will be available to the Bank for the Liability of the Intending Kanabar Jayantkumar Tulsidas (Borrower),
10. Kanabar Jayantkumar Tulsidas (Borrower) have an absolute, clear and Marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

11. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

Sr.No	Date	Name/Nature of Document	Original
1	11/12/2024	Sale Deed Mr.Ishwar Assandas Dialani & Mr.Kanabar Jayantkumar Tulsidas Doc reg at sub reg office of Bandra RR-15349 Doc reg no-BDR4-14047-2024	Original
2	26/04/2021	Agreement for sale M/s Parshwa Construction & Mr.Ishwar Assandas Dialani Doc reg at sub reg office of Bandra RR-4741 Doc reg no-BDR15-4354-2021	Original
3	25/01/2016	Part occupation Certificate issued by Municipal corporation of Greater Mumbai vide no.CE/8573/BSII/AH	Photocopy
4	26/03/2019	Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC- 16135 registration	Photocopy
5	22/11/2024	Dailani Astoria Co-operative Housing society Ltd, with Registration no.MUM/W-HE/HSG/TC- 16135 registration with share certificate no.15 membership no.15 transferred in name of Ishwar A Dialani	Original
6	10/12/2024	NOC from Society Dailani Astoria Co-operative Housing society Ltd with no dues and outstanding for flat no.801	Original

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

13. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

Flat no.801admeasuring approximately 613 sq.ft RERA carpet at 8th floor in the building known as DIALANI ASTORIA, CTS NO-2643A, 2643B, 3662, 2663A, 2663B, S.NO-368, Village.Kolekalyan . Taluka.Andheri. District.Mumabi Saburman

On or towards North-By Jawarharlal Nehru Road

On or towards South-By Property of St.Antony's Church

On or towards West-By Property bearing CTS No.2643

On or towards South-By Property CTS no.2662

Place : Navi Mumbai

Date : 16/12/2024



Signature of the advocate

Annexure-1

FLOW OF TITLES

1. The Builders are the lawful owners and possessors, fully entitled to a certain piece or parcel of land situated in Village Kole, Kalyan, Taluka Andheri, District Bombay Suburban, within the registration District and Sub-District of Bombay City and Bombay Suburban. This property, identified as Old Survey No. 368, Plot No. 42, and previously bearing Old CTS Nos. 2663, 2664, 2665, 2666, 2667, 2668, and 2669, is now assigned New CTS Nos. 2663A and 2663B. It spans an area of 573.9 square meters (equivalent to approximately 686.5/9 square yards) and is assessed under H-Ward No. 7156 by the Assessor and Collector of Municipal Rates and Taxes, located at Street No. 62, Pipeline, Vakola. The property is further detailed in the First Schedule hereinbelow.
2. The A.H. Wadia Charity Trust, as the owner of the properties, executed a Deed of Lease dated 29th September 1934. This deed was registered with the Sub-Registrar of Assurances at Bandra under Serial No. 958 of 1934. Through this lease, the said properties were granted on leasehold and/or demised to the late Bhomaji Shivaji Maldodi.
3. On 17th August 1950, the late Bhomaji Shivaji Maldodi passed away intestate. Upon his death, the leasehold rights of the said properties devolved upon his only son, Dattatraya Bhomaji Maldodi. Since then, Dattatraya Bhomaji Maldodi retained possession of property bearing C.T.S. No. 2662 until 5th February 1988 and property bearing C.T.S. No. 2643 until 19th February 1988, when possession of these properties was handed over to Parshwa Constructions.
4. By an Agreement dated 19th February 1988, Dattatraya Bhomaji Maldodi agreed to grant development

rights and transfer his leasehold rights in respect of the property bearing C.T.S. No. 2643 to Parshwa Constructions, for consideration and on terms and conditions as detailed in the said agreement.

5. On the same date, i.e., 19/02/1988, Dattatraya Bhomaji Maldodi executed two Powers of Attorney in favor of the partners of Parshwa Constructions. These powers authorized the partners to undertake various acts concerning the property, including obtaining the transfer of reversionary rights from the A.H. Wadia Charity Trust and developing the property bearing C.T.S. No. 2643.
6. By a written instrument dated 19/02/1988, Dattatraya Bhomaji Maldodi handed over quiet, vacant, and peaceful possession of the property bearing C.T.S. No. 2643 to Parshwa Constructions.
7. Separately, by an Agreement dated 5th February 1988, Dattatraya Bhomaji Maldodi agreed to grant development rights and transfer his leasehold rights in respect of the property bearing C.T.S. No. 2662 to Parshwa Constructions, for consideration and on terms and conditions as stipulated in the agreement.
8. By a written document dated 5/02/1988, Dattatraya Bhomaji Maldodi handed over quiet, vacant, and peaceful possession of the property bearing C.T.S. No. 2662 to Parshwa Constructions.
9. Based on the requests made by Dattatraya Bhomaji Maldodi and/or Parshwa Constructions through two letters dated 9th February 1988 and 29th February 1988, the A.H. Wadia Charity Trust issued a No-Objection Certificate (NOC) dated 2nd March 1988. This NOC granted permission to Parshwa Constructions and/or Dattatraya Bhomaji Maldodi for developing the said properties.
10. According to the Index II extract issued by the Sub-Registrar of Assurances, the name of Parshwa Constructions appears as the holder of the said properties. Additionally, in the property card issued by the City Survey Office, the Kurla Estate Manager of the A.H. Wadia Charity Trust is listed as the holder of the said properties, with Dattatraya Bhomaji Maldodi.
11. The Builders are the lawful owners and possessors, fully entitled to a certain piece or parcel of leasehold land located in Village Kole, Kalyan, Taluka Andheri, District Bombay Suburban, within the Registration District and Sub-District of Bombay City and Bombay Suburban. This property is identified as CTS No. 2662, corresponding to Survey No. 368, Hissa No. 26C, and measures 161.4 square meters (approximately 193.03 square yards).
12. The Builders are also lawful owners and possessors, fully entitled to another piece or parcel of leasehold land situated in Village Kole, Kalyan, Taluka Andheri, District Bombay Suburban, within the Registration District and Sub-District of Bombay City and Bombay Suburban. This property bears old CTS No. 2643, corresponding to Survey No. 368, Hissa No. 26A, and is now assigned New CTS Nos. 2643A and 2643B. It measures 348.2 square meters (approximately 416.45 square yards) and is further detailed as the third description in the First Schedule hereinbelow.
13. The Builders have obtained approval from the Municipal Corporation of Greater Mumbai for the construction of a multi-storied building on the property described in the First Schedule hereinbelow. The approved portions of the property are identified by CTS Nos. 2663A, 2663B, 2662, 2643A, and 2643B, as sanctioned by the Municipal Corporation of Greater Mumbai.
14. The Builders have engaged a registered Architect with the Council of Architects and appointed a qualified Structural Engineer to prepare the structural designs and drawings for the building. The Builders acknowledge and accept the professional supervision of the appointed Architect and Structural Engineer for the construction of the building(s) on the said property.
15. Following the Builders' application for the development of the property described in the First Schedule hereinbelow, the Municipal Corporation of Greater Mumbai has approved the plans, specifications, elevations, sections, and other details for the proposed building. An Intimation of Disapproval (under No. CE/857 dated 8.10.2010) and a Commencement Certificate have been issued, allowing the construction of the building in accordance with the sanctioned plans.
16. The Municipal Corporation of Greater Mumbai issued an Intimation of Disapproval under No. CE/8573/BSII on 8th October 2010, outlining the conditions and requirements for the proposed development project. Subsequently, a Commencement Certificate was issued, granting permission to

begin construction in compliance with approved plans. On 29th December 2010, a Certificate of Title was issued by Yasmin Bhansali & Co., Advocates, and Ashok Anand Rao, verifying a clear and marketable title for the land/property associated with the project.

17. The project, "Dialani Astoria," received its RERA registration on 2nd August 2017 under certificate number P51800002642, ensuring compliance with the Real Estate (Regulation and Development) Act, 2016. Prior to this, on 25th January 2016, the Municipal Corporation of Greater Mumbai issued a Part Occupation Certificate under No. CE/8573/BSII/AH, certifying that a portion of the project adhered to approved plans and was fit for occupancy.
18. On 26th March 2019, the Dialani Astoria Co-operative Housing Society Ltd. was officially registered under Registration No. MUM/W-HE/HSG/TC-16135, marking a significant step towards the collective management of the building's affairs by its residents. Later, on 22nd November 2024, Membership No. 15 and Share Certificate No. 15 of the society were transferred to Mr. Ishwar A. Dialani, confirming his ownership of the relevant property within the society.
19. Earlier, on 26th April 2021, an Agreement for Sale had been executed between M/s Parshwa Construction as the developer and Mr. Ishwar Assandas Dialani as the purchaser. This document was registered at the Sub-Registrar's Office in Bandra under Registration No. BDR15-4354-2021 and Receipt No. RR-4741, confirming the initial sale of the flat by the developer to Mr. Dialani
20. A No Objection Certificate was issued by the Dialani Astoria Co-operative Housing Society Ltd. on 10th December 2024, confirming that there were no dues or outstanding payments related to Flat No. 801. Following this, on 11th December 2024, a Sale Deed was executed between Mr. Ishwar Assandas Dialani as the seller and Mr. Kanabar Jayantkumar Tulsidas as the buyer. The document was registered at the Sub-Registrar's Office in Bandra under Registration No. BDR4-14047-2024 and Receipt No. RR-15349, legally transferring ownership of the property.

SEARCH REPORT

Ref:

Investigation of Title in respect of the Property bearing, FLAT NO-801,8TH FLOOR, DIALANI ASTORIA, CTS NO-2643A, 2643B, 3662, 2663A, 2663B, S.NO-368, VILLAGE.KOLEKALYAN . Taluka.ANDHERI. DISTRICT.MUMABI SABURMAN,

Dear Sir,

As per your instructions I have taken Online search of above mentioned property from The year 2006 to 2024 (19 Years) with receipt no. MH012526072202425E & 0030072201 dated 13/12/2024

I have found documents registered therein during the course of search_

AT ANDHERI SRO ONLINE SEARCH RECORD FROM 2006 TO 2024 (19 YEARS)

2006 to 2011: NO TRANSACTION (ONLINE SEARCH RECORD)

2012 : NO TRANSACTION (ONLINE SEARCH RECORD)

2013 : NO TRANSACTION (ONLINE SEARCH RECORD)

2014 : ENTRY

ANDHERI-3 3657/2014	INSEPECTORSHIP BOND A.V. Rs.0/- PARSHWA CONSTRUCTION THROUGH PARTNER ISHWAR ASANDAS DIALANI. TO	16.05.2014 16.05.2014
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MUNICIPAL CORPORATION OF GRATER MUMBAI.

Schedule:- CTS NO-2643A, 2643B, 2662, 2663A, 2663B, VILLAGE:-KOLEKALYAN, Taluka: ANDHERI,

2015 : NO TRANSACTION (ONLINE SEARCH RECORD)

2016 : ENTRY

ANDHERI-3	UNDERTAKING	25.01.2016
693/2016	A.V. Rs.1/-	25.01.2016
	PARSHWA CONSTRUCTION THROUGH PARTNER	
	ISHWAR ASANDAS DIALANI.	
	TO	

Schedule:- CTS NO-2643A, 2643B, 2662, 2663A, 2663B, VILLAGE:-KOLEKALYAN, Taluka: ANDHERI,

2017 : NO TRANSACTION (ONLINE SEARCH RECORD)

2018 : NO TRANSACTION (ONLINE SEARCH RECORD)

2019 : NO TRANSACTION (ONLINE SEARCH RECORD)

2020 : NO TRANSACTION (ONLINE SEARCH RECORD)

2021 : ENTRY

ANDHERI-4	AGREEMENT FOR SALE	30.12.2020
4354/2021	A.V. Rs.10750000/-	26.04.2020
	PARSHWA CONSTRUCTION THROUGH PARTNER	
	ISHWAR ASANDAS DIALANI.	
	TO	
	ISHWAR ASANDAS DIALANI.	

Schedule: FLAT NO-801,8TH FLOOR, DIALANI ASTORIA, TOTAL FLAT AREA 613 SQ.FT RERA CARPET & 62.67 SQ.MT, CTS NO-2643A, 2643B, 2662, 2663A, 2663B, VILLAGE:-KOLEKALYAN, Taluka: ANDHERI,

2022 : NO TRANSACTION (ONLINE SEARCH RECORD)

2023 : NO TRANSACTION (ONLINE SEARCH RECORD)

2024

2024 : Entry

Andheri-2 14047/2024	Sale Deed A.V. Rs. 12400000/- Mr. Ishwar A. Dialani. TO Kanabar J. Tulsidas.	11/12/2024 11/12/2024
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Schedule: Flat No: 801, adm. 62.67 sq. mtrs, 8th Floor, CTS No: 2663A, 266B, of Village-Kolekalyan, Taluka-Andheri

ONLINE SEARCH RECORD UP TO DATE 16/12/2024

NOTE OF SEARCH

THE search is taken online at IGR Maharashtra website. Please be noted.

Search is taken on the basis of details provided to us if any entry is registered with irrelevant details we are not responsible for the same.

THIS SEARCH REPORT IS BASED ON ONLINE SEARCH RECORD & THER IS SOME TECHNICAL ISSHUE ON IGR MAHARASHTRA WEBSITE IF ANY ENTRY IS MISING WE ARE NOT RESPONSIBEL FOR THE SAME PLEASE BE NOTED

SOME OF THE YEARS ARE NOT OPNNING PROPERLY BECAUSE OF SOME ISSUE IN SITE PLEASE BE NOTE.