



ADVOCATE

M.Com, L.L.B.

Advocate, High Court

# RAKHEE DUBEY

Contact: 9653326012

Email: rakheedubey02ubi@gmail.com

Office Add- Office No.6, Ground Floor, Building No. E-3, Vishwamitri Lokgram Chs. Ltd.,  
near Lokgram Public School, Kalyan (East), Thane-421 306

Ref: UBI GOREGAON(E)/N-1/2024

Date: 26.12.2024

To,  
The Branch Manager  
Union Bank Of India  
Goregaon (East) Branch  
Mumbai-400 063

## TITLE SEARCH REPORT;

Respected Sir,

1.	<b>Date of receipt of photo copy of title deeds /documents from the Branch</b>	<b>Name designation of the official who delivered the photo copy of title deeds /documents</b>	<b>Date of delivery of photo copy of title deeds/documents along with title search report</b>	<b>Name &amp; designation of the official to whom the photo copy of title deeds /documents along with title search report is delivered</b>
	24.12.2024	Mr. Alok Kumar	26.12.2024	Mr. Alok Kumar
2.	<b>Name of the account and details of the borrower;</b>			
	Mr. Sanjog Tiwari			
3.	<b>Full description of property;</b>			
	<b>Unit No.1102</b> , on the 11 <sup>th</sup> floor, adm. 383 sq.ft. (Rera carpet area), <b>A-wing</b> , in the building known as ' <b>Key Tech Park</b> ', situated at Off. S. V. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102, constructed on plot of land bearing CTS No.280/B-Part, lying and being at <b>Village: Bandivali</b> , Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, (hereinafter referred to as the said " <b>Unit</b> ").			
4.	<b>Nature of immovable property;</b>			
	Commercial Office			



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5.	<ul style="list-style-type: none"><li>• <b>Survey No:</b> Not Available</li><li>• <b>Hissa No:</b> Not Available</li><li>• <b>Bhumapan Kramank:</b> Not Available</li><li>• <b>CTS No: 280/B-Part</b></li><li>• <b>Plot No:</b> Not Available</li><li>• <b>Gut No:</b> Not Available</li><li>• <b>Town Survey No:</b> Not Available</li><li>• <b>Khasra No:</b> Not Available</li><li>• <b>Patta No:</b> Not Available</li><li>• <b>Khatha No:</b> Not Available</li></ul>
6.	<p><b>Number/Identification details as per building map/plan;</b></p> <p>All those pieces and parcels of land bearing CTS No.280/B-Part, lying and being at Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, (hereinafter referred to as the said property).</p>
7.	<p><b>Extent of property;</b></p> <p><b>Unit No.1102</b>, on the 11<sup>th</sup> floor, adm. 383 sq.ft. (Rera carpet area), <b>A-wing</b>, in the building known as '<b>Key Tech Park</b>', situated at Off. S. V. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102, constructed on plot of land bearing CTS No.280/B-Part, lying and being at <b>Village: Bandivali</b>, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban.</p>
8.	<p><b>Name/s of the owner/s;</b></p> <p style="text-align: right;"><b>Mr. Sanjog Tiwari</b></p>
9.	<p><b>Nature of ownership;</b></p> <p style="text-align: right;">Commercial Office on leasehold land</p>



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10.	<b>Tracing of title;</b>
	<p>➤ We have caused search in respect of the said unit/Property, as described in above paragraph for the period of 30 years in concerned office of the Sub-Registrar of Assurance, Online portal of IGR Maharashtra and CERSAI.</p> <p>1- Whereas Harshad S. Patel, Snehal S. Patel, Rohit S. Patel and Miral S. Patel are the partners of M/s. Venus Steel Products (India) were absolutely seized &amp; possessed of and/or well and sufficiently entitled to property viz. all that piece and parcel of land adm. 7,005.2 sq.mtrs., bearing CTS No.280/1 of Village: Bandivali and CTS No.469 of Village: Oshiwara, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, (the said larger property).</p> <p>2- Whereas by deed of conveyance dated 25.02.2008 (Regd. under sr. no.2025-2008 dated 26.02.2008, with the sub registrar of assurances at Andheri-1), the said M/s. Venus Steel Products (India) transferred, conveyed, assigned and assured a portion of the said larger property viz. all that piece and parcel of land adm. 3,601.48 sq.mtrs., bearing CTS No.280-Part of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, '1<sup>st</sup> property', in favour of <b>M/s. Key Tech</b> (hereinafter referred to as the said '<b>Promoter</b>'), for the consideration and upon such terms and conditions as mentioned therein.</p> <p>3- Whereas by an order dated 03.01.2009, granted by the Collector, M.S.D., amalgamated the said larger property into CTS No.280 of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, and declared the correct area of the CTS No.280 as 7,612.30</p>



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- sq.mtrs., in pursuance thereof, new property card was issued by the City Survey Office, Andheri, Mumbai.
- 4- Whereas by deed of conveyance dated 16.01.2009 (Regd. under sr. no.421-2009 dated 16.01.2009, with the sub registrar of assurances at Andheri-1), the said M/s. Venus Steel Products (India) transferred, conveyed, assigned and assured a portion of the said larger property viz. all that piece and parcel of land adm. 271.55 sq.mtrs., bearing CTS No.280-Part of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, '2<sup>nd</sup> property', in favour of the said Promoter, for the consideration and upon such terms and conditions as mentioned therein.
- 5- Whereas by an order dated 16.02.2009, granted by the Collector, M.S.D., subdivided the said larger and allotted new CTS No.280/B, adm. about 3,873.03 sq.mtrs. of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, in respect of 1<sup>st</sup> & 2<sup>nd</sup> property, and in pursuance thereof, new property card was issued by the City Survey Office, Andheri, Mumbai.
- 6- Whereas the Government of Maharashtra, vide it's notification dated 18.06.1982, bearing ref. no. TPB/4382/26/UD-5, in exercise of powers vested in it, by clause (c) of sub section (1) section 40 of the Maharashtra Regional and Town Planning Act, 1996 (Maharashtra Act XXXVII of 1966) and all other powers enabling it in this behalf, appointed the Mumbai Metropolitan Region Development Authority (MMRDA) for planning and development of the District Centre at Oshiwara. In exercise of it's powers conferred by clause (d) of sub section (3) of section 40 of the MRTP Act, the MMRDA submitted to the Government it's proposal for development of lands within the Oshiwara District Centre Notified Area, being the lands either belonging to or vested in it or acquired or proposed to be acquired by it under the provisions of section 116 read with section 126 of MRTP Act and in accordance with the provisions contained in clause (d) of sub section (3) of



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section 40 of the saic act, and accordingly, the Government promulgated the notification no. TPB/4391/2885/UD-11 dated 16.01.1992 for it's approval.

- 7- Whereas by deed of conveyance dated 04.05.2009 (Regd. under sr. no.5702-2009 dated 25.06.2009, with the sub registrar of assurances at Andheri-4), the said Promoter transferred, conveyed, assigned and assured the said property viz. all that piece and parcel of land adm. 3,873.03 sq.mtrs., bearing CTS No.280-B of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, in favour of the MMRDA, upon such terms and conditions as mentioned therein.
- 8- Whereas by lease deed dated 04.05.2009 (Regd. under sr. no.5703-2009 dated 25.06.2009, with the sub registrar of assurances at Andheri-4), the MMRDA has leased out the said property viz. all that piece and parcel of land adm. 3,873.03 sq.mtrs., bearing CTS No.280-B of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, in favour of the Promoter, for the lease premium and upon such terms and conditions as mentioned therein, for a period of 60 years from the date of the said lease.
- 9- Whereas by rectification deed dated 25.04.2011 (Regd. under sr. no. BDR4-3658-2011) in respect of lease deed dated 04.05.2009, executed by and between the MMRDA and the said Promoter, the said lease deed dated 04.05.2009 came to be rectified in respect of property viz. all that piece and parcel of land adm. 2,977.17 sq.mtrs., bearing CTS No.280-B of Village: Bandivali, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, in favour of the Promoter, upon such terms and conditions as mentioned therein.
- 10- Whereas the MMRDA has sanctioned building plan and issued commencement certificate dated 18.10.2011 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/3.113/I/230/2011, duly amended on 16.10.2015 vide it's letter bearing ref. no.



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TCP(P-2)/ODC/CC/3.113/II/1440/2015, and dated 10.01.2022 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/3.113/III/14/2022, for construction of new multistoried commercial building comprising of Ground + 17<sup>th</sup> upper floors, on the said property.

- 11- The development of the said project has been registered as a real estate project with the Real Estate Regulatory Authority under the provisions of Section-5, 4 & 5 of the Real Estate (Regulation & Development) Act, 2016. The Real Estate Regulatory Authority has issued certificate of registration no. P51800000849 dated 09.09.2021, in respect of the said project.
- 12- Whereas the Promoter obtained commencement certificate from the MMRDA and other necessary permissions from the concerned authorities and constructed new multistoried commercial building in the name and style of '**Key Tech Park**', having **A & B wings**, on the said property. In that process, the MMRDA has issued occupancy certificate dated 24.04.2024 vide it's letter bearing ref. no. TCP (P-2)/ODC/CC/3.113/VI/318/2024, in respect of the said commercial building, standing on the said property.
- 13- The purchaser herein i.e. Mr. Sanjog Tiwari needed a commercial premises and therefore approached to the Promoter for purchase of one of the **Unit No.1102**, on the 11<sup>th</sup> floor, adm. 383 sq.ft. (Rera carpet area), **A-wing**, in the building known as '**Key Tech Park**', situated at Off. S. V. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102, constructed on plot of land bearing CTS No.280/B-Part, lying and being at **Village: Bandivali**, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban, which was agreed by the said Promoter by an agreement for sale dated 03.07.2024 (Regd. under sr. no. BDR17-11645-2024 dated 03.07.2024, with the sub registrar of assurances at Andheri-6), for the consideration amount of Rs.70,58,800/- and upon the such terms and conditions as mentioned therein.



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	<p><b>14-</b> Whereas deed of rectification dated 27.11.2024 (Regd. under sr. no. 20599-2024 dated 28.11.2024), executed by and between M/s. Key Tech as ‘The Promoter’ and Mr. Sanjog Tiwari as ‘The Purchaser’, in respect of <b>Unit No.1102</b>, on the 11<sup>th</sup> floor, adm. 383 sq.ft. (Rera carpet area), <b>A-wing</b>, in the building known as ‘<b>Key Tech Park</b>’, situated at Off. S. V. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102, constructed on plot of land bearing CTS No.280/B-Part, lying and being at <b>Village: Bandivali</b>, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban.</p> <p><b>15-</b> In this way, the purchaser herein i.e. Mr. Sanjog Tiwari will become the owner of the said unit, after compliance of terms and conditions and after payment of full and final consideration amount to be paid by Mr. Sanjog Tiwari to the said Promoter.</p> <p><b>16-</b> Mr. Sanjog Tiwari has now approached to the Union Bank Of India, for getting loan by mortgaging the said unit, by equitable mortgage, by depositing the title deeds.</p>
11.	<b>Title deeds/document details seen by us under which ownership is acquired;</b>
	<p>1- Copy of agreement for sale dated 03.07.2024 (Regd. under sr. no. BDR17-11645-2024 dated 03.07.2024, with the sub registrar of assurances at Andheri-6), executed by and between M/s. Key Tech as ‘The Promoter’ and Mr. Sanjog Tiwari as ‘The Purchaser, duly stamped’.</p> <p>2- Copy of registration fees receipt no.12344 dated 03.07.2024 (Registration fees paid Rs.31,500/-) in the name of Mr. Sanjog Tiwari.</p> <p>3- Copy of index-2 dated 03.07.2024, issued by the sub registrar of assurances at Andheri-6, showing the transaction between M/s. Key Tech and Mr. Sanjog Tiwari.</p> <p>4- Copy of deed of rectification dated 27.11.2024 (Regd. under sr. no.20599-2024 dated 28.11.2024), executed by and between M/s. Key Tech as ‘The Promoter’ and</p>



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	<p>Mr. Sanjog Tiwari as 'The Purchaser', duly stamped alongwith registration fees receipt.</p> <p>5- Copy of demand letter dated 27.11.2024, issued by the Promoter, in respect of the said unit.</p> <p>6- Copy of power of attorney dated 20.10.2023 (Reg. under sr. no. BDR18-18135-2023 dated 20.10.2023), executed by M/s. Key Tech in favour of Mukesh K. Gangdev, Sanjay S. Khair and Shankar B. Jegali, duly stamped.</p> <p>7- Copy of occupancy certificate dated 24.04.2024 vide it's letter bearing ref. no. TCP (P-2)/ODC/CC/3.113/VI/318/2024, issued by the MMRDA, in respect of the said commercial building, standing on the said property.</p> <p>8- Copy of commencement certificate dated 18.10.2011 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/3.113/I/230/2011, issued by the MMRDA, duly amended on 16.10.2015 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/3.113/II/1440 /2015, and dated 10.01.2022 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/ 3.113/III/14/2022, for construction of new multistoried commercial building comprising of Ground + 17<sup>th</sup> upper floors, on the said property.</p> <p>9- Copy of property card in the name of the Promoter in respect of the said property</p> <p>10- Copy of Rera registration certificate bearing registration no. P51800000849 dated 09.09.2021, in respect of the said project.</p>	
12.	<b>List of encumbrances;</b>	Subject to mortgage charge of the SBI on the said property
13.	<b>Views of encumbrances;</b>	Yes
14.	<b>Regulatory issues;</b>	<ul style="list-style-type: none"> <li>● Whether the property is affected by Land Ceiling Law:- No</li> <li>● Whether the property is affected by Land Fragmentation law:- No</li> <li>● Whether the property is affected by Forest law:- No</li> <li>● Whether the property is affected by Planning Law:- No</li> <li>● Whether the property is affected by the Urban Land Ceiling Law:- No</li> <li>● Whether the property is affected by rent restriction/control Law:- No</li> </ul>





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		<ul style="list-style-type: none"><li>• Whether the property is affected by Environmental Law:- No</li><li>• Whether the property is affected by the User Restrictions under the Municipal/ Revenue law:- No</li><li>• Any other regulatory issue relating to property such as requirement of permission from the development authority under law relating to Industrial Parks: - No</li></ul>
15.	<b>Views on regulatory hurdles;</b>	NIL
16.	<b>List of documents/deeds provided to the advocate and perused by him;</b>	
	Copies of documents as mentioned in aforesaid Sr. No.11	
17.	<b>List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined;</b>	
	N. A.	
18.	<b>List of further documents called for, examined and perused;</b>	No
19.	<b>Whether the documents examined are duly stamped as per the stamp act;</b>	Yes
20.	<b>Whether registration endorsements are in order;</b>	Yes
21.	<b>Certificate of examination;</b>	
	This is to certify that; I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.	
22.	<b>Certificate of title;</b>	



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	<p>Based on the above documents and papers aforesaid, I hereby certified that, the title of Mr. Sanjog Tiwari over the said unit is clear, marketable, and unencumbered (Subject to mortgage charge of the SBI on the said property). I further certified that, there is no claim from minor/s and his/their interest in the said unit and, the Bank will be able to enforce SARFAESI Act, if required against the said unit offered as security.</p>
23.	<p><b>LIST OF DOCUMENTS TO BE DEPOSITED FOR CREATING EQUITABLE OF MORTGAGE BY DEPOSITING THE FOLLOWING TITLE DEEDS;</b></p>
	<ol style="list-style-type: none"><li>1- Original agreement for sale dated 03.07.2024 (Regd. under sr. no. BDR17-11645-2024 dated 03.07.2024, with the sub registrar of assurances at Andheri-6), executed by and between M/s. Key Tech as 'The Promoter' and Mr. Sanjog Tiwari as 'The Purchaser, duly stamped'.</li><li>2- Original registration fees receipt no.12344 dated 03.07.2024 (Registration fees paid Rs.31,500/-) in the name of Mr. Sanjog Tiwari.</li><li>3- Original index-2 dated 03.07.2024, issued by the sub registrar of assurances at Andheri-6, showing the transaction between M/s. Key Tech and Mr. Sanjog Tiwari.</li><li>4- Original deed of rectification dated 27.11.2024 (Regd. under sr. no.20599-2024 dated 28.11.2024), executed by and between M/s. Key Tech as 'The Promoter' and Mr. Sanjog Tiwari as 'The Purchaser', duly stamped alongwith registration fees receipt.</li><li>5- Original fresh demand letter issued by the Promoter, in respect of the said unit.</li><li>6- Original NOC from the Promoter and addressed to the Union Bank Of India stating that, they have no objection for mortgaging the said unit by Mr. Sanjog Tiwari in favour of the Union Bank Of India.</li><li>7- Original no dues certificate/release letter from the State Bank Of India</li><li>8- Copy of occupancy certificate dated 24.04.2024 vide it's letter bearing ref. no. TCP (P-2)/ODC/CC/3.113/VI/318/2024, issued by the MMRDA, in respect of the said commercial building, standing on the said property.</li><li>9- Copy of commencement certificate dated 18.10.2011 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/3.113/I/230/2011, issued by the MMRDA, duly amended on 16.10.2015 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/3.113/II/1440/2015, and dated 10.01.2022 vide it's letter bearing ref. no. TCP(P-2)/ODC/CC/</li></ol>



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	<p>3.113/III/14/2022, for construction of new multistoried commercial building comprising of Ground + 17<sup>th</sup> upper floors, on the said property.</p> <p><b>10-</b>Copy of power of attorney dated 20.10.2023 (Reg. under sr. no. BDR18-18135-2023 dated 20.10.2023), executed by M/s. Key Tech in favour of Mukesh K. Gangdev, Sanjay S. Khair and Shankar B. Jegali, duly stamped.</p> <p><b>11-</b>Copy of property card in the name of the Promoter in respect of the said property</p> <p><b>12-</b>Copy of Rera registration certificate bearing registration no. P51800000849 dated 09.09.2021, in respect of the said project.</p> <p><b>13-</b>Notarized declaration from Mr. Sanjog Tiwari in respect of the said unit.</p> <p><b>14-</b>Notarized affidavit/undertaking from Mr. Sanjog Tiwari, for in addition to the existing documents in respect of the said unit.</p>
24.	<b>ANY OTHER SUGGESTION OR ADVISE TO PROTECT THE SECURITY INTEREST OF THE BANK;</b>
	<p>After loan is sanctioned by Union Bank of India, Banks charge/lien is to be registered with the Promoter and confirmation to this effect to be obtained and held on record.</p> <p>After loan is sanctioned by the Union Bank of India, full and final payment receipt/s and possession letter issued by the Promoter in respect of the said unit, obtained and held on record.</p> <p>To protect the Bank interest, it is advised that, to duly obtain the certified copy of registered agreement for sale dated 03.07.2024, from the concerned sub registrar office and compare it with the original agreement for sale dated 03.07.2024, and deposit it to the Bank.</p> <p>Further the Notice of Intimation should be done within 30 days from the date of creation of Equitable Mortgage for the entire loan amount, and confirmation to be held on record.</p> <p>Further, the CERSAI should be done according to the Bank's norms and confirmation to be held on record.</p> <p>Before as well as after the disbursement of credit facility to the Borrower/Mortgagor, the Bank is advised to cause the Personal Visit, of the mortgaged property and, obtain and bring on records, The Personal Visit Report, and the Inspection Report of the Authorized officer of the Bank.</p>



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Notarized affidavit (Income Tax Clearance Certificate) from Mr. Sanjog Tiwari and confirmation to this effect to be obtained and held on record. The date of affidavit should be after creation of Equitable Mortgage.

Yours sincerely  
**RAKHEE DUBEY**  
Advocate

Date: 26.12.2024

To,  
The Branch Manager  
Union Bank Of India  
Goregaon (East) Branch  
Mumbai-400 063

Dear Sir,

RE: **Unit No.1102**, on the 11<sup>th</sup> floor, adm. 383 sq.ft. (Rera carpet area), **A-wing**, in the building known as '**Key Tech Park**', situated at Off. S. V. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102, constructed on plot of land bearing CTS No.280/B-Part, lying and being at **Village: Bandivali**, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban.

As per your instruction, I have taken search of mentioned property in the respective Sub Registrar of Assurance at Andheri from 1995 to 2024 (30 years). Besides various agreement for sale registered in respect of the property, I did not find any adverse document registered against above mentioned property.

## **ANDHERI SRO FROM YEAR 1995 TO 2024 (30 YEARS);**

YEARS	PARTICULARS
1995-2007	NIL
2008	Deed of conveyance dated 25.02.2008 (Regd. under sr. no.2025-2008 dated 26.02.2008, with the sub registrar of assurances at Andheri-1), executed by M/s. Venus Steel Products (India) in favour of M/s. Key Tech, duly stamped.
2009	Deed of conveyance dated 16.01.2009 (Regd. under sr. no.421-2009 dated 16.01.2009, with the sub registrar of assurances at Andheri-1), executed by M/s. Venus Steel Products (India) in favour of M/s. Key Tech, duly stamped.



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	<p>Deed of conveyance dated 04.05.2009 (Regd. under sr. no.5702-2009 dated 25.06.2009, with the sub registrar of assurances at Andheri-4), executed by M/s. Key Tech in favour of the MMRDA, duly stamped.</p> <p>Lease deed dated 04.05.2009 (Regd. under sr. no.5703-2009 dated 25.06.2009, with the sub registrar of assurances at Andheri-4), executed by the MMRDA in favour of M/s. Key Tech, duly stamped.</p> <p>Deed of conveyance dated 01.10.2009 (Regd. under sr. no.11008-2009 dated 20.11.2009, with the sub registrar of assurances at Andheri-3), executed by M/s. Venus Steel Products in favour of the MMRDA, duly stamped.</p> <p>Lease deed dated 01.10.2009 (Regd. under sr. no.11009-2009 dated 20.11.2009, with the sub registrar of assurances at Andheri-3), executed by the MMRDA in favour of M/s. Venus Steel Products, duly stamped.</p>
2010	NIL
2011	Rectification deed dated 25.04.2011 (Regd. under sr. no. BDR4-3658-2011) in respect of lease deed dated 04.05.2009, executed by the MMRDA in favour of M/s. Key Tech, duly stamped.
2012-2013	NIL
2014	<p>Affidavit dated 28.08.2024 (Regd. under sr. no.6946-2014 dated 25.08.2024), executed by M/s. Key Tech, duly stamped.</p> <p>Affidavit dated 28.08.2024 (Regd. under sr. no.6947-2014 dated 25.08.2024), executed by M/s. Key Tech, duly stamped.</p>
2015	NIL
2016	Deed of mortgage dated 24.11.2016 (Regd. under sr. no.9659-2016 dated 24.11.2016, with the sub registrar of assurances at Andheri-6), executed by and between M/s. Key Tech and M/s. Triumph Builders LLP and State Bank Of India, duly stamped.
2017-2019	NIL
2020	Supplemental deed of mortgage dated 20.07.2020 (Regd. under sr. no.5030-2020 dated 20.07.2020, with the sub registrar of assurances at Andheri-7), executed by and between M/s. Key Tech and M/s. Triumph Builders LLP and State Bank Of India, duly stamped.



ADVOCATE

M.Com, L.L.B.

Advocate, High Court

# RAKHEE DUBEY

Contact: 9653326012

Email: [rakheedubey02ubi@gmail.com](mailto:rakheedubey02ubi@gmail.com)

	Affidavit dated 02.11.2020 (Regd. under sr. no.9436-2020 dated 02.11.2020, with the sub registrar of assurances at Andheri-7), executed by M/s. Key Tech, duly stamped.
2021	NIL
2022	Affidavit dated 05.01.2022 (Regd. under sr. no.94-2022 dated 05.01.2022, with the sub registrar of assurances at Andheri-7), executed by M/s. Key Tech, duly stamped.
2023	NIL
2024	Agreement for sale dated 03.07.2024 (Regd. under sr. no. BDR17-11645-2024 dated 03.07.2024, with the sub registrar of assurances at Andheri-6), executed by and between M/s. Key Tech as 'The Promoter' and Mr. Sanjog Tiwari as 'The Purchaser, duly stamped'.  Deed of rectification dated 27.11.2024 (Regd. under sr. no. 20599-2024 dated 28.11.2024), executed by and between M/s. Key Tech as 'The Promoter' and Mr. Sanjog Tiwari as 'The Purchaser', duly stamped alongwith registration fees receipt.

Place: Mumbai

Date: 26.12.2024

Yours Sincerely

**RAKHEE DUBEY**  
Advocate



ADVOCATE

M.Com, L.L.B.

Advocate, High Court

# RAKHEE DUBEY

Contact: 9653326012

Email: [rakheedubey02ubi@gmail.com](mailto:rakheedubey02ubi@gmail.com)

RE: **Unit No.1102**, on the 11<sup>th</sup> floor, adm. 383 sq.ft. (Rera carpet area), **A-wing**, in the building known as '**Key Tech Park**', situated at Off. S. V. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102, constructed on plot of land bearing CTS No.280/B-Part, lying and being at **Village: Bandivali**, Taluka: Andheri, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District and Sub Registration District of Mumbai City and Mumbai Suburban.

**MR. SANJOG TIWARI**

## NOTES OF SEARCH

Taken in the office of Sub Registrar of Andheri from 1995 to 2024 (30 years)



ADVOCATE

M.Com, L.L.B.

Advocate, High Court

# RAKHEE DUBEY

Contact: 9653326012

Email: [rakheedubey02ubi@gmail.com](mailto:rakheedubey02ubi@gmail.com)

**ADV. RAKHEE DUBEY**

Advocate High Court,

Mumbai

Ref: UBI/GOREGAON (E)/N-1/2024

Date: 26.12.2024

To,

The Branch Manager,  
Union Bank of India,  
Goregaon (E) Branch,  
Mumbai-400 097

Respected Sir,

**BILL OF COST**

Ref: My title certificate no. UBI/GOREGAON (E)/N-1/2024  
dated 26.12.2024

A/c.: Mr. Sanjog Tiwari

Professional fees for submitting title  
certificate and taking search report  
for 30 years in the above account  
in the office of sub registrar of  
assurances at Andheri

Rs.4,500/-

Fees for obtaining certified copy of  
agreement for sale dated 03.07.2024

Rs.2,500/-

Total Rs.6,500/-

(Rupees Six Thousand Five Hundred Only)





ADVOCATE

M.Com, L.L.B.

Advocate, High Court

# RAKHEE DUBEY

Contact: 9653326012

Email: [rakheedubey02ubi@gmail.com](mailto:rakheedubey02ubi@gmail.com)

Yours Sincerely  
Adv. Rakhee Dubey

Advocate

(Pls. credit our professional fees in current a/c. no.644001010050568 of Union Bank of India, Mumbai, in the name of The Attorneys, (Prop. Advocate Rakhee Dubey).