

Date: 03/02/2025

To,
The Manager,
THE JANASEVA SAHAKARI BANK (BORIVALI) LTD
1st Floor, Aravali Business Centre,
Opp. Sodawala Municipal School,
Ramdas Sutrale Marg,
Borivali West, Mumbai 400092

Subject: Title Clearance Certificate (T.C.C) in respect of Property bearing Room/Tenement No. 4/305, admeasuring about 18.30 sq.mtrs. carpet, Ground Floor, Shree Swami Samarth Co-Op Housing Society Ltd., Sane Guruji Nagar, M.G. Road Goregaon (West), Mumbai-400062, situated on CTS No. 48/A (Part), Village Pahadi Goregaon, Taluka Borivali, M.S.D.

Respected Sir,

With regard to above subject matter we have perused the Agreements and other papers given by **MR. GANGARAM KERU BHOIR** for availing the Loan by depositing title of subject property and other details provided by the Borrowers.

We are submitting herewith our Title Certificate for above referred subject property as follows:-

I) Name of Property Purchaser/Property owner and Address:

MR. GANGARAM KERU BHOIR

Room/Tenement No. 4/305,
Ground Floor, Shree Swami Samarth Co-Op Housing
Society Ltd. Sane Guruji nagar,
M.G. Road Goregaon (West),
Mumbai-400062

II) Description of Property:

Room/Tenement No. 4/305, admeasuring about 18.30 sq.mtrs. carpet, Ground Floor, Shree Swami Samarth Co-Op Housing Society Ltd., Sane Guruji Nagar, M.G. Road Goregaon (West), Mumbai-400062, situated on CTS No.



**48/A (Part), Village Pahadi Goregaon, Taluka Borivali,
M.S.D.**

III) We have perused following documents duly submitted by Borrower in support of his application.

- a) Copy of Share Certificate bearing no. 48 having distinctive no. 211 to 215, dated 01/04/2005 issued by **Shree Swami Samarth Co-Op Housing Society Ltd.**
- b) Copy of Letter dated 04/04/2001 issued by MHADA in favour of **MR. GANGARAM KERU BHOIR.**
- c) Copy of Letter dated 31/03/2001 issued by MHADA to **MR. GANGARAM KERU BHOIR.**
- d) Copy of Provisional Allotment letter dated 16/04/1975 issued by MHADA in the name of **MR. DONDU SITRAM BOSTEKAR.**
- e) Copy premises Inspection report bearing no. 90879, dated 25/01/2001, issued by MHADA.
- f) Copy of Affidavit dated 20/03/2001 executed by **MR. GANGARAM KERU BHOIR,** was duly notarized on 20/03/2001.
- g) Copy of Affidavit dated 19/03/2001 executed by **1) SARASHI ZILU BHOIR, 2) INDU SHANKAR LAHANE AND 3) MADHUKAR DHONDU BHOSTEKAR,** was duly notarized on 20/03/2001.
- h) Copy of Indemnity Bond 19th March, 2001 executed by **1) SARASHI ZILU BHOIR, 2) INDU SHANKAR LAHANE AND 3) MADHUKAR DHONDU BHOSTEKAR,** was duly notarized on 20/03/2001.
- i) Copy of Indemnity Bond 20th March, 2001 executed by **MR. GANGARAM KERU BHOIR,** was duly notarized on 20/03/2001.
- j) Copy of application No.02474 issued by **MR. GANGARAM KERU BHOIR**



Vijay Singh & Associates

Legal Advisor, Consultants, Company Secretaries &
Public (Government Of India)

- k) Copy of Receipt no. 171625 dated 31/03/2001 issued by MHADA.
- l) Copy of Receipt no. 294855 dated 03/09/1996 issued by MHADA.
- m) Copy of Society Registration Certificate no. MUM/MHADB/HSG/(TC)/12292, Year-2004-2005.
- n) Copy of Electricity Bill no. 9000 0042 9224, for the month of January 2025.
- o) Copy of Acknowledgement Receipt Consumer No. TN-00005092/00014693, issued by MHADA.
- p) Copy of Maintenance Receipt no. 773, dated 13/01/2025.
- IV) As per our opinion there is right or interest of MINOR till date in the said property (give details if any)-**It is not Applicable**
- V) If property belonged to partnership firm/company give registration details: **It is not Applicable**
- VI) The property presently belongs to individual name i.e, **MR. GANGARAM KERU BHOIR** as per Letter dated 04/04/2001 issued by MHADA in favour of **MR. GANGARAM KERU BHOIR** in the respect of Tenement Premises.
- VII) **Details of list of documents to be obtained and/or any condition to be fulfilled before creation of charge.**
- a) Original Share Certificate bearing no. 48 having distinctive no. 211 to 215, dated 01/04/2005 issued by **Shree Swami Samarth Co-Op Housing Society Ltd.**
- b) Original Letter dated 04/04/2001 issued by MHADA in favour of **MR. GANGARAM KERU BHOIR.**
- c) Original Letter dated 31/03/2001 issued by MHADA to **MR. GANGARAM KERU BHOIR.**
- d) Original Provisional Allotment letter dated 16/04/1975 issued by MHADA in the name of **MR. DONDU SITRAM BOSTEKAR.**



- e) Copy premises Inspection report bearing no. 90879, dated 25/01/2001, issued by MHADA.
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- o) Copy of Acknowledgement Receipt Consumer No. TN-00005092/00014693, issued by MHADA.
- p) Copy of Maintenance Receipt no. 773, dated 13/01/2025.
- q) **Original NOC/Lien** issued by **Shree Swami Samarth Co-Op Housing Society Ltd.**



- r) Before sanctioning the loan Bank should ascertain the existence and the present status of the said flat/building/premises.
- s) The Equitable Mortgage should be executed by way of Notice of Intimation on appropriate stamp duty as per Bombay Stamp Duty Act, 1958 and registration within 30 days from the date of Mortgage in compliance with section 89 B and 89 C of the Indian Registration Act, 1908 and/or in case of Registered Mortgage, the same should be registered as per the provisions of Indian Registration Act, 1908.

Note:

(1) In case of Take Over loan, please ensure to take details of Documents, NOC and/or NOI, if any, from the previous Financial Institution/ Bank.

(2) This Certificate has been issued without taking search from the SRO office, as per your request.

CERTIFICATE

That on the strength of documents submitted by the Owner and even after perusing all documents, the Title has been traced based on the statement and averments contained in the documents listed herein above. We certify that **MR. GANGARAM KERU BHOIR** holds and possess property mentioned in above para-II and ownership evidence of **MR. GANGARAM KERU BHOIR** are free from reasonable doubts and free from all encumbrances, subject to fulfill of above conditions. We hereby certified that the title of property is marketable. We hereby giving title clearance certificate and give clear opinion that **JANASEVA SAHAKARI BANK (BORIVALI) LTD**, can make equitable/registered mortgage of said property.

Place: Mumbai

Date: 03/02/2025

Yours Faithfully



Vijay Singh & Associates
Advocates

