

ADV.SUVERNA GOVIL

177, 1st Floor,V-Mall ,Thakur Complex, Kandivali (E). Mumbai -400101

E-mail: legal@suvernaqovil.com | Landline:022-28543992 |Mob:+91-8454067866

SCRUTINY REPORT

Positive.

**16th October, 2019,
20th October, 2019,
22nd October, 2019.**

To,

Aditya Birla Finance Limited.
Vile Parle

1. Sub: Loan Application of Shri. Navneet Vitthal Mhatre.

Legal verification of documents relating to Gala no. 101, area admeasuring 357 sq. ft. built up area, Gala no. 102, area admeasuring 357 sq. ft. built up area, Gala no. 103, area admeasuring 445 sq. ft. built up area, Gala no. 104, area admeasuring 305 sq. ft. built up area, Gala no. 105, area admeasuring 305 sq. ft. built up area, on the 1st Floor, in the Building known as "Shree Krishna Commercial Complex", constructed on land bearing New Survey No. 5 Hissa no. 4D (Old Survey no. 136/4Part) of Village Mankoli, Taluka Bhiwandi, District Thane.

Dear Madam / Sirs,

2. Name of the Borrower/s: Shri. Navneet Vitthal Mhatre.

3. Name of the Owner: Shri. Navneet Vitthal Mhatre & Smt. Sonali Navneet Mhatre.

4. Address of the Property: Gala no. 101, area admeasuring 357 sq. ft. built up area, Gala no. 102, area admeasuring 357 sq. ft. built up area, Gala no. 103, area admeasuring 445 sq. ft. built up area, Gala no. 104, area admeasuring 305 sq. ft. built up area, Gala no. 105, area admeasuring 305 sq. ft. built up area, on the 1st Floor, in the Building known as "Shree Krishna Commercial Complex", constructed on land bearing New Survey No. 5 Hissa no. 4D (Old Survey no. 136/4Part) of Village Mankoli, Taluka Bhiwandi, District Thane.

5. Name of the Transferors: Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil

6. Nature / Status of the Property: Freehold

7. List of Documents examined / perused:

- a) Copy of Registered Agreement dated 06/08/2015 registered under serial no. BVD-3-4362-2015 executed between Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil AND Shri. Navneet Vitthal Mhatre & Smt. Sonali Navneet Mhatre.
- b) Copy of Registration Receipt no. BVD-3-4362-2015 dated 06/08/2015.
- c) Copy of Stamp Duty paid Receipt dated 06/08/2015 of amounting to Rs. 238400/-.

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- d) Copy of Index II of 4362-2015 dated 06/08/2015.
- e) Copy of Registered Development Agreement dated 19/09/2014 registered under serial no. BVD-3-4773-2014, executed between Shri. Krishna Balaram Patil AND Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil.
- f) Copy of Registration Receipt no. BVD-3-4773-2014 dated 19/09/2014.
- g) Copy of Stamp Duty paid Receipt dated 18/09/2014 of amounting to Rs. 9500/-.
- h) Copy of Stamp Duty paid Receipt dated 18/09/2014 of amounting to Rs. 81000/-.
- i) Copy of Stamp Duty paid Receipt dated 18/09/2014 of amounting to Rs. 850/-.
- j) Copy of Stamp Duty paid Receipt dated 18/09/2014 of amounting to Rs. 5400/-.
- k) Copy of Index II of 4773-2014 dated 19/09/2014.
- l) Copy of Registered Power of Attorney dated 19/09/2014 registered under serial no. BVD-3-4774-2014 executed by Shri. Krishna Balaram Patil in favor of Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil
- m) Copy of Registration Receipt no. BVD-3-4774-2014 dated 19/09/2014.
- n) Copy of Stamp Duty Receipt dated 18/09/2014 of amounting to Rs. 100/-.
- o) Copy of Registered Deed of Conveyance dated 26/08/2013 registered under serial no. BVD-1-7291-2013, executed between Shri. Suresh Balaram Patil AND Shri. Krishna Balaram Patil.
- p) Copy of Title Certificate dated 29/03/2016 issued by Advocate Girish K. Patil certifying the title of Shri. Krishna Balaram Patil and development rights of Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil in respect of the said Property.
- q) Copy of Registration Receipt no. BVD—1-0-2016 dated 29/03/2016.
- r) Copy of Commencement Certificate dated 25/12/2010 issued by Gram Panchayat Mankoli in favor of Shri. Krishna Balaram Patil for Building on the said Property.
- s) Copy of 7/12 Extract bearing New Survey No. 5 Hissa no. 4D (Old Survey no. 136/4Part) of Village Mankoli, Taluka Bhiwandi, District Thane showing the name of Shri. Krishna Balaram Patil.

Permitted land use: Freehold

Purpose of Loan: LAP

8. Opinion / Observation (including Special comments like Legislative Interventions viz. Land Reforms Act, Urban Land Ceiling Act, Hindu Minority Act etc)

- a) Shri. Suresh Balaram Patil was the Owner of New Survey No. 5 Hissa no. 4D (Old Survey no. 136/4Part) of Village Mankoli, Taluka Bhiwandi, District Thane.
- b) Whereas, vide Registered Deed of Conveyance dated 26/08/2013 registered under serial no. BVD-1-7291-2013, Shri. Suresh Balaram Patil sold and conveys the said Property to Shri. Krishna Balaram Patil.

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- c) Further, vide Registered Development Agreement dated 11/09/2014 registered under serial no. BVD-3-4773-2014, Shri. Krishna Balaram Patil granted development rights in respect of the said Property to Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil **in consideration of 50% constructed area in the Proposed Building.**
- d) Also executed Registered Power of Attorney dated 19/09/2014 registered under serial no. BVD-3-4774-2014 by Shri. Krishna Balaram Patil in favor of Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil.
- e) After obtaining all necessary permissions from the concerned authorities Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil has proposed to construct the Building known as Shree Krishna Commercial Complex as per sanctioned plan.
- f) Whereas, vide Registered Agreement dated 06/08/2015 registered under serial no. BVD-3-4362-2015, Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil the Gala no. 101, area admeasuring 357 sq. ft. built up area, Gala no. 102, area admeasuring 357 sq. ft. built up area, Gala no. 103, area admeasuring 445 sq. ft. built up area, Gala no. 104, area admeasuring 305 sq. ft. built up area, Gala no. 105, area admeasuring 305 sq. ft. built up area, on the 1st Floor, in the Building known as "Shree Krishna Commercial Complex", constructed on land bearing New Survey No. 5 Hissa no. 4D (Old Survey no. 136/4Part) of Village Mankoli, Taluka Bhiwandi, District Thane to Shri. Navneet Vitthal Mhatre & Smt. Sonali Navneet Mhatre.
- g) And now, Shri. Navneet Vitthal Mhatre intends to mortgage the said Galas with Aditya Birla Finance Limited.

DOCUMENT REQUIRED- Nil

KINDLY OBTAIN A NO OBJECTION LETTER FROM THE BUILDER/SOCIETY FOR CREATION OF MORTGAGE IN FAVOUR OF YOUR BANK

The report is based on the representations made in the copies of the documents submitted by you and no separate verification of original documents is carried out and no responsibility is taken for a false statements, misrepresentation or submission made in the documents submitted or for fraudulent documents submitted by the borrower. Also the documents perused do not reflect any violations of any of the Statutes or do not demonstrate any irregularities in respect thereof

The title of the said property is clear and marketable.

In any event you will require the following documents:

Documents required :

I. Critical Documents:

- a) Original Registered Agreement dated 06/08/2015 registered under serial no. BVD-3-4362-2015 executed between Shri. Pradeep Raghunath Patil, Shri. Umesh Ramdas Patil, Shri. Rajendra Ananta Patil, Shri. Preetesh Baburao Patil AND Shri. Navneet Vitthal Mhatre & Smt. Sonali Navneet Mhatre.
- b) Original Registration Receipt no. BVD-3-4362-2015 dated 06/08/2015.
- c) Original Stamp Duty paid Receipt dated 06/08/2015 of amounting to Rs. 238400/-.
- d) Original Index II of 4362-2015 dated 06/08/2015.
- e) Original Own Contribution Receipt.

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- f) Original Demand Letter.
- g) Copy of Occupancy Certificate of the said Building.
- h) Original NOC for creating mortgage issued by Builder in favor of Aditya Birla Finance Limited.
- i) Loan Documents in your favor.

II Post Disbursement – NIL

We are returning herewith the documents furnished to us for verification

Place: - Mumbai

**Date: 16/10/2019, 20/10/2019,
22/10/2019.**

Thanking You,

Yours Faithfully,

Advocate Suverna Govil,

Proprietor.

Note: The accuracy of this report necessarily depends on the disclosed documents being True, complete, accurate and not misleading, which we have assumed to be the case.