

Date: 19/11/2019, 02/12/2019

**To,
The Branch Manager,
Aditya Birla Finance Limited
kalyan.**

Sub: - Certification Title of Vetting of Original documents.

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-421304.

Ref: - Applicants Name: Shri. Navneet Vitthal Mhatre.

Sir;

In continuation of above referred LSR cum opinion dated 22/10/2019, where I had perused the photo copies of the Title Documents of the proposed property, this to certify that the following original documents are produced before me. I have found them in order and correct as per law and are suffice to carry out Equitable mortgage.

- 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. **(Overwriting has been done in registration stamp box on page nos. 9, 15, 16, 21, 23, 24, 29, 34, 36, 39, 42, 45, 47, 50, 52, 54, 55, 59, 61 & 62, white ink has been used on page no. 17)**
- 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. 268400/-.
- d) Original Index II of 4362-2015 dated 06/08/2015.
- e) Original Registered Simple Mortgage Deed dated 18/04/2016 registered under serial no. BVD-2-2480-2016 executed between Dr. Navneet Vitthal Mhatre & Dr.

Sonali Navneet Mhatre AND Gopinath Patil Parsik Janata Sahakari Bank Ltd.
(Overwriting has been done in registration stamp box on page no. 1)

- f) Original Registration Receipt No. BVD 2-2480-2016 dated 18/04/2016.
- g) Original Stamp Duty paid Receipt dated 16/04/2016 of amounting to Rs. 37500/-.
- h) Original Index II of 2480-2016 dated 18/04/2016.
- i) Original Registered Mortgage Deed dated 26/11/2019 Registered under BVD-3-5618-2019 executed between Mr. Mhatre Navneet Vitthal & Mrs. Sonali Navneet Mhatre AND Aditya Birla Finance Limited.(**Overwriting has been done in registration stamp box on page no. 4,11,12,17,19,20,21,25,26,28,29,33,35,37,**)
- j) Original Registration Receipt No. BVD 3-5618-2019 dated 26/11/2019.
- k) Original Stamp Duty paid Receipt dated 26/11/2019.
- l) Original Index II of 5618-2019 dated 26/11/2019.
- m) Original No Dues Certificate dated 18/11/2019 issued by GP Parsik Sahakari Bank Ltd. in the favor of Mr. Navneet Vitthal Mhatre.
- n) Loan Documents in your favor.

Pending: Nil

**Thanking You,
Yours Faithfully,
Advocate SuvernaGovil.**

Proprietor