

## TSR Format

(Applicable if the property/ies under investigation is a Flat/ shop/ gala/ under co-operative society, condomonium, Builder Flats, and independent house/ bungalow/ villa / factory )

To,  
Party Name: [REDACTED]  
Party Code: PRCLA4AEFN  
Address: [REDACTED]  
City: Mumbai  
State: Maharashtra  
Pincode: 400030

### Title Search Report

1.	Loan Ref No.	NA
2.	(a) Name of the Owner(s)/ Mortgagor(s) of the Property.	[REDACTED]
	(b) Constitution of the Owner/ Mortgagor.	Individual
	(c) Cin no/ Deed No	Not applicable
	(d) DOB	Not available
	(e) Pan No	[REDACTED]
	(f) Is the Place where the mortgage is proposed to be created notified by the Govt. for creating Equitable Mortgage?	Yes
	(g) Stamp duty & Registration charges payable if any, for creation of equitable mortgage.	Stamp Duty Amount: As per Article 6 of Schedule I of the Maharashtra Stamp Act :a) If the amount secured by such Deed does not exceed Rs. [REDACTED] of amount secured b) in any other cases- 0.2% of amount secured (Max Rs. 10 lakhs). Registration Amount: As per Article 6 of Schedule I of the Maharashtra Stamp Act : 1% of secured loan subject to maximum [REDACTED]
	(h) Is the mortgage required to be notified to any Authorities?	Not in this case

3.	<p>(a) Full Description of the Property, title of which is being investigated and proposed to be mortgaged to the Bank ("Property"). Please specify.</p> <p>(i) Flat/Shop/Unit/Gala No.,  (ii) Plot No./ Door No./ House No.,  (iii) Name of the Building,  (iv) Khasra No./Survey No., / Gut No.  (v) Village, Taluka, District, State, Pin Code  (vi) Latitude  (vii) Longitude  (viii) Area  (ix) Area Type</p>	<p>(i) [REDACTED] 4  (ii) CTS No. 1/3  (iii) [REDACTED]  (iv) [REDACTED]  (v) [REDACTED]  (vi) NA  (vii) NA  (viii) [REDACTED]  (ix) Square Feet</p>
	<p>(b) Whether land on which property constructed is leasehold or freehold and if leasehold, the date of expiry of the lease?</p>	<p>Leasehold  Date of expiry of lease: NA</p>
	<p>(c) Whether land owned by government?</p>	<p>No</p>
4.	<p>(a) Whether the Land is agricultural or non-agricultural?  (b) If Non-agricultural then please specify the permitted usage of the land, viz., residential, commercial, industrial, re-creational, etc.  (c) Present use of the property</p>	<p>Non-Agricultural  Commercial  Commercial</p>
5.	<p>(a) Whether the subject Property is within Municipal Limits?  (b) If yes,  <ul style="list-style-type: none"> <li>Specify the name of the Municipal corporation.</li> <li>Particulars of Municipal approvals / plans obtained in respect of the Property.</li> </ul> (c) Ward No</p>	<p>Yes    (i) Municipal Corporation of Greater Mumbai  (ii) Occupation Certificate &amp; Sanction Plan  (iii) CRZ Certificate    [REDACTED]</p>
6.	<p>Whether the Property or any other development on the Property is affected by any local laws or other regulations which restricts further sale</p>	<p>Yes</p>
	<p>If yes, please specify</p>	<p>CRZ</p>

7.	(a) Whether any prior permission /NOC /consent required from any Authority to mortgage the Property  (b) If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required	NA  a.NOC from [REDACTED] [REDACTED] b. NOC from [REDACTED] Ltd. (as per PR card)
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8.	List the particulars of title documents scrutinized serially year wise in ascending order with the current ownership document last.				
S. No.	Date of Document	Name / Type of Document	Specify whether the document is duly stamped and registered? If registered please specify the Registration particulars	Please indicate in this column (i) If document executed under PoA, is it registered PoA ? (ii) If document is a Will, is it probated?	If Yes, Specify
1		Indemnity Bond	Registration No. [REDACTED], Stamp duty amount is [REDACTED] and no registration amount paid, However same is adequately stamped	No	NA
2		Agreement	Registration No. [REDACTED] Stamp duty amount is [REDACTED] and registration amount paid is [REDACTED], Therefore same is adequately stamped	No	NA
3		Lease	Registration No. [REDACTED] Stamp duty amount is [REDACTED] and no registration amount paid, However same is adequately stamped	No	NA
4		Gift Deed	Registration No. [REDACTED] Stamp duty amount is [REDACTED] and registration amount paid is [REDACTED], Therefore same is adequately stamped	No	NA
5		Agreement	Registration No. [REDACTED] Stamp duty amount is [REDACTED] and registration amount paid is [REDACTED], Therefore same is adequately stamped	No	NA
6		Leave and License	Registration No. [REDACTED] Stamp duty amount is [REDACTED] and registration amount paid is [REDACTED], Therefore same is adequately stamped	No	NA

8.	List the particulars of title documents scrutinized serially year wise in ascending order with the current ownership document last.					
	S. No.	Date of Document	Name / Type of Document	Specify whether the document is duly stamped and registered? If registered please specify the Registration particulars	Please indicate in this column (i) If document executed under PoA, is it registered PoA ? (ii)If document is a Will, is it probated?	If Yes, Specify
	7		Rectification	Registration No. , Stamp duty amount is and registration amount paid is , Therefore same is adequately stamped	No	NA
	8		Affidavit	Registration No. , Stamp duty amount is and registration amount paid is , Therefore same is adequately stamped	No	NA
	9		Indemnity Bond	Registration No. , Stamp duty amount is and registration amount paid is , Therefore same is adequately stamped	No	NA
	10		Affidavit	Registration No. , Stamp duty amount is and registration amount paid is , Therefore same is adequately stamped	No	NA
	11		Confirmation	Registration No. , Stamp duty amount is and registration amount paid is , Therefore same is adequately stamped	No	NA
	12		Leave & License	Registration No. , Stamp duty amount is and registration amount paid is , Therefore same is adequately stamped	No	NA

8.	List the particulars of title documents scrutinized serially year wise in ascending order with the current ownership document last.					
	<b>S. No.</b>	<b>Date of Document</b>	<b>Name / Type of Document</b>	<b>Specify whether the document is duly stamped and registered? If registered please specify the Registration particulars</b>	<b>Please indicate in this column (i) If document executed under PoA, is it registered PoA ? (ii) If document is a Will, is it probated?</b>	<b>If Yes, Specify</b>
	13		Leave & License	Registration No. [REDACTED] Stamp duty amount is [REDACTED] and registration amount paid is [REDACTED] Therefore same is adequately stamped	No	NA

9.	Chronology of Title to the Property Trace the chain of title of the Property for last 13 years from current date backwards.			
	<b>Date (Year &amp; Month)</b>	<b>Name of Owner/s of the property</b>	<b>Document through which the title/ownership has been vested.</b>	<b>Remarks - If owner is a minor indicate any present or future interest exist or is vested in the property.</b>
	10-03-2016	[REDACTED] v [REDACTED]	Leave & License bearing Registration No. [REDACTED] executed between [REDACTED] Authorized Signatory [REDACTED]	No
	13-12-2010	[REDACTED] v [REDACTED]	Leave & License bearing Registration No. [REDACTED] executed between Zavare Soli [REDACTED] a Pvt. Ltd. Through [REDACTED]	No
	23-06-2010	[REDACTED] Pvt. [REDACTED] el [REDACTED] alal	Deed of confirmation bearing registration No. [REDACTED] executed between Praful [REDACTED] for [REDACTED] and [REDACTED]	No
	31-12-2008	[REDACTED] Pvt. Ltd. Through [REDACTED]	[REDACTED] executed between [REDACTED] and [REDACTED] through [REDACTED] MCGM	No
	31-10-2008	[REDACTED] Pvt. Ltd.	[REDACTED] executed between Millennium Developers Pvt. Ltd. & MCGM	No
	31-10-2008	[REDACTED] Ltd.	Affidavit bearing No. BBE-3-7908-2008 executed between Millennium Developers Pvt. Ltd. Through Director Vivek Agnihotri & Municipal Commissioner, MCGM	No
	30-11-2006	[REDACTED] v [REDACTED]	Rectification bearing no. [REDACTED] executed between [REDACTED] & [REDACTED]	No

9.	Chronology of Title to the Property Trace the chain of title of the Property for last 13 years from current date backwards.					
	Date (Year & Month)	Name of Owner/s of the property	Document through which the title/ownership has been vested.		Remarks - If owner is a minor indicate any present or future interest exist or is vested in the property.	
	26-04-2006	[REDACTED]	Leave & License bearing no. [REDACTED] executed between Zavrai Soli Pumawala and M/s Credit Suisse First Bosten India Securities Pvt. Ltd.		No	
	08-02-2006	[REDACTED]	Agreement bearing no. BBE-2-1207-2006 executed between M/s Millennium Developers Pvt. Ltd., & Praful Manoharbhai Patel forself and for others and Zavrai Soli Pumawala		No	
	20-10-2005	[REDACTED]	Gift deed bearing no. BBE-2-9367-2005 executed between Leelaben Manibhai Patel and Vedika Manibhai Patel		No	
	18-02-2005	[REDACTED] Manoharbhai Patel and others & M/s Millennium Developers Pvt. Ltd.	Lease bearing no. BBE-2-8630-2005 executed between Praful Manoharbhai Patel and others and Praful Manoharbhai Patel and others & M/s Millennium Developers Pvt. Ltd.		No	
	18-03-2002	Millennium Developers Pvt. Ltd.	Agreement no. [REDACTED] executed between Praful Patel and [REDACTED]		No	
	02-02-2000	Not mention in Index II	Indemnity Bond bearing no. [REDACTED] executed betweenM/s Poonam & Patel [REDACTED]		No	
10.	S. No.	Particulars of the revenue / municipal records			Value	Remarks
	1	Data not provided			NA	NA
11.	S. No.	Particulars of Encumbrance	Authortiy Name	Date of Encumbrance	Nature of Encumbrance	
	1	Office of Registrar or the / Sub Registrar	Sub-registrar	NA	No record found	
	2	CERSAI	CERSAI	NA	No record found	
12.	Whether the property is subject matter of any litigation					NA
	if Yes, Specify					NA
13.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings					NA
	(b) If yes, whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry					NA



14.	Whether any permission / consent is required to sell the property upon invocation of the mortgage.			Yes
	If, Yes			
	<b>S. No.</b>	<b>Authority</b>	<b>Premium payable</b>	<b>Timeline</b>
	1	NOC from M [REDACTED] F [REDACTED] others	NA	NA
	2	NOC from [REDACTED] Ltd. (as per PR card)	NA	NA

15.	List of original title documents (including previous title documents) and other ancillary documents required to be deposited with the Bank for mortgaging the Property. (Please specify all title documents including previous title documents required for creating equitable mortgage including but not limited to any permission required to create mortgage. Also specify whether the original / photocopy / certified true copy of the document/s are required)		
S. No	Date of Document	Name / Nature of Document	Original / Certified true copies / registration extract duly certified/photocopy
1	10-03-2016	Leave & License bearing Registration No. [REDACTED] executed between [REDACTED] v [REDACTED] S [REDACTED] Authorized Signat [REDACTED] vv B [REDACTED] v	Photocopy
2	08-02-2006	Agreement bearing no. [REDACTED] executed between [REDACTED] v [REDACTED] vl [REDACTED] d for others and [REDACTED]	Original
3	20-10-2005	Gift deed bearing no. [REDACTED] executed between Leelaben Manibhai Patel and [REDACTED] v	Photocopy
<b>Permission(s)/NOC required to create mortgage</b>			
1	NA	NOC from [REDACTED] m [REDACTED] s	Original
2	NA	NOC from [REDACTED] v [REDACTED] per PR card )	Original
3	NA	Copy of Sanction/Building/Floor Plan	Photocopy
4	NA	Copy of Occupation Certificate	Photocopy
5	NA	Copy of CRZ Certificate	Photocopy
<b>Any permission/consent required to sell the property upon invocation of mortgage</b>			
1	NA	Same as above	NA
<b>Documents required in case of any encumbrance on the Property</b>			
1	NA	No encumbrance found	NA
<b>Safeguard/Precautions measures to rectify any defects in the title</b>			
1	NA	None	NA

16.	(a) Search Fee Receipt No. and Amount (Original receipt to be enclosed) (Search at Registrar and other offices are compulsory to opine on title.)			Digital Impression Search NA NA
	(b) Period for which record searched (please indicate the years for which records not available for search)			30 years search
17.	(a) Revenue Zone			
	(b) Revenue Zone Description			Road Name - Dr Annie Besant Road
	(c) Govt Rate / Sqft			₹ 51,515
	(d) RERA No			NA
18.	Property rights file details			
	S. No.	Document Date	Particulars	Annexure
	1	NA	Land Extract	1
	2	NA	Land Use Zoning	2
19.	Title Certification	This report is digital search report. All the content and findings are based on data available on Public records. This Property has no encumbrances.		

### Executive Summary

Based on your review of the title documents please answer the following

S. No.	Question	Response	Comments
1.	Whether title of the property is clear and marketable to create Mortgage?	Yes	NA
2.	Whether the property is agricultural?	No	NA
3.	Is any permission / NOC required to create mortgage? If yes, please ensure the said permission (and the name of the authority from whom permission is required) is specified in list of documents in point number 15 above.	Yes	a. NOC from M/s [REDACTED] [REDACTED] and others b. NOC from [REDACTED] Co. [REDACTED] (as per PR card)
4.	Whether property is subject to any charge/ encumbrance? If yes, please specify the required documents in the list of documents under point number 15 above.	No	No encumbrance found
5.	Whether the property is subject matter to any litigation / proceedings?	NA	NA
6.	Whether the property is subject to any pending or proposed land acquisition proceedings?	NA	NA
7.	Any safeguard / precaution (like indemnity. Undertakings, applications etc.) to be taken by Bank for creation of Mortgage. Please specify the measures/documents in the list of documents under point 15.	No	NA

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## Annexure - 2

