

A. Transaction Documents

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Agreement for Sale | <input checked="" type="checkbox"/> Leave and License agreement | <input type="checkbox"/> NOC from Developer /management | <input type="checkbox"/> No dues letter from Bajaj Finserv |
| <input checked="" type="checkbox"/> No dues letter from India & Dena Bank | <input type="checkbox"/> Loan Agreement | <input checked="" type="checkbox"/> List of documents | <input checked="" type="checkbox"/> Title Certificate |

Remarks:

- Agreement for Sale (bearing no. [REDACTED] dated 17.04.2006 executed between [REDACTED] and [REDACTED]. same is registered and adequate stamp duty amount has been paid.
- Leave and License agreement (bearing no. [REDACTED]) dated 29.08.2019 executed between [REDACTED] and [REDACTED]
- No dues letter dated 17.04.2006 from [REDACTED]
- Loan Agreement pending.
- No dues letter from [REDACTED] pending
- NOC from Developer/Mall Management
- Confirm on car parking

B. Permission Documents

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> IOD | <input checked="" type="checkbox"/> Commencement Certificate | <input checked="" type="checkbox"/> Partial OC | <input type="checkbox"/> Ruled Card |
| <input type="checkbox"/> Full OC | <input checked="" type="checkbox"/> Site Plan/
Floor plan/ Layout Plan | <input type="checkbox"/> Land Reservation | <input checked="" type="checkbox"/> Land Information |

Remarks:

- Commencement Certificate dated [REDACTED] bearing no. [REDACTED] issued by [REDACTED]. (Full CC for wing A).
- Part OC dated [REDACTED] bearing no. [REDACTED] issued by [REDACTED]. (2 tier basement+ Ground + 1st floor + 2nd Floor+ 3rd (Part) + 4th (part) upper floors issued by MCGM.

C. Utilities Documents

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Municipal Tax Bill | <input checked="" type="checkbox"/> Maintenance Bill | <input checked="" type="checkbox"/> Electricity Bill | <input type="checkbox"/> Piped Gas/
Telephone Bill |
|--|--|--|---|

Remarks:

- Municipal tax bill paid from the year April 2019- Sept, 2019, April 2020-Sept 2020 & Oct, 2020- March 2021.
- Maintenance Bill of the year [REDACTED] in the name of [REDACTED] And [REDACTED].
- Electricity Bill for the year 1.02.2021 in the name of [REDACTED]. And [REDACTED].

D. Other Documents

Sr. No.	Document Name	Dated	Description	Remark
1.	Court Case			Court cases: Total 48 cases- 38- disposed off & 10- Pending on company.

Sr. No	Description: Date/ Status/ Document Name/ Document Reference	Comments
1	Leave and License agreement (bearing no. [REDACTED] dated 29.08.2019 executed between [REDACTED] and [REDACTED])	In Order
2	Agreement for Sale (bearing no. [REDACTED]) dated 17.04.2006 executed between [REDACTED] and [REDACTED] same is registered and adequate stamp duty amount has been paid.	In Order
3	No dues letter dated 17.04.2006 from India & [REDACTED]	In Order
4	Part OC dated 13.04.2006 bearing no. [REDACTED] issued by MCGM. (2 tier basement+ Ground + 1 st floor + 2 nd Floor+ 3 rd (Part) + 4 th (part) upper floors issued by MCGM.	In Order
5	Title certificate dated 7.11.2003 issued by Adv. And Dy. Law Officer	In Order
6	Commencement Certificate dated [REDACTED] bearing no. [REDACTED] issued by MCGM. (Full CC for wing A).	In Order
7	IOD dated [REDACTED] issued by MCGM	In Order
8	Land information, Land Use Zoning and Survey register	In Order
9	Municipal tax bill paid from the year April2019- Sept, 2019, April 2020- Sept 2020 & Oct, 2020- March 2021.	In Order
10	Maintenance Bill of the year 1.02.2021 in the name of [REDACTED]. And [REDACTED]	In Order
11	Electricity Bill for the year 1.02.2021 in the name of [REDACTED] And [REDACTED]	In Order
12	Layout Plan fetch date 27.06.2005	In Order

Sr. No	Description: Date/ Status/ Document Name/ Document Reference	Comments
13	List of Documents [REDACTED] dated 7.06.2019 to between [REDACTED] [REDACTED]	In Order
14	[REDACTED] TDS Certificate	In Order
15	Settlement loan letter dated 8.12.2020 & 17.03.2021 by [REDACTED] [REDACTED] to [REDACTED]	In Order
16	Bank Statement from the year 2019-2021	In Order
17	Board Resolution dated 15.03.2021 for executing sale transfer deed by [REDACTED]	In Order
18	Balance Sheet of [REDACTED] Of the year 2017- 2018, 2018-2019, 2019-2020	In Order
19	Indian Income Tax return for the year 2018-2019, 2019-2020, 2020- 2021	In Order
20	Statement of Total Income for Income Tax Purpose for the year 2018-2019, 2019-2020 and 2020-2021	In Order
21	Pancard of [REDACTED]	In Order
22	ROC Search	Found Outstanding Loan of [REDACTED] [REDACTED]
23	Shop Establishment Certificate & GST of [REDACTED] [REDACTED].	Pending from Seller
24	Loan Agreement	Pending from Seller
25	No dues letter from Bajaj Finserv	Pending from [REDACTED] [REDACTED]
26	NOC from Developer/Mall Management	Pending from Developer/Mall Management
27	Confirm on car parking	Pending from Seller

Sr. No	Description: Date/ Status/ Document Name/ Document Reference	Comments
28	Title Flow Report	Sent
29	Document Report	Sent
30	Market Validation Report	Sent
31	TSR Search report	Sent
32	Court Case	Sent
33	Public Notice in newspaper	Sent
34	No Claim letter	We Will be sent after completion of 7 days from publishing of Public Notice
35	Measurement Report	Sent
36	Pictures	Sent
37	MOU between [REDACTED]. And [REDACTED]	Draft prepared-waiting for adjudication amount
38	Draft Sale Deed between [REDACTED].	Draft Shared