

# Adv. Suhas M. Saraph

OFFICE: B/101, Usha Commercial Complex, Valipeer Road, Kalyan (West) - 421 301
ONDENCE: 7-A Section (West) - 421 301 OFFICE: B/101, Usha Commercial Complex, Valipeer Road, Kalyan (West) - 421 301
CORRESPONDENCE: 7-A, Sai Prakash, Opp. Sai Mandir, Shivaji Path, Kalyan (West) - 421 301 Mobile : 9323232526 / 9373901219 E-mail : suhas.saraph@gmail.com

SMS/TC/OBC/18/135

Date

The Chief Manager. Oriental Bank of Commerce, Turbhe Branch

Dear Sir.

Reg: Title Opinion of Industrial NA Plot no 22 along with structure standing thereon situated at Village Mahim Taluka Palghar purchased by M/s Aakruti Through it's Proprietor Mr. Vishal Anil Mistry.

With reference to your letter No. CN/7075/MSME/ 2017-18 dated on the basis of the copies of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:

- 1. Name(s) and Address(es) of the Mortgagor(s) / Title holder(s) Mr. Vishal Anil Mistry residing at E-126, Madhuvan, J P road Andheri West.
- 2. Description of immovable property

Plot No. / Property No.	Area (in sq.yds./sq.mtrs/sq.ft. / acres/hectares)	Location	Boundaries
N A Plot no 22	Area adm 1378 sq mts	Survey no. 824/4 Part, 825/12/2, 825/6, 825/14along with structure constructed thereon situated at Village Mahim, Taluka Palghar District Palghar within the Sub Registration and Registration District Palghar.	North East South West

- 3. The Chain of title deeds scrutinized by me.
  - 1) Copy of Conveyance deed executed between Mr. Dinesh Dubey as "The Vendor" and M/s. Aakruti through its Proprietor Vishal Anil Mistry as "The Purchaser" dated 26.07.2006.
  - 2) Copy of Registration Receipt no. PLR-2762-2006 dated 26.07.2006.
  - 3) Copy of 7/12 extract.
  - 4) Copy of N A Plot Survey Map dated 21.01.2006.
  - 5) Copy of N A Order issued by Addl. Collector, Thane vide no. REV/DIV-1/T-2/NAP/SR-79/05 dated 18.03.2006.
  - 6) Copy of Title Certificate issued by Adv. M V Joshi dated 31.03.2006.
  - 7) Copy of Power of Attorney (Plot no. 13 to 26 & CFC-2) executed by Mr. Rajesh S Dube and Mr. Suresh s Dube in favour of Mr. Dinesh s Dube dated 22.05.2006.

The abovesaid documents are made available to me by the Bank.

i) Search in Sub-Registrar's Office (Location of property of the sub-district within which the property is located and the address of the registering officer. In case the property is situated in more than one sub-districts/districts, the particulars of all the concerned subdistricts/districts and address of the registering offices to be given)

Sub Resgistrar of Assurances Palghar

ii) Search and Investigation

Originally the captioned land was belonged to Late Mr. Sadanand Bacchu Dube. Whereas by virtue of oral partition made between sons of Mr. Sadanand Bacchu Dube in the year 1993 and accordingly Mr. Suresh S Dube, Mr. Rajesh S Dube and Mr. Dinesh S Dube became the owner of the captioned land and necessary entries are made in Record of Rights by mutation entry no. 17017. Whereas the said land has been duly converted to NA use as per order of Addl Collector, Thane vide no. REV/DIV-1/T-2/NAP/SR-79/05 dated 18.03.2006. Whereas further Mr. Suresh S Dube and Mr. Rajesh S Dube executed a Power of Attorney dated 22.5.2006 in favour of Mr. Dinesh S Dube for Sale of Plot no. 13 to 26 and CFC-2. The captioned Vendor have sold the captioned the said Plot to captioned Purchaser by executing a Conveyance Deed dated 26.07.2006 which is registered in the office of Sub Registrar of Assurances Palghar under sr. no. PLR-2762-2006. Whereas the said plot was mortgaged with Turbhe Branch vide Mortgage deed dated 17.12.2007 which is registered in the office of the Sub Registrar Palghar under sr. no. PLR-5690-2007. Whereas further Reconveyance Deed And dated 08.03.2018 has been executed which is registered under sr. no. PLR-1649-2018. The Search Report for the last 13 years from 2005 to 2018 (from available records-some part is in torn conditions/not ready/in loose conditions/not available/ not maintained properly) does not reveal any entry which may come into the category of encumbrances over the captioned Plot. Search Challan no. MH005547417201819E dated 29.08.2018. YEAR **FINDINGS** YEAR **FINDINGS** YEAR **FINDINGS** 2005 Nil 2011 Nil 2016 Nil 2006 As Below 2012 Nil 2017 Nil 2007 As Below 2013 Nil 2018 As Below 2008 Nil 2014 Nil 2009 Nil 2015 Nil 2006 - Conveyance Deed dated 26.07.2006 under sr. no. PLR-2762-2006 2007 - Mortgage Deed dated 17/12/2007 under sr. no.PLR-5690-2007 2018 - Reconveyance Deed dated 18.03.2018 under sr. no. PLR-1649-2018 III) Whether the property is ancestral and/or under joint ownership. Not If so, details of the co-parceners /Karta and/or the co-owners. The respective Applicable shares should be incorporated specifically Minor's delinquent, unsound, untraced person's interest IV) Not (Any minor's interest if involved in the property proposed to be mortgaged or Applicable any other claims. If minor's interest is involved what precautions are to be taken to protect Bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage over the property). V) Documents pending for registration Not (The enquiry is to be made whether any document creating mortgage, charge or Applicable is pending for registration in the concerned Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders' should be specified) 5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in No 'State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under Section 26, 27 and 28 of the Act to ensure that mortgagor(s) has / have obtained necessary

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Name of Branch

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partment Inspector General Of Registrati	ion			Payer Details	
Search Fee		TAX ID (If Any)			
Type of Payment Other Items	)	PAN No.(If App			
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Location PALGHAR			-		
Year 2018-2019 One Time	1	Flat/Block No.	1		}
Account Head Details	Amount In Rs.	Premises/Buil	ding		
0030072201 SEARCH FEE	325.00	Road/Street	3		
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	<b>(</b>	Town/City/Di	strict		
		PIN	,		111
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rment Details VIJAYA BANK			,	FOR USE IN RECEIVING BAN	ıĸ
Cheque-DD Details		Bank CIN	Ref. No.	03907642018082900012	21624987
que/DD No.		Bank Date	RBI Dat	e 29/08/2018-09:08:57	Not Verified with R
ne of Bank		Bank-Branc	ń	VIJAYA BANK	
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Mobile No. : 9323 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document सदर चलन "टाइप ऑफ पेमेट" मध्ये नमुद कारणासाढीच लागु आहे .इतर कारणासाढी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही .

permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.	
6. Whether the property is acquired under the Land Acquisition Act. 1894 No and applicability of other State Legislations.	0
7. Leasehold immovable Property (where land / building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors / competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken obtaining such	Not
8. Investigation under Income Tax Act 1961(Any permission of Act is concerned Assessing Officer under any of the provisions of Act is required for creating mortgage or any Certificate to be submitted to the	Available
	Not Applicable
10. The details of the certified copies of the revenue records obtained to confirm that the property in question has been mutated and no dues are outstanding against the Mortgagor.	Not Applicable
11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.	Not Applicable
12. If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.	Not Applicable
13. Whether documents given as chain of title deeds inspire any doubt / suspicion. Is it curable – how?	Not Applicable
<ul><li>14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated?</li><li>Registered Mortgage shall be created.</li></ul>	(As Mentioned)
15. Whether any bar to create mortgage as in case of agricultural land in Delhi? Any CLU / house tax / notification of land vesting in municipal authority?	
16. Whether any restriction on sale of property? e.g. J & K, Uttaranchal & HP etc.	& Not Applicable
17. Whether any approvals / clearances required or obtained, detail?	Latest date Tax Receip
The following documents in addition to documents mentioned in Chain of	

The following documents in addition to documents mentioned in Chain of documents in original as well as copies as the case may be alongwith additional documents mentioned above, varying from case to case may also be obtained for creation of valid equitable mortgage by deposit of the title deeds (varying from case to case).

Particulars	Comments of Advocate
1. House Tax assessment order pertaining to property to be mortgaged.	Not Applicable
2. Site Plan (sanctioned)	To be Obtained
3. House Tax receipt pertaining to property to be mortgaged	Not Applicable
4. Self assessment return form	
5. Electricity / Water Bill	Not Applicable

A A	
6. Copy of PAN Card / Driving License /	To be Obtained
Passport etc. 7	10 be Obtained
7. Income Tax returns 8. Affidavit of m	As Applicable
8. Affidavit of mortgagor as to how he/she is connected with the account in which he / she is furnishing his / has a	To be Obtained
18 furnishing to	
9. In case of property of Builders, in addition to the GPA / SPA, Collaboration / P. in the GPA / SPA	Not Applicable
the GPA / SPA, Collaboration / Builders Agreement, the PAN No. 9	тог другили
Builder, his history No. & ITCC of	
Documents and and copy of some regd.	
sale deed (if retained by original owner /	
builder) be made, if possible, so that	
Owner / Builder and It retained by the	
10. In case the proposition	
related to the company, then relevant	Not Applicable
Resolutions along with copy of the minutes,	
MOA / AOA and ROC record may be	
11. In any case who	
11. In any case where ever the previous original title deed is missing or retained.	Not Applicable
owner, the original title day earlier	
retaining the original title 1 .	
12. Affidavit that mortgagor deposited title	Yes
intention has denocited in	103
documents, would not misuse any document	
detinifent of bank etc. may also be	
obtained.	
13. The stamp duty payable on Oral Assent (if	Not Applicable
applicable)	\
14. NOC / No Dues certificate from lessor / land	Not Applicable
authority.	
15. In case of leasehold property, the remaining	Not Applicable
period of lease, any provision for further	
renewal of lease etc. shall be sepecifically	
mentioned. The receipt for upto date	
payment of lease rent shall be obtained.	
16. In case of HUF / Trust, appropriate affidavit	Not Applicable
be obtained & further necessary documents	
be also obtained. In case of Trust properties,	
it should also be mentioned whether	
permission from Charity Commissioner or	
any other competent authority is required to	
be obtained.	
17. In case of flat belonging to Cooperative	Not A. I' II
Housing Society, necessary further	Not Applicable
documents i.e. Share Certificate, No	
Objection Certificate from Society after	

verifying the related records and receipt for the payment of upto date dues to the Society be obtained.

18. Since Central Registry u/s 20 of the SARFAESI Act has been created and notification No.F-56/5/2007-BO-11 dated 31<sup>st</sup> March 2011 has been issued, inspection of records of central register through the website of the Central Registry shall also be made by the advocate concerned and the

#### **CERTIFICATE**

I hereby certify that I have personally visited the Office of Registrar / Sub-Registrar / Revenue Authorities and also search the records of Central Registry created under Section 20 of the SARFAESI Act, 2002 and personally searched and verified the information furnished in this report. I have compared the Sale Deed dated given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed (The Original Title Deeds and Certified Copies are not made available for perusal to me). The statement and other information given in the report are correct and true. (My report is subject to search report from records available and further subject to observations made in tracing of title). I certify that M/s Aakruti Through it's Proprietor Mr. Vishal Anil Mistry have got a valid, clear, absolute and marketable title over the property shown above. I further certify that the captioned Plot can be accepted as security by way of Registered Mortgage only and an undertaking shall be obtained from Customer / Borrower not to assign, sell or transfer the plot without obtaining permission from the Bank.

The following person shall be joined in for execution of Mortgage.

1) Mr. Vishal Anil Mistry for Aakruti as The Mortgagor.

same shall be stated in the opinion.

2) Oriental Bank of Commerce through its Authorized Officer as The Mortgagee.

The following documents shall be obtained at the time of creation of mortgage.

- 1. Conveyance Deed dated 26.07.2006, Index 2 and registration Receipt dated 26.07.2006.
- 2. Fresh 7/12 extract in favour of M/s Aakruti through its Proprietor Mr. Vishal Anil Mistry alongwith mutation entry with Bank's Lien/ Charge.
- 3. Reconveyance of Mortgage Deed dated 18.03.2018 with Index 2 and registration Receipt dated 18.03.2018.
- 4. No Dues Certificate from OBC Bank Turbhe Branch.

Yours faithfully

Adv. Suhas M.Saraph

Adv. Suhas M. Saraph

M.Com., LL.M., D.B.M.

Adocate High Court (MAH/155/89) 101, Usha Commercial Complex,

Opp. Sagar International Hotel, Valipeer Road, Kalyan(W)-421 301.

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# Adv. Suhas M. Saraph

CORRESPONDENCE: 7-A. Sai Prakash. Opp. Sai Mandir, Shivaji Path. Kalyan (West). 421 301 Mobile 9323232526 / 9373901219 E-mail sunas saraph@gmail.com

SMS 1C OBC 18 136 Ref No

The Chief Manager. Oriental Bank of Commerce, Turbhe Branch

Dear Sir.

Reg: Title Opinion of Industrial NA Plot no 23 along with structure standing thereon situated at Village Mahim Taluka Palghar purchased by M/s Aakruti Through it's Proprietor Mr. Vishal Anil Mistry.

With reference to your letter No. CN/7075/MSME/ 2017-18 dated on the basis of the copies of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:

- 1. Name(s) and Address(es) of the Mortgagor(s) / Title holder(s) Mr. Vishal Anil Mistry residing at E-126, Madhuvan. J P road Andheri West.
- 2. Description of immovable property

Plot No. / Property No.	Area (in sq.yds./sq.mtrs/sq.ft. / acres/hectares)	Location	Boundaries
N A Plot no	Area adm 1456 sq mts	Survey no. 824/4 Part, 825/12/2, 825/6, 825/14along with structure constructed thereon situated at Village Mahim, Taluka Palghar District Palghar within the Sub Registration and Registration District Palghar.	North East South West
1) Cop "The Mist 2) Copy 3) Copy	e Vendor" and M/s. Aak ry as "The Purchaser" d	xecuted between Mr. Dinesh Dubey as ruti through its Proprietor Vishal Anil ated 26.07.2006.  t no. PLR-2763-2006 dated 26.07.2006.	

- 5) Copy of N A Order issued by Addl. Collector, Thane vide no. REV/DIV-1/T-2/NAP/SR-79/05 dated 18.03.2006.
- 6) Copy of Title Certificate issued by Adv. M V Joshi dated 31.03.2006.
- 7) Copy of Power of Attorney (Plot no. 13 to 26 & CFC-2) executed by Mr. Rajesh S Dube and Mr. Suresh s Dube in favour of Mr. Dinesh s Dube dated 22.05.2006.

The abovesaid documents are made available to me by the Bank.

i) Search in Sub-Registrar's Office

(Location of property of the sub-district within which the property is located and the address of the registering officer. In case the property is situated in more than one sub-districts/districts, the particulars of all the concerned subdistricts/districts and address of the registering offices to be given)

Sub Resgistrar of Assurances Palghar

Tracing of Title
Originally the captioned land was belonged to Late Mr. Sadanand Bacchu Dube. Whereas by virtue of oral partition made between S Dube, Mr. Rajesh S Dube Dube in the year 1993 and accordingly Mr. Suresh S Dube, and and pube Dube in the year 1993 and accordingly (Mr. 5) but the captioned land and necessary and Mr. Dinesh S Dube became the owner of the captioned land and necessary and Mr. Dinesh S Dube became the owner of the control of the necessary entries are made in Record of Rights by mutation entry no. 17017. Whereas the entries are made in Record of Rights by findances are per order of Addl Collector, said land has been duly converted to NA use as per order of Addl Collector, said land has been duly converted to NA psp. 79/05 dated 18.03.2006. said land has been duly convened to 1877 dated 18.03.2006. Whereas Thane vide no. REV/DIV-1/T-2/NAP/SR-79/05 dated 18.03.2006. Whereas Thane vide no. REV/DIV-1/1-2/IN/AT/SIX Pube executed a Power of Attorney further Mr. Suresh S Dube and Mr. Rajesh S Dube executed a Power of Attorney further Mr. Suresh S Dube and Mr. Rajesh S Dube for Sale of Plot no. 13 to 26 and dated 22.5.2006 in favour of Mr. Dinesh S Dube for Sale of Plot to 26 and dated 22.5.2006 in tayour of Mr. Diffesh of Date of the said Plot to captioned CFC-2. The captioned Vendor have sold the captioned the said Plot to captioned Purchaser by executing a Conveyance Deed dated 26.07.2006 which is registered in the office of Sub Registrar of Assurances Palghar under sr. no. PLR-2763-2006. Whereas the said plot was mortgaged with Turbhe Branch vide Mortgage deed dated 17.12.2007 which is registered in the office of the Sub Registrar Palghar under sr. no.PLR-5690-2007. Whereas further Reconveyance Deed dated 08.03.2018 has been executed which is registered under sr. no. PLR-1649-The Search Report for the last 13 years from 2005 to 2018 (from available records-some part is in torn conditions/not ready/in loose conditions/not available/ not maintained properly) does not reveal any entry which may come into the category of encumbrances over the captioned Plot. Search Challan no. MH005547456201819E dated 29.08.2018. YEAR FINDINGS **FINDINGS** YEAR YEAR **FINDINGS** 2005 Nil 2011 Nil 2016 Nil 2006 As Below 2012 Nil 2017 Nil 2007 As Below 2013 Nil 2018 As Below

2009 Nil 2015 Nil 2006 - Conveyance Deed dated 26.07.2006 under sr. no. PLR-2763-2006

Nil

2007 - Mortgage Deed dated 17/12/2007 under sr. no.PLR-5690-2007

2014

2008

Nil

2018 - Reconveyance Deed dated 18.03.2018 under sr. no. PLR-1649-2018

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	III) Whether the property is ancestral and/or under joint ownership. If so, should be incorrectly and the co-parts of the co-p
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I	interest if involved in the unsound, untraced person's interest if involved in the

Minor's delinquent, unsound, untraced person's interest (Any minor's IV) interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved what precautions are to be taken to protect Bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage over the property).

V) Documents pending for registration (The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending for registration in the concerned Sub-Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders' should be specified)

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under Section 26, 27 and 28 of the Act to ensure that mortgagor(s) has / have obtained necessary

Not Applicable

Not Applicable

Not Applicable

No

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Type of Payment Other Items	}	TAX ID (II Any)	1		
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Year 2018-2019 One Time		Flat/Block No.	1		
Account Head Details	Amount In Rs.	Premises/Building			
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	1	Town/City/Dis	trict		
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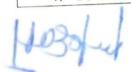
Department ID . 9323232526 NOTE:-This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document NOTE:-This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document not valid for other reasons or unregistered document not valid for other reasons or unregistered document not valid for other reasons or unregistered not va

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permission from the competent authority under the Act. Documentary the report.  Output	
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6. Whether the property is acquired under the Land Acquisition Act. 1894 No. 7. Leasehold immovable Property.  7. Leasehold immovable Property.	)
7. Leasehold immovable Property (where land / building is Issuehold, please No.	ot pplicable
8. Investigation under Income Tax Act 1961(Any permission of the concerned Assessing Officer under any of the provisions of Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Deptt	Not Available
necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings / acquisition proceedings etc. is in progress in the area, whether Government loan / any loan raised against the land and details about the charges / encumbrances may be specified, specifically with reference to the Agricultural Land Laws.	Not Applicable
10. The details of the certified copies of the revenue records obtained to confirm that the property in question has been mutated and no dues are outstanding against the Mortgagor.	
11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.	Not Applicable
12. If it is a property owned by the Company the additional safeguards lik search before the Registrar of Companies to be obtained be stated.	e Not Applicable
13. Whether documents given as chain of title deeds inspire any doubt suspicion. Is it curable – how?	/ Not Applicable
<ul><li>14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated?</li><li>Registered Mortgage shall be created.</li></ul>	Mentioned)
15. Whether any bar to create mortgage as in case of agricultural land Delhi? Any CLU / house tax / notification of land vesting in munici authority?	ipal Applicable
16. Whether any restriction on sale of property? e.g. J & K, Uttarancha HP etc.	al & Not Applicabl
17. Whether any approvals / clearances required or obtained, detail?	Latest date Tax Recei

The following documents in addition to documents mentioned in Chain of documents in original as well as copies as the case may be alongwith additional documents mentioned above, varying from case to case may also be obtained for creation of valid equitable mortgage by deposit of the title deeds (varying from case to case).

	1 di ticulai 5	Comments of Advocate
1.	House Tax assessment order pertaining to property to be mortgaged.	Not Applicable
2	Site Plan (sanctioned)	To be Obtained
3.	House Tax receipt pertaining to property to be mortgaged	Not Applicable
4	Self assessment return form	



	Linkanlicable
5. Electricity / Water Bill	Not Applicable / To be Obtained
6. Copy of PAN Card / Driving License	18 be Obtained
Passport etc. 7. Income Tax returns	As Applicable
8. Affidavit of mortgagor as to how he/she	is To be Obtained
connected with the account in which he / sh	7.0
is furnishing his / her property as security	
an case of property of Builders, in addition to	to Not Applicable
SPA, Collaboration / Builder	re
Agreement, the PAN No & ITCC	AF
Builder, his history conv of same	4
dedificitis and endorsement on the	.1 1
sale deed (if retained by original owner builder) be made, if possible, so that	/
previous document even if retained by the	it
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10. Ill case the property to be	
and the state of t	
MOA / AOA and ROC record may be	
11. In any case where ever the previous original	
deed is illissing or retained i	T F Calo
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person retaining the original title	the strong selection in the
person retaining the original title deeds, that he will not misuse it.	Control of the State of the Control
12. Affidavit that made	
12. Affidavit that mortgagor deposited title	Yes
With Hitchillon has dense't 1	
decaments, would not mission only d	
detriffent of bank etc. may also t	
- diffed.	
13. The stamp duty payable on Oral Assent (if applicable)	
applicable)	Not Applicable
14. NOC / No Dues certificate from lessor / land authority.	
authority authority	Not Applicable
15 In age Cl	- ppricable
15. In case of leasehold property, the remaining	Not A III
resident least. Ally provision for c	Not Applicable
renewal of lease etc. shall be sepecifically	
mentioned The receive 6	
mentioned. The receipt for upto date	
payment of lease rent shall be obtained.	
10. III case of HUF / Trust appropriate CG:	NI
	Not Applicable
be also obtained. In case of Trust properties,	
it should also be montioned in the should also be montioned.	
also De mentioned	
permission from Charity Commission	
any other competent authority is required to	
be obtained.	
- Columbu,	
. III case Of Hall belonging to C	Not Applicable
II Cooperative N	
Bociety, necessary c	Not Applicable
7. In case of flat belonging to Cooperative Mousing Society, necessary further documents i.e. Share Certificate, No	vot Applicable

Losal

Objection Certificate from Society after verifying the related records and receipt for the payment of upto date dues to the Society be obtained.

18. Since Central Registry u/s 20 of the SARFAESI Act has been created and 31<sup>st</sup> March 2011 has been issued, inspection website of the Central Register through the made by the advocate concerned and the same shall be stated in the opinion.

Not made available

### **CERTIFICATE**

I hereby certify that I have personally visited the Office of Registrar / Sub-Registrar / Revenue Authorities and also search the records of Central Registry created under Section 20 of the SARFAESI Act, 2002 and personally searched and verified the information furnished in this report. I have compared the Sale Deed dated given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed (The Original Title Deeds and Certified Copies are not made available for perusal to me). The statement and other information given in the report are correct and true. (My report is subject to search report from records available and further subject to observations made in tracing of title). I certify that M/s Aakruti Through it's Proprietor Mr. Vishal Anil Mistry have got a valid, clear, absolute and marketable title over the property shown above. I further certify that the captioned Plot can be accepted as security by way of Registered Mortgage only and an undertaking shall be obtained from Customer / Borrower not to assign, sell or transfer the plot without obtaining permission from the Bank.

The following person shall be joined in for execution of Mortgage.

1) Mr. Vishal Anil Mistry for Aakruti as The Mortgagor.

2) Oriental Bank of Commerce through its Authorized Officer as The Mortgagee.

The following documents shall be obtained at the time of creation of mortgage.

- 1. Conveyance Deed dated 26.07.2006, Index 2 and registration Receipt dated 26.07.2006.
- 2. Fresh 7/12 extract in favour of M/s Aakruti through its Proprietor Mr. Vishal Anil Mistry alongwith mutation entry with Bank's Lien/ Charge.
- 3. Reconveyance of Mortgage Deed dated 18.03.2018 with Index 2 and registration Receipt dated 18.03.2018.
- 4. No Dues Certificate from OBC Bank Turbhe Branch.

Yours faithfully

Adv. Suhas M.Saraph

Adv. Suhas M. Saraph

M.Com., LL.M., D.B.M.
Adocate High Court (MAH/155/89)
101, Usha Commercial Complex,
Opp. Sagar International Hotel,
Valipeer Road, Kalyan(W)-421 301.



# Adv. Suhas M. Saraph

## ADVOCATE

OFFICE: B/101, Usha Commercial Complex, Valipeer Road, Kalyan (West) - 421 301 CORRESPONDENCE: 7-A. Sai Prakash, Opp. Sai Mandir, Shivaji Path, Kalyan (West) - 421 301 Mobile 9323232526 / 9373901219 E-mail suhas saraph@gmail.com

SMS/TC/OBC/18/137

Ref. No.

Date

The Chief Manager, Oriental Bank of Commerce, Turbhe Branch

Dear Sir,

Reg: Title Opinion of Industrial NA Plot no 24 along with structure standing thereon situated at Village Mahim Taluka Palghar purchased by M/s Aakruti Through it's Proprietor Mr. Vishal Anil Mistry.

With reference to your letter No. CN/7075/MSME/ 2017-18 dated on the basis of the copies of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:

- Name(s) and Address(es) of the Mortgagor(s) / Title holder(s) Mr. Vishal Anil Mistry residing at E-126, Madhuvan, J P road Andheri West.
- 2. Description of immovable property

Plot No. / Property No.	Area (in sq.yds./sq.mtrs/sq.ft. / acres/hectares)	Location	Boundaries
N A Plot no 24	Area adm 1390.50 sq mts	Survey no. 824/4 Part, 825/12/2, 825/6, 825/14along with structure constructed thereon situated at Village Mahim, Taluka Palghar District Palghar within the Sub Registration and Registration District Palghar.	North East South West
3. The Ch	ain of title deeds scrutin	ized by me	
"The Mist	e Vendor" and M/s. A ry as "The Purchaser" of	executed between Mr. Dinesh Dubey as akruti through its Proprietor Vishal Anidated 26.07.2006.	1
		ot no. PLR-27642006 dated 26.07.2006.	
3) Cop	y of 7/12 extract.	1 . 121 01 2006	
4) Copy	of N A Plot Survey M	lap dated 21.01.2000.	10
5) Copy REV	/ of N A Order issu /DIV-1/T-2/NAP/SR-7	ned by Addl. Collector, Thane vide re 19/05 dated 18.03.2006.	10.

- REV/DIV-1/T-2/NAP/SR-79/05 dated 18.03.2006.
- 6) Copy of Title Certificate issued by Adv. M V Joshi dated 31.03.2006.
- 7) Copy of Power of Attorney (Plot no. 13 to 26 & CFC-2) executed by Mr. Rajesh S Dube and Mr. Suresh s Dube in favour of Mr. Dinesh s Dube dated 22.05.2006.

The abovesaid documents are made available to me by the Bank.

i) Search in Sub-Registrar's Office (Location of property of the sub-district within which the property is located and the address of the registering officer. In case the property is situated in more than one sub-districts/districts, the particulars of all the concerned sub-districts/districts and address of the registering offices to be given).

Sub Registrar of Assurances Palghar

	ii) Sear	ch and Investiga					1	BARL
	Tracing	of Title	ation				34	William A Mario 10 10E Comment of Rend
	0	11 .	d land was	belonged to Late	e Mr. Sada	nand Bacchu Dube.	/	ESSENT ASSESSMENT OF CHANGE
	Wherea	is by virtue of o	ral partition	made between	sons of M	nand Bacchu Dube. r. Sadanand Bacchu Mr. Raigsh s	SEN N	AND AND LAND
	and Mr	Dinash S. D.	and accord	ingly Mr. Sures	h S Dube,	Mr. Raiesh s p	MONTH	San San San
	entries :	are made in D.			,	and necessar		for of Payment Of P.O. P.N.O.
	said lan	d has been dul		1	, , , , , , , , , , , , , , , , , , , ,	whereas the	1	And Park Car
	Thane	vide no REV	DIV 1/T 2	ALADIED TOICE	por order	of Addi Collector		Office Marie Publish
	further !	Mr. Suresh S Di	ube and Me	Painch & Duba	dated 16	3.03.2006. Whereas		000
	dated 22	2.5.2006 in favo	our of Mr. E	Dinesh S Dube for	or Sale of I	Plot no. 13 to 26 and		100
								occurren
		- CACCULITY	a Conveva	nce Heed dated	76 11 / 711111	6 11 12 1		1 00
		THE OI DUU K	COISITAL OF	Assurances Pal	ahar unda	e ce no DI D an		
		mereus the said	i Dioi was r	nortgaged with	Lurhhe R	anch wide M		
	Palghar	under sr. no.	PI R-5690-	registered in tr	further I	and vide Mortgage of the Sub Registrar Reconveyance Deed		
		.03.2018 has be	een execute	ed which is regi	turiner i stered und	er sr. no. PLR-1649-		
							1	
	The Sea	rch Report for	the last 1	3 years from 2	2005 to 20	018 (from available		
	0.40	some part is	III torn cc	ndifions/not r	eady/in la	noce conditional-	. 1	
	a ranaon	of not maintai	ned prope	rly) does not i	reveal an	w entry which man	. !	
	come mi	to the categor	v of encu	mbrances over	the cant	ioned Plot. Search	n	
	YEAR	110. MH0055	4 / 4 9 6 2 0 1 3	819E dated 29	.08.2018.			
	2005	FINDINGS Nil	YEAR	FINDINGS	YEAR	FINDINGS		
	2006	As Below	2011	Nil	2016	Nil		
	2007	As Below	2012	Nil	2017	Nil		
	2008	Nil	2013	Nil Nil	2018	As Below		
11	2009	Nil	2015	Nil	+6 414 AVX %			
12	2006 – Co			.07.2006 under	or no DI	D 2764 2006		
2	2007 - Mo	ortgage Deed o	lated 17/12	2/2007 under sr	si. iio. PL	SK-2764-2006		
2	018 – Re	conveyance D	eed dated	18.03.2018 und	· 110.FLK- ler er no	PLR-1649-2018		
I	II) Whet	her the proper	ty is ances	tral and/or und	er joint ox	Vnership	-	
If	so, deta	ils of the co-	parceners	/Karta and/or	the co-ou	ners. The respect	.	lot
sł	nares shou	uld be incorpo	rated spec	ifically	ine co-ow	ners. The respect	ive   A	Applicable
	/) Mir	nor's delinque	nt, unsoun	d, untraced per	son's inte	rect	-	
(A	ny mino	r's interest if	involved	in the propert	v <b>pr</b> opose	ed to be mortgaged		Not
an	y other c	laims. If mine	or's intere	st is involved	what proc	autions are to be ta	or	Applicable
to	protect l	Bank's interes	st as a mo	ortgagee to be	stated	Please note that if	ken	
pre	operty be	longs to a mi	nor nerm	ission of Cour	t is some	ally required to cr	the	
the	mortgag	ge over the pro	nerty)	ission of Cour	t is gener	ally required to cr	eate	
		nts pending fo		lan				
(T)	ne enquir	v is to be made	do whatha	lion	67.7			Not
(11	umbrana	y is to be made	de whethe	r any docume	nt creating	ng mortgage, charg	ge or	Applicable
CIT	unioranc	c is pellu	ung ior	registration	in +	20	0 1	
Reg	gistrar s/i	Registrar's of	fice are to	be stated. I	f so, full	details of such ch	narge	
etc.	or charg	e norders sin	Julu de Sp	ecinear				
	5. Whet	her Urban La	ind (Ceilin	ng and Regul	ation) A	ct 1976 is applicat	ale in	No
	5141	e which the	propert	V IS located	If a	nnlicable whather	r the	
	imm	ovable prope	erty(ies)	fall(e) with	n the	purview of the	Act	
	verif	ication and ir	vestigation	on should t	iii the	purview of the	ACI,	
			restigation	on should be	made un	ider Section 26, 2	/ and	

#### CHALLAN MTR Form Number-6



GRN MY	00554748620181RE	BARCODE BIR	ול מה <b>פות</b> וכנ <b>ת</b> ול ו <b>ת הכנושו</b> ת ו. ה	) (B 3 (B 5 (B ) B) (B 3 (B ) B)	Dane 2	NOR 2018-09-33-27		-	str
Department Inspector General Of Registration				Payer Details					331.
Department	Search Fee Type of Payment Other Items			TAX ID (If Any)					
Type of Payn				PAN No.(If Applicable)		Adv Suhas Saraph			
Office Name	Office Name PLG_PALGHAR SUB REGISTRAR				1				
Location				Flat/Block No.					
Year								}	
	Account Head Deta	ails	Amount In Rs.	Premises/Buil	ding				
0030072201 S	EARCH FEE		325.00	Road/Street				-	
			1	Area/Locality					
				Town/City/Dis	strict			-	
				PIN	).	}	}	1 1 1	
			1	Remarks (If Any)					
			}	Yr 2005 to 18	Yr 2005 to 18 search plot no 24 S no 824 Village Mahim Palghar				
			1	}					
			1	1					
				1					
					1.	e grabi	. 11		
			1	Amount in	Three Hu	ndred Twenty Fiv	e Rupees Or	nly	
			325.00	Words	}		1	}	
ent Details	VIJAYA	BANK	1	FOR USE IN RECEIVING BANK					
	Cheque-DD	Details		Bank CIN	Ref. No.	03907642018	082900014	21625028	
e/DD No.		That were a		Bank Date	RBI Date	29/08/2018-0	9:08:01	Not Verified with RBI	
of Bank	-			Bank-Branc	ch :	VIJAYA BAN	ık .		
				Scroll No.		Not Verified	with Caroll	E E	1

Department 10 : Mobile No. : 9323232526 NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document सदर चलन "टाइप ऑफ पेर्मेट" मध्ये नमुद कारणासाढीच लागु आहे . इतर कारणासाढी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 29-08-2018 09:34:05

•		
	28 of the Act to ensure that mortgagor(s) has / have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.	
	<ol> <li>Whether the property is acquired under the Land Acquisition Act, 1894. No and applicability of other State Legislations.</li> </ol>	
	verify the terms of lease, whether any permission/NOC from the lessors / competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken obtaining such property in mortgage)	angapur Road
	8. Investigation under Income Tax Act 1961(Any permission of the concerned Assessing Officer under any of the provisions of Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Deptt.	1
	9. Investigation in regard to agricultural land (Investigate and search the necessary records etc. with specific reference to the land if it is surplus. self-cultivated, if consolidation of holdings / acquisition proceedings etc. is in progress in the area, whether Government loan / any loan raised against the land and details about the charges / encumbrances may be specified, specifically with reference to the Agricultural Land Laws.	
	10. The details of the certified copies of the revenue records obtained to confirm that the property in question has been mutated and no dues are outstanding against the Mortgagor.  Not Applicable	
	11. Any other special enactment which is applicable to the property Not proposed to be mortgaged and affects the title.  Applicable	
	12. If it is a property owned by the Company the additional safeguards like Not search before the Registrar of Companies to be obtained be stated.  Applicable	9/18
	13. Whether documents given as chain of title deeds inspire any doubt / Not suspicion. Is it curable – how?  Applicable	9/18
	<ul> <li>14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated?</li> <li>Registered Mortgage shall be created.</li> </ul>	
	15. Whether any bar to create mortgage as in case of agricultural land in Delhi? Any CLU / house tax / notification of land vesting in municipal Applicab authority?	le
	16. Whether any restriction on sale of property? e.g. J & K, Uttaranchal & Not HP etc.	ole
	17. Whether any approvals / clearances required or obtained, detail?  Latest Tax Rec	date
7	The following decuments in addition to documents mentioned in Chain of documents	

The following documents in addition to documents mentioned in Chain of documents in original as well as copies as the case may be alongwith additional documents mentioned above, varying from case to case may also be obtained for creation of valid equitable mortgage by deposit of the title deeds (varying from case to case).

	Particulars	Comments of Advocate
1.	House Tax assessment order pertaining to property to be mortgaged.	Not Applicable
2.	Site Plan (sanctioned)	To be Obtained
3.	House Tax receipt pertaining to property to be mortgaged	Not Applicable
	Self assessment return form	

	Not Applicable
Water Bill Llagase	/ To be Obtained
Electricity / Water Bill     Copy of PAN Card / Driving License     Passport etc.	
Passport etc.	As Applicable is To be Obtained
Tay retuins	
Income factoring agor as to how he seemed as the factoring agor as to how he seemed as a finished account in which he seemed as a factoring his seemed his seemed his seemed as a factoring his seemed hi	ie i
is furnishing his / her property as seeding his / her property his / her pr	
9. In case of property of Builders, if additional the GPA / SPA, Collaboration / Builder the GPA / SPA, No. & ITCC of	of
Agreement, the first of some rego	1.
Builder, his history, on the original	11
Documents and chaoses original owner	/
builder) be made, if possible, so that	t
previous document even il retains	
O Duilder cannot be illisused.	
10 In case the property to be mortgaged is	
related to the company, then relevant	
Resolutions along with copy of the minutes,	
MOA / AOA and ROC record may be	
obtained  11. In any case where ever the previous original	Not Applicable
title deed is missing or retained by earlier	
owner, the original title deed be seen &	
endorsed or an affidavit be obtained from the	100 PM
person retaining the original title deeds, that	and the second of the second of
he will not misuse it.	8-11
12. Affidavit that mortgagor deposited title	Yes
deeds with intention, has deposited all	103
documents, would not misuse any document	distance in the second
to detriment of bank etc., may also be	
obtained.	
<ol> <li>The stamp duty payable on Oral Assent (if applicable)</li> </ol>	Not Applicable
14. NOC / No Dues certificate from lessor / land	Not Applicable
authority.	
15. In case of leasehold property, the remaining	Not Applicable
period of lease, any provision for further	-ppedote
reflewal of lease etc. shall be sepecifically	
mentioned. The receipt for unto data	
payment of lease rent shall be obtained.	
16. In case of HUE / Trust	
16. In case of HUF / Trust, appropriate affidavit	Not Applicable
of obtained & Juriner necessary documents	- ppricable
in case of Trust properties	
should also be mentioned at	
permission from Charity Come i	
permission from Charity Commissioner or	
any other competent authority is required to be obtained.	
17. In case of flat belonging to Cooperative Housing Society page 17.	
	Not Applicable
documents : at the essaity further	
documents i.e. Share Certificate, No	

Lipsaff

Objection Certificate from Society after verifying the related records and receipt for be obtained.	
18. Since Central Registry u/s 20 of the SARFAESI Act has been created and 31st March 2011 has been issued, inspection website of the Central Registry shall also be same shall be stated in the opinion	Not made available

ngapur Roa iC code

I hereby certify that I have personally visited the Office of Registrar / Sub-Registrar / Revenue Authorities and also search the records of Central Registry created under Section 20 of the SARFAESI Act, 2002 and personally searched and verified the information furnished in this report. I have compared the Sale Deed dated given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed (The Original Title Deeds and Certified Copies are not made available for perusal to me). The statement and other information given in the report are correct and true. (My report is subject to search report from records available and further subject to observations made in tracing of title). I certify that M/s Aakruti Through it's Proprietor Mr. Vishal Anil Mistry have got a valid, clear, absolute and marketable title over the property shown above. I further certify that the captioned Plot can be accepted as security by way of Registered Mortgage only and an undertaking shall be obtained from Customer / Borrower not to assign, sell or transfer the plot without obtaining permission from the Bank.

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2) Oriental Bank of Commerce through its Authorized Officer as The Mortgagee.

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4. No Dues Certificate from OBC Bank Turbhe Branch.

Yours faithfully

Adv. Suhas M. Saraph

Adv. Suhas M. Saraph

M.Com., LL.M., D.B.M.

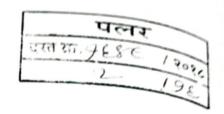
Adocate High Court (MAH/155/89) 101, Usha Commercial Complex, Opp. Sagar International Hotel, Valipeer Road, Kalyan(W)-421 301.



#### CHALLAN LETTE FORM NUMBER

	MTR Form	Number-6			eo 25.2		
GRN MH011261454201716E	BARCODE ENGICERRANIEM	EIS 100211 A164	fil Date	01/03/2016-14-18-28 Form	A CONTRACTOR OF THE PARTY OF TH		
Department Inspector Consent C	Control Contro			Payer Details			
Stamp Duty		TAX ID (If A	my)				
Type of Payment Registration Fed	N. X	PAN Ho.(II A	Perdecilaga	7.01	PRO VIEHAL ANIL		
Office Name PLG_PALGHAR SU	B REGISTRAR	1.		M S AAKRUTI THROUGH PRO VISHAL ANE.			
Location PALGHAR				uci	2 12 24		
Year 2017-2018 One Tim		Flat/Black No.		पलार इसाक्र. 988C 13086			
Account Head Deta	Amount in Re.	Premises/B	ullding		198		
0030046401 Stamp Duty	500.00	Road/Street	1000	7			
0030063301 Registration Fee	100.00	Area/Locel)	p.	-			
		Town/City/C	District				
		PIN		4 0	1 4 0 4		
		Remarks (If	Any)				
		SecondPart	Name=Ol	RIENTAL BANK OF COMME	RCE-		
					` .		
		Amount In	So: Hun	dred Rupeste Only	2 / 11		
ı	600.00	Words		Wir.	(3)		
nent Details IDSI BA	NK		F	OR USE IN RECEIVING BA	NK		
Cheque-DO	Details	Bank CIN	Ref. No.	69103332018030113478	156130953		
ue/DID No.		Sank Date	RBI Date	01/03/2018-14:20:45	Not Verified with RB		
of Bank			Bank-Brench IDBI BANK				
of Branch		Scroll No.	Cate	Not Verified with Scroll			

NOTE: This challen is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. खदर धानन केवल दुव्यम निवंधक कार्यालयाद नोदंगी करावयाच्या दक्तांसाठी लागु आहे . नोदंगी न करावयाच्या दक्तांसाठी सदर चलन लागु नाही .







### RE-CONVEYANCE DEED

THIS RE-CONVEYANCE DEED is made at PALGHAR, this <u>o8</u> day of March, 2018, between :-

Alimy Wi

ORIENTAL BANK OF COMMERCE, a body corporate, constituted by the Banking Companies (Acquisition & Transfer of Undertakings) Act, 1970, having its Head Office/Corporate Office at Plot No. 5, Sector 32, Institutional Area, Gurgaon – 122 001 and Branch office amongst other places at Turbhe, Navi Mumbai, District Thane, MA: At unkumuk lanchlongigathrough its Official, Age: 34, Occupation: Service, residing at

Hereinafter called as "THE MORTGAGEE BANK" (Which expression shall unless be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of One Part.

His ofkums.

M/S. AAKRUTI,

Through it's Prop. Mr. Vishal Anii Mistry,

Age: 39 years, Occupation: Business,

Plot No. 22 & 23, Survey No. 825/12/2 (P),

hereinafter referred to as 'THE MORTGAGOR / BORROWER' (Which expression shall unless be repugnant to the context or meaning thereof shall mean and include it's/his successors and assigns) of One Part. of the Other Part:

- 1. That, by a registered Mortgage Deed No. PLR-5690-2007 dated 17.12.2007 and made between the Mortgagor/Borrower ( hereinafter called the 'First Mortgagor/Borrower' )of the then One Part and the Mortgagee of the then Other Part and the office of the Mortgagor/Borrower in consideration of the sum of total Rs. 1,38,26,000/- (Rupees one crore thirty eight lacs twenty six thousand only) lent and advanced to him by the Mortgagee bank, created a mortgage of the land and premises i.e. Plot No. 21, 22, 23 and 24, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar, described in the Schedule thereunder written being the same as described in the Schedule hereunder written as therein mentioned.
- 2. NOW THIS DEED WITHNESSETH THAT in the premises and in consideration of the borrowers having paid to the Mortgagee the said Term loan - I of Rs. 6.76 lacs (Rupees six lacs seventy six only) and Term loan - II of Rs. 60.00 lacs

पलार

(Rupees sixty lacs only) sum with interest thereon 892 interest by the borrowers on \_

repayment schedule and the loan account is cleared Mitty and existing Cash

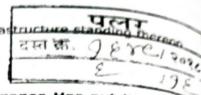
Credit of Rs. 25.00 lacs is renewed with the condition that mortgage properties i.e. Plot No. 21, 22, 23 and 24, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar shall be released with the condition that Mortgagee agreed to create extension of charge over Flat No. 703, Aster (Mayfair Virar Gardens) CHS, Bolinj, Virar and additional charge to be created on Flat No. 304, Building No. 10, Oswal Dream City, Survey No. 823/8, Mahim, Palghar for modification of existing Cash Credit (Hypothecation of Stock & Debt) under MSME Plus Scheme. On the execution of these presents the mortgagee do not have any claim against the Mortgagor/Borrower in respect of the above said loan and therefore the Mortgagee doth hereby release/re-convey and quit claim to all his right, title and interest, claim and demand into or upon the said land and premises i.e. Plot No. 21, 22, 23 and 24, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar, described in the Schedule hereunder written, re-conveyed, freed and absolutely discharged of all the principal moneys, interest and other be secured by the said Deed of Mortga actions, suits, accounts, claims and der ands, whatsoever for, upon, on account or in respect of the sale beed of Mo and of any act, deed, matter or thing in anywise its ing to the said land and premises And the Mortgagee doth covenant, with the Mortgagor/Borrower that it has not heretofore done or executed any act or deed whereby or by reason whereof it is prevented from releasing the said land and premises in the manner aforesaid.

# THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

- A. All that piece and parcel of land, hereditaments and premises bearing Industrial NA Plot No. 21, admeasuring 1470.75 Sq. Mtrs. area, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, Disciplinar, togetherwith construction and infrastructure standing there 2009 and that may be erected in future.
- B. All that piece and parcel of land, hereditaments and premises bearing Industrial NA Plot No. 22, admeasuring 1378 Sq. Mtrs. area, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar, togetherwith construction and infrastructure standing thereon and that may be erected in future.
- C. All that piece and parcel of land, hereditaments and premises bearing Industrial NA Plot No. 23 valmeasuring 1456 Sq. Mtrs. area, in Survey Nos. 824/402 825/12/74 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Thane, togetherwith construction and infrastructure standing thereon and that may be erected in future.
- D. All that piece and parcel of land, hereditaments and premises bearing Industrial NA Plot No. 24, admeasuring 1390.50 Sq. Mtrs. area, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar,

flux. M.

togetherwith construction and infrastructure and that may be erected in future.



IN WITNESS WHEREOF THE Mortgagee Has put it's hand the day and year first hereinabove written.

Signed and delivered by the within named Mortgagee

ORIENTAL BANK OF COMMERCE, Turbhe Branch,

through its Official

Mr. Arunkumak Parichlongina



01.03.2018

Him

Signed and delivered by the within named Mortgagor

M/S. AAKRUTI,

Through it's Prop. Mr. Vishal Anil Mistry.

try. 25-02-2018

18 Jack Row

a) D.V. misery.



**建設計算器開發機器基礎計算基金** 

घरतकयांक च नर्षः 5890/2007

सूची क. दोन INDEX NO. 11

1 800 11 W

माहिय (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप गृहाणखत व बाजारभाव (भाजेपटटचाच्या बाबतीत पटटाकार आकारणा देती की पटटेवार ते नमूद करावे) मोबदला रू. 9,176,000.00 बा.भा. रह. 1.00

गावाचे नाव :

3905

(2) भू-गापन, पोटहिस्सा व घरक्रमांक (असल्यास)

 वर्णना मीजे माहीम येथील रा.न. 824/4, 825/12/2 पै ,य 825/6, 825/14 मधील प्लॉट न 21 घे क्षेत्र 1470.75 ची.मि. , प्लॉट नं. 22 घे क्षेत्र 1378 ची.मि. , प्लॉट नं. 23 घे क्षेत्र 1456 ची.मि. , प्लॉट नं. 24 चे क्षेत्र 1390.50 ची.मि. , हा या गहाणखताचा विषय आहे.

युध्यम निषंशकः यालधर

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) में. आकृती तक प्रोप्ता, श्री. विशाल अनिल मेंस्त्री - -; घर/फ्लॅट नं: E-126; गल्ली/रस्ता जे.पी. रोड ; ईमारतीये नावः मधुवन ; ईमारत नं: -; पेठ/यसाहतः -; शहर/गावः अधेरी, तालुका: मुंबई-53; पिन: -; पॅन नम्बर: AFZPM1937L.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पता

(1) ओरीयंटल बँक ऑफ कॉमर्स शाखा तुर्भे ए.पी.एम.सी.मार्केट नवी मुंबई, तर्फे बरीष्ठ प्रवादक भी. अशोक बाबु काजरोळकरं - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेव/वसाहत: -; शहर/गाव: शाखा तुर्भे ए.एम.सी. ; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक

करून दिल्याचा 17/12/2007

नौदणीवा

17/12/2007

(9) अनुक्रमांक, खंड व पृष्ठ

5690 /2007

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

(11) बाजारभावाप्रमाणे नॉंदणी

₹ 45880.00

₹ 30000.00

(12) शेरा

(8)



SELF ATTESTED

Signature

EELF :

Page 1 of 1

SARITA REPORTS VERSION 6.0 0

# ओरियन्टल बैंक ऑफ़ कॉमर्स

(भारतं सरकार का उपक्रम) तुओं शाखा : अपार्टमेंट नं. ३, बैकिंग कॉम्पलेक्स, एपीएमरी मार्केट,

फेज - 2. सेक्टर 19. **तुर्फे, नवी-संब**ई - 400 705. द्रभाव । (022) 2783 4914 / 2784 2984

ई-मेल : bm0531@obc.co.in



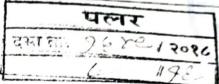
# Oriental Bank of Commerce

(A Government of India Undertaking) Turbhe Branch : Apertment No. 3.

Banking Complex, APMC Market Phase-2, Sector - 19, Turbhe, Navi-Mumbai - 400 705

Tel.: (022) 2783 4914, 2784 2984

E-mail: bm0531@obc.co.in



TO WHOMSOEVER IT MAY CONCERN

We are stating following facts about the property which was registered mortgage with us on 17.12.2007 .

Property Address- Plot No. 21, 22, 23 and 24, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar.

Property Owner - M/s AAkruti ( Proprietor - Mr Vishal Mistry)

Loan Against Property-

Rs 6.76 lacs (Term Loan)

Rs 60.00 lacs ( Term Loan)

Rs 25.00 lacs ( Cash Credit)

#### Status of loans

1 Rs 6.76 lacs ( Term Loan) - Closed

2 Rs 60.00 lacs ( Term Loan ) - Closed

3 Rs 25.00 lacs ( Cash Credit ) - No loan against the said property as we have taken alternate property from the customer .

We once again specify that we are having no dues on said property which is mentioned in Index II 5690/2007

ORIENTAL BANK OF COMMERCE B/O. TURBHE

MANAGER

05/03/2018.



प्र. का. प्लॉट नं. ५, सेक्टर- ३२, संस्थानिक क्षेत्र, गुहर्गांव - 122001 H.O. : Plot No. 5, Sec-32, Institutional Area, Gurgaon - 122001

## ओरियन्टल बैंक ऑफ़ कॉमर्स

(भारत सरकार का उपक्रम) तुओं शास्त्रा : अपार्टमेंड नं. 3, बैकिय कॉम्पलेक्स, एपीएमसी मार्केट, पेन्ज - 2, शेक्टर 19, तुफे, जवी-सुंबई - 400 705.

दूरभाष : (022) 2783 4914 / 2784 2984 ई-मेल : bm0531@obc.co.in

## **Oriental Bank of Commerce**

(A Government of India Undertaking) Turbhe Branch : Apartment No. 3, Banking Complex, APMC Market Phase-2. Sector - 19, Turbhe, Navl-Mumbai - 400 705

Tel.: (022) 278 4914, 2784 2984

E-mail: bm0531@obc.co.in

पत्नर

# TO WHOMSOEVER IT MAY CONCERN

We are deputing Mr Arun Kumar Panchlongiya for reconveyance deed of following properties

Plot No. 21, 22, 23 and 24, in Survey Nos. 824/4pt, 825/12/2, 825/6, 825/14, alongwith the structure to be constructed thereon, situated at Village Mahim, Taluka Palghar, District Palghar.

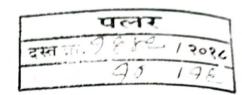
The signature of Mr Arun Kumar Panchlongiya is attested

herewith

Branch Manage

05/03/18

प्र. का. प्लॉट नं. ५, सेक्टर- ३२, संस्थानिक क्षेत्र, गुङ्गांव - 122001 H.O. : Plot No. 5, Sec-32, Institutional Area, Gurgaon - 122001





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/2018

February 26, 2018

The Branch Manager, B/o Turbhe, Navi Mumbai

Dear Sir,





RE: Extention of equitable mortgage of residential property situated Flat No.304, 3rd Floor, Bldg. No.10, Oswal Dream City, Survey Nos.323/8, Block No.304, Village Mahim, District Palghar 401 404

We confirm having created equitable mortgage on the above property. Short recital of mortgage deed is noted in our title deed register on page no. (リガ).
As per RO circular No. RO/NM/Circular law/offsite Eq. mortgage/2012-13/38 dated , the original title deeds relating to immovable property have however been returned to your Branch official for safe custody on our behalf.

Yours faithfully,

Branch Manager

Story Commence of Story Commen

Am

Hr.



ORIENTAL BANK OF COMMERCE CHEMBUR MULUAD

CN/

/2018

February 26, 2018

The Branch Manager, B/o Turbhe, Navi Mumbai

RE: Extention of equitable mortgage of residential property situated Fiat No-703. Aster (Mayfair Virar Gardens) Co-Op Hsg Soc.Ltd., Kharodi Naka , Agashi Road , Bolinj , Virar (W), Tal. Vasai, Dist. Palghar 401303

We confirm having created equitable mortgage on the above property. Short recital of mortgage deed is noted in our title deed register on page no. (43).

As per RO circular No. RO/NM/Circular law/offsite Eq. mortgage/2012-13/38 dated have property have however been returned to your Branch for safe custody on our behalf.

Yours faithfully,

Branch Manager

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दस्त ग

घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा नोंदणी महानिरीश्चक व मुद्रांक नियंत्रण म रा. पुण पान दि.३०/११/२०१३ रोजीचे परीपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्त ऐवजामधील मिळकत हि फसवणुकद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणारे/कुलमुखत्यारधारक है खरे असुन याची आम्ही स्वतः खात्री

करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नॉदणीचा दस्तऐवज निष्पादित करताना नॉदणी प्रक्रियेनुसार आमच्या जवाबदारीने

मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती याच मालकी

(Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे

हयात आहेत. व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वार आहे व ते आजपावतो रद्द झालेले नाही

याची मी/ आम्ही खात्री देत आहोत तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत

इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकानी केलेले व्यवहाराच्या

अधीन राहुन आम्ही आमच्या आर्थिक व्यवहार पुर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नेही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ तुंसार बाधित होत नाही याची मी/आम्ही एकत्री देत

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवळी न्यास्त्रिया किलेल्या नियम प्राप्त विकल्या नियम दस्तऐवजवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालक क्रिह्हा के नियम वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. यांची आम्हास पुर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली <u>फसवणुक/बनावटीकरण/</u> संगनमत व त्या अनुपंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माइया दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/ शपथपत्र लिहुन देत आहोत. भविष्यात मी/आम्ही नोंदविषयात आलेल्या व्यवहारात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कभी लावली/बुडविली असल्यस अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्यादक व ओळख देणारे जबाबदार राहणार आहोत. यांची आम्हास पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रीयामध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर मिंबध्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षाच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे दोषणापत्र/शपथपत्र दस्ताचा भाग महणुन ओडत आहोत.

Alexan Bo Golle

लि.चेणार



71/18-अ दिनांक 09 मार्च 2015 स्वयं— साम्रांकनासाठी स्वयं घोषणापत्र (Self Delaration) मी लिहून वेणार यांचा पासपोर्ट साईज फोटो मी लिइन देणार श्री./श्रीमती/मेसर्स... 3118 अन्य लिए. भेगाल. क्वांस्ट्री... अपि... क्वांस्ट्री... अपि... क्वांस्ट्री... मार्क अप अम्मक्ताक्रमार पंचालाक्रिया राहणार : ......प्रेमें , ...त. भ्रेवर्ड वयः 😗 आधार क्रमांक असल्यास :..... व्यवसाय : .... मी लिहून घेणार औ./श्रीम्रती/मेसर्स अ।१७०० तर्फ प्रा. अ विशाल अलिल निम्प्री राहणार : 3112113 रोड विरार (प.) वयः 3८ आधार क्रमांक असल्यास :...... व्यवसाय : ..... याद्वारे घोषित करतो/करते की, मी लिहून घेणार स्वयं साक्षांकित (Self Attested)केलेल्या प्रती या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोटया असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम १९०८ किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी लिहून घेणार शिक्षेस पात्र राहील याची मला पूर्ण जाणीव आहे.: लिहून देणार सही:-लिहून घेणार सही:-

ठिकाण :-पालिश्र

दिनांक :- 0**(** | 03 | २०१८





SELF ATTESTED

Signature



Summary I (Ooshwarafthag-1)

गुरुबार **08 मार्च 2018 2.0**6 स अ

हरत क्रमांक: पत्तर /1849/2018

बरलेले गुडांक शुल्कः र.500/-

दु जि. सह. दु. नि. पलर यांचे कार्यालयात कं. 1649 वर दि.08-03-2018 रोजी 1:46 म.नं. वा. हजर केला.

पावती:2342

गावती जिलाकः 08/03/2018

सावरकरणाराचे नावः मेसर्सं आकृती तर्के थ्रो. विकास अनिस

मिस्त्री - -

नोंदणी की

\*. 100.00

दस्त हाताळणी की

₹, 320.00

पृष्टांची संख्याः 16

एक्ण: 420.00

Sub Registrer Palghar

Sub Registral

दस्ताचा प्रकारः रिकन्व्हेन्स

मुद्रांक शुल्क: (51-ब) इतर कोणत्याही बाबतीत

शिक्का कं. 1 08 / 03 / 2018 01 : 46 : 33 PM ची वेळ: (सादरीकरण)

शिक्रा कं. 2 08 / 03 / 2018 01 : 47 : 05 PM ची वेळ: (फी)

**दर-**ंदला<mark>सांबत जोडले</mark>ले कागदपत्रे, कुल्लुखत्यारपत्र व्यक्ती इत्यादी बतावट आढकृत उपनास याची संपूर्ण ज्याबदारी निष्पादकारी कोल

लिह्न घेणार

Summary-2( दस्त गोषतारा भाग - २ )

संगणीकृत नवकत् । तुषा क्र ॥ सबरद्व नवकल भी जाउनका मार सबरहु नाकल थी. र ४ है 1 209 अन्वये का रेश्वर यांना दिली असे.

दुस्यम जित्रंधक पालचर

, पालधर दुख्यम निबंध



वस्त गीयवारा भाग-2

वस्ताचा प्रकार :-रिकन्व्हेन्स

वन क

नाव:मेसर्स आकृती तर्फे प्रो. विशाल अनिस भिन्नी - -पसाःप्लॉट मं: , माळा नं: -, इसारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 703, बिस्तिंग नं.3, एस्टर विरार गार्डन, आगाशी रोड, विरार प., महाराष्ट्र, ठाणे. पॅन नंबर

नाव: ओरियन्टल रॅंक ऑफ कॉमर्स शाला तुमें तर्फ श्री. अरुण कुमार पंचलोंगिया - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ं, ब्लॉक नं: -, रोड नं: तुर्को, नवी मुंबई, जि. ठाणे, महाराष्ट्र, ठाणे पक्षकाराचा प्रकार

कर्ज खेणार वय :-39 स्वाखरी:-

कर्ज वेणार

वय :-34

स्वाक्षरी:-











बरील दस्तऐवज करुन देणार तथाकथीत रिकन्व्हेन्स चुन दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची बेळ:08 / 03 / 2018 01 : 48 : 14 PM

**खालील इसम असे निवेदीत करतात की** ते दस्तऐवज करुने ट्रेणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पना

नाव:मनोज भानकर - -वय:45 पत्ता:304, बी- बिंग, भाविन प्लाझा, लोकसम्य नगर, पोलघर प. पिन कोड:401404

छायाचित्र

अंगठ्याचा उसा











नाव:धनलक्ष्मी विशाल मिस्त्री - -

पत्ता:703. बिल्डिंग नं.3, एस्टर विरार गार्डन, आर्गोशी रोड, विरार स्वाक्षरी

पिन कोड:401303

शिक्का क.4 ची वेळ:08 / 03 / 2018 01 : 48 ) 57 PM

शिक्षा क.5 ची ने कुर्जा / 03 / 2018 01 : 49 : 16 PM नी वणी पुस्तक 1 मध्ये

Sub Registrer Palghar

इमाणित करपबात येतं की. या दस्तामध्ये एकूण. 🖟 🛴 पाने आहेत

गम निबंबकी, पालधा

EPayment Details.

**Epayment Number** Sr. 1 MH0112614542017 BE

Defacement Number 0006299577201718

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1649 /2018

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