



Adv. Suhas M. Saraph  
M.Com., LL.M., D.B.M.

ADVOCATE HIGH COURT

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  
Ref No. \_\_\_\_\_

Date 29.08.2018

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 \_\_\_\_\_, I. 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, 825/14 along 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. PL.R-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 sub-districts/districts and address of the registering offices to be given)			Sub Registrar of Assurances Palghar
ii) Search and Investigation			

### Tracing of Title

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 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. If so, details of the co-parceners /Karta and/or the co-owners. The respective shares should be incorporated specifically	Not Applicable
IV) Minor's delinquent, unsound, untraced person's interest (Any minor's 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).	Not Applicable
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)	Not Applicable
5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in 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	No

Office Name PLG\_PA  
Location PALGHAR  
Year 2018

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CHALLAN  
MTR Form Number-6

MH0255474172018FAE		BARCODE		Date	29/08/2018-09:29:10	Form ID
Department	Inspector General Of Registration			Payer Details		
Type of Payment	Search Fee Other Items			TAX ID (If Any)		
Office Name	PLG_PALGHAR SUB REGISTRAR			PAN No.(If Applicable)		
Location	PALGHAR			Full Name	Adv Suhas Saraph	
Year	2018-2019 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building			
0030072201	SEARCH FEE	325.00	Road/Street			
			Area/Locality			
			Town/City/District			
			PIN			
			Remarks (If Any)			
			Yr 2005 to 18 search plot no 22 S no 824 Village Mahim Palghar			
			Amount In	Three Hundred Twenty Five Rupees Only		
Total		325.00	Words			
Payment Details		VIJAYA BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03907642018082900012	21624987	
Cheque/DD No.		Bank Date	RBI Date	29/08/2018-09:08:57	Not Verified with RB	
Name of Bank		Bank-Branch	VIJAYA BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 9323233  
 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 पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

*Suhas Saraph*

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 and applicability of other State Legislations.	No
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 property in mortgage)	
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
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.	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
14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated? - Registered Mortgage shall be created.	(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?	Not Applicable
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 Receipt

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

6. Copy of PAN Card / Driving License / Passport etc.	To be Obtained
7. Income Tax returns	As Applicable
8. Affidavit of mortgagor as to how he/she is connected with the account in which he / she is furnishing his / her property as security.	To be Obtained
9. In case of property of Builders, in addition to the GPA / SPA, Collaboration / Builders Agreement, the PAN No. & ITCC of Builder, his history, copy of some regd. Documents and endorsement on the original sale deed (if retained by original owner / builder) be made, if possible, so that previous document even if retained by the Owner / Builder cannot be misused.	Not Applicable
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	Not Applicable
11. In any case where ever the previous original title deed is missing or retained by earlier owner, the original title deed be seen & endorsed or an affidavit be obtained from the person retaining the original title deeds, that he will not misuse it.	Not Applicable
12. Affidavit that mortgagor deposited title deeds with intention, has deposited all documents, would not misuse any document to detriment of bank etc., may also be obtained.	Yes
13. The stamp duty payable on Oral Assent (if applicable)	Not Applicable
14. NOC / No Dues certificate from lessor / land authority.	Not Applicable
15. In case of leasehold property, the remaining 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.	Not Applicable
16. In case of HUF / Trust, appropriate affidavit 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.	Not Applicable
17. In case of flat belonging to Cooperative Housing Society, necessary further documents i.e. Share Certificate, No Objection Certificate from Society after	Not Applicable

1. 10.10

Applicable

Applicable

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 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.

Advocate High Court (MAH/155/89)

101, Usha Commercial Complex,

Opp. Sagar International Hotel,

Valipeer Road, Kalyan(W)-421 301.



Adv. Suhas M. Saraph  
M Com., LL.M., D.B.M.

ADVOCATE HIGH COURT

OFFICE : B/101 Usha Commercial Complex, Vanapeer 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/ORB/18/136

Ref No

Date 29.08.2018

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 \_\_\_\_\_, I. 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 23	Area adm 1456 sq mts	Survey no. 824/4 Part, 825/12/2, 825/6, 825/14 along 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-2763-2006 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 sub-districts/districts and address of the registering offices to be given)	Sub Resgistrar of Assurances Palghar
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ii) Search and Investigation

Tracing of Title

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-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-1649-2018.

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. MH005547456201819E 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-2763-2006

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. If so, details of the co-parceners /Karta and/or the co-owners. The respective shares should be incorporated specifically

Not Applicable

IV) Minor's delinquent, unsound, untraced person's interest (Any minor's 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).

Not Applicable

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)

Not Applicable

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in '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

No

*[Handwritten signature]*





CHALLAN  
MTR Form Number-6



GRN	AM40554745520181RE	BARCODE	[Barcode]		Date	20/08/2018-09:31:21	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee		TAX ID (If Any)				
	Other Items		PAN No.(If Applicable)				
Office Name	PLG_PALGHAR SUB REGISTRAR		Full Name		Adv Suhas Saraph		
Location	PALGHAR		Fiat/Block No.				
Year	2018-2019 One Time		Premises/Building				
Account Head Details	Amount In Rs.		Road/Street				
0030072201 SEARCH FEE	325.00		Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			Yr 2005 to 18 search plot no 23 S no 824 Village Mahim Paighar				
			Amount In		Three Hundred Twenty Five Rupees Only		
Total	325.00		Words				
Payment Details	VIJAYA BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.		03907642018082900013 21625014		
Cheque/DD No.	Bank Date		RBI Date		29/08/2018-09-08:02 Not Verified with RBI		
Name of Bank	Bank-Branch		VIJAYA BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :  
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 पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.  
Mobile No. : 9323232526

*[Handwritten Signature]*

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 and applicability of other State Legislations.	No
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 property in mortgage)	Not Applicable
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
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.	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
14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated? - Registered Mortgage shall be created.	(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?	Not Applicable
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 Receipt

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	----

*Handwritten signature*

5. Electricity / Water Bill	Not Applicable
6. Copy of PAN Card / Driving License / Passport etc.	To be Obtained
7. Income Tax returns	As Applicable
8. Affidavit of mortgagor as to how he/she is connected with the account in which he / she is furnishing his / her property as security.	To be Obtained
9. In case of property of Builders, in addition to the GPA / SPA, Collaboration / Builders Agreement, the PAN No. & ITCC of Builder, his history, copy of some regd. Documents and endorsement on the original sale deed (if retained by original owner / builder) be made, if possible, so that previous document even if retained by the Owner / Builder cannot be misused.	Not Applicable
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	Not Applicable
11. In any case where ever the previous original title deed is missing or retained by earlier owner, the original title deed be seen & endorsed or an affidavit be obtained from the person retaining the original title deeds, that he will not misuse it.	Not Applicable
12. Affidavit that mortgagor deposited title deeds with intention, has deposited all documents, would not misuse any document to detriment of bank etc., may also be obtained.	Yes
13. The stamp duty payable on Oral Assent (if applicable)	Not Applicable
14. NOC / No Dues certificate from lessor / land authority.	Not Applicable
15. In case of leasehold property, the remaining 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.	Not Applicable
16. In case of HUF / Trust, appropriate affidavit 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.	Not Applicable
17. In case of flat belonging to Cooperative Housing Society, necessary further documents i.e. Share Certificate, No	Not Applicable

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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 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 \_\_\_\_\_ 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 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

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

ADVOCATE HIGH COURT

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 29.08.2018

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 \_\_\_\_\_, I, 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 24	Area adm 1390.50 sq mts	Survey no. 824/4 Part, 825/12/2, 825/6, 825/14 along 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-27642006 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 sub-districts/districts and address of the registering offices to be given).			Sub Registrar of Assurances Palghar

*[Handwritten signature]*

ii) Search and Investigation  
Tracing of Title

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-2764-2006. 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-1649-2018.

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 Challana no. MH005547496201819E 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-2764-2006

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. If so, details of the co-parceners /Karta and/or the co-owners. The respective shares should be incorporated specifically

Not Applicable

IV) Minor's delinquent, unsound, untraced person's interest (Any minor's 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).

Not Applicable

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)

Not Applicable

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in 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

No

SEARCH CHALLANA

NO. MH005547496201819E

Department: Inspector General of Revenue

Type of Payment: Search Fee

Office Name: PLO, PALGHAR

Location: PALGHAR

Year: 2018

0308072018

CHALLAN  
MTR Form Number-6

GRN	AMAR0547486201878E	BARCODE	Date	29/08/2018-09:33:27	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
	Other Items		PAN No.(If Applicable)		
Office Name	PLG_PALGHAR SUB REGISTRAR		Full Name	Adv Suhas Saraph	
Location	PALGHAR		Flat/Block No.		
Year	2018-2019 One Time		Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		325.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)	Yr 2005 to 18 search plot no 24 S no 824 Village Mahim Palghar	
			Amount In	Three Hundred Twenty Five Rupees Only	
Total		325.00	Words	17	
Payment Details	VIJAYA BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03907642018082900014	21625028
Cheque/DD No.		Bank Date	RBI Date	29/08/2018-09:08:01	Not Verified with RBI
Name of Bank		Bank-Branch	VIJAYA BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :  
**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 पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.  
 Mobile No. : 9323232526

*Suhas Saraph*

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.	
6. Whether the property is acquired under the Land Acquisition Act, 1894 and applicability of other State Legislations.	No
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 property in mortgage)	
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
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.	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
14. Reason as to why equitable mortgage is not being created with the branch, where the property is situated? - Registered Mortgage shall be created.	(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?	Not Applicable
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 Receipt

angapur Road  
SC code

859  
9/18

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	----

Hobafed



5. Electricity / Water Bill	Not Applicable
6. Copy of PAN Card / Driving License / Passport etc.	To be Obtained
7. Income Tax returns	As Applicable
8. Affidavit of mortgagor as to how he/she is connected with the account in which he / she is furnishing his / her property as security.	To be Obtained
9. In case of property of Builders, in addition to the GPA / SPA, Collaboration / Builders Agreement, the PAN No. & ITCC of Builder, his history, copy of some regd. Documents and endorsement on the original sale deed (if retained by original owner / builder) be made, if possible, so that previous document even if retained by the Owner / Builder cannot be misused.	Not Applicable
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	Not Applicable
11. In any case where ever the previous original title deed is missing or retained by earlier owner, the original title deed be seen & endorsed or an affidavit be obtained from the person retaining the original title deeds, that he will not misuse it.	Not Applicable
12. Affidavit that mortgagor deposited title deeds with intention, has deposited all documents, would not misuse any document to detriment of bank etc., may also be obtained.	Yes
13. The stamp duty payable on Oral Assent (if applicable)	Not Applicable
14. NOC / No Dues certificate from lessor / land authority.	Not Applicable
15. In case of leasehold property, the remaining 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.	Not Applicable
16. In case of HUF / Trust, appropriate affidavit 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.	Not Applicable
17. In case of flat belonging to Cooperative Housing Society, necessary further documents i.e. Share Certificate, No	Not Applicable

*Handwritten signature*

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 same shall be stated in the opinion.	Not made available

ngapur Roa  
iC codeCERTIFICATE

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

CHALLAN  
MTR Form Number-8

GRN	MH011281454201716E	BARCODE	Date		01/03/2018-14:18:28	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	TAX ID (if Any)					
Office Name	PLG_PALGHAR SUB REGISTRAR	PAN No.(if Applicable)					
		Full Name	M S AAKRUTI THROUGH PRO VISHAL ANIL MISTRY				
Location	PALGHAR	Flat/Block No.	पलर				
Year	2017-2018 One Time	Premises/Building	दस्ता क्र. 988C/202C				
Account Head Details		Amount In Rs.	9 19E				
003006401	Stamp Duty	500.00	Road/Street				
003006301	Registration Fee	100.00	Area/Locality				
			Town/City/District				
			PIN	4 0 1 4 0 4			
			Remarks (if Any)	SecondPartyName=ORIENTAL BANK OF COMMERCE-			
			Amount In	Six Hundred Rupees Only			
Total		600.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
	Cheque/DD Details	Bank CIN	Ref No.	68103332018030113478	156130953		
Cheque/DD No.		Bank Date	RBI Date	01/03/2018-14:20:45	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available  
 सदर चालन केवल दृश्य निबंधक कार्यालयत नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चालन लागू नाही.

पलर  
पलर क्र. १६८६ १२०१८  
२ १९६



**RE-CONVEYANCE DEED**

THIS RE-CONVEYANCE DEED is made at PALGHAR, this 08 day of March, 2018, between :-

*Handwritten signatures*

**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, Ms. Arunkumar Panchlongiya through 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.

*Handwritten signatures*

AND

दस्तावेज क्र. 9880-12020  
3 198

**M/S. AAKRUTI,**

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

Age : 39 years, Occupation : Business,

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

Thane 400 604.

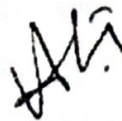
hereinafter referred to as **'THE MORTGAGOR / BORROWER'**

(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:

WHEREAS:

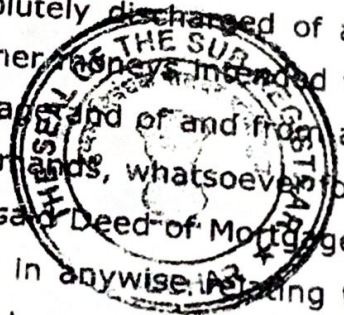
1. That, by a registered Mortgage Deed No. PLR-5690-2007 dated 17.12.2007 and made between the Mortgagor/Borrower ( hereinafter called the 'First Mortgagor/Borrower' ) of the then One Part and the Mortgagee of the then Other Part and registered at the office of the Sub-Registrar, the Mortgagor/Borrower 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 WITNESSETH 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





पत्र  
Interest Charge 8926  
Mitt 6

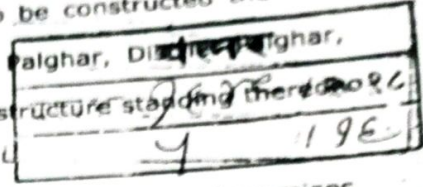
(Rupees sixty lacs only) sum with interest repayment schedule and the loan account is cleared interest by the borrowers on \_\_\_\_\_ and existing Cash Credit of Rs. 25.00 lacs is renewed with the condition that mortgage properties i.e. Plot No. 21, 22, 23 and 24, in Survey Nos. 824/4pt, 825/12/2, 825/6, 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 moneys intended to be secured by the said Deed of Mortgage and of and from all actions, suits, accounts, claims and demands, whatsoever, upon, on account or in respect of the said Deed of Mortgage and of any act, deed, matter or thing in anywise relating 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.



*[Handwritten signature]*

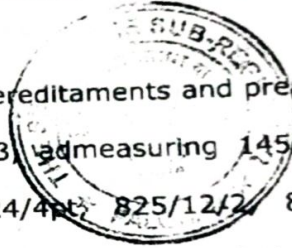
**THE SCHEDULE OF PROPERTY ABOVE REFERRED TO**

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, District Palghar, togetherwith construction and infrastructure standing thereon 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, admeasuring 1456 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 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,

*Handwritten signature and initials.*



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

पल्ल  
दस्तावेज क्र. १८२८/२०१८  
२ १९८

**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. Arunkumar Parichlongiya



*Handwritten signature*

01.03.2018

*Handwritten signature*



Signed and delivered by the  
within named Mortgagor

**M/S. AAKRUTI,**

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

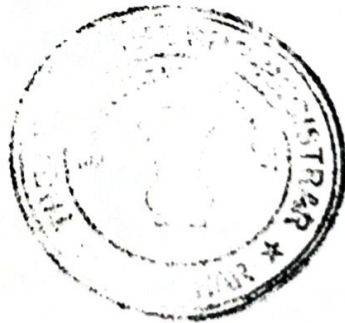


*Handwritten signature*

In the Presence of

1) *Handwritten signature*

2) D.V. Mistry.





सूची क्र. दोन INDEX NO. II

दुय्यम विभागक: पालघर

घरतक्रमांक व नंबर: 5690/2007

Monday, December 17, 2007  
4:12:16 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव: माहिम (प्रभाव क्षेत्र)

पालघर

दस्तावेज क्र. 9882/2007  
19E

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप महाणखत  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतील पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 9,176,000.00  
वा.भा. रु. 1.00

(2) भू-मापन, फोटोहिस्सा व घरक्रमांक  
(असल्यास)

(1) घर्जन: मीजे माहीम येथील स.न. 824/4, 825/12/2 व 825/6, 825/14 मधील प्लॉट नं.  
21 चे क्षेत्र 1470.75 चौ.मि. , प्लॉट नं. 22 चे क्षेत्र 1378 चौ.मि. , प्लॉट नं. 23 चे क्षेत्र 1456  
चौ.मि. , प्लॉट नं. 24 चे क्षेत्र 1390.50 चौ.मि. , हा या महाणखताचा विषय आहे.

(3) क्षेत्रफळ

(1)

(4) आकारणी किंवा जुळी देण्यात  
असेल तेव्हा

(1)

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

(1) भे. आकृती-तर्फे प्रोग्रा. श्री. विशाल अनिल मेस्त्री - ; घर/प्लॉट नं: E-126; गल्ली/रस्ता:  
जे.पी. रोड ; ईमारतीचे नाव: मधुवन ; ईमारत नं: ; पेठ/वसाहत: ; शहर/गाव: अंधेरी,  
तालुका: मुंबई-53; पिन: ; पॅन नम्बर: AFZPM1937L.

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

(1) ओरीयंटल बँक ऑफ कॉमर्स शाखा तुर्मे ए.पी.एम.सी.मार्केट नवी मुंबई, तर्फे बरीष्ट प्रवचक  
श्री. अशोक बाबु काजरोळकर - ; घर/प्लॉट नं: ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत  
नं: ; पेठ/वसाहत: ; शहर/गाव: शाखा तुर्मे ए.पी.एम.सी. ; तालुका: ; पिन: ; पॅन नम्बर: ;

(7) दिनांक करून दिल्याचा 17/12/2007

(8) नोंदणीचा 17/12/2007

(9) अनुक्रमांक, खंड व पृष्ठ 5690 /2007

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 45880.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेष



दुय्यम विभागक, पालघर

SELF ATTESTED

Signature

SELF ATTESTED

Signature

# ओरियन्टल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)  
मुख्य शाखा : अपार्टमेंट नं. 3,  
बैंकिंग कॉम्प्लेक्स, एपीएमसी मार्केट,  
फेज - 2, सेक्टर 19, तुर्भे, नवी-मुंबई - 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, Navi-Mumbai - 400 705  
Tel : (022) 2783 4914, 2784 2984  
E-mail : bm0531@obc.co.in

पलर

दस्तावेज नं. 7682/2018

1192

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 Paighar, 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

  
BRANCH MANAGER

Branch Manager

05/03/2018 .



# ओरियन्टल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

दुर्गे शाखा : अपार्टमेंट नं. 3,

बैंकिंग कॉम्प्लेक्स, एपीएमसी मार्केट,

सेक्टर - 19, तुर्भे, नवी-मुंबई - 400 705.

दूरभाष : (022) 2783 4914 / 2784 2984

ई-मेल : bm0531@obc.co.in



ओ. बी. सी.

# Oriental Bank of Commerce

(A Government of India Undertaking)

Turbhe Branch : Apartment 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

पत्तर
दस्तावेज 9842/2086
198

## 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

*Arun*



*[Signature]*  
Branch Manager



05/03/18





ORIENTAL BANK OF COMMERCE  
CHEMBUR MULUND

CN/ L/ /2018

February 26, 2018

The Branch Manager,  
B/o Turbhe, Navi Mumbai

Dear Sir,

**RE: Extension 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. (44).  
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,

*[Signature]*

Branch Manager



पलर  
दस्त नं. 9882 / 2018  
95 198



*[Handwritten mark]*

*[Handwritten mark]*

of my  
nom

पत्र
दस्तावेज 9830.12026
99 178



ORIENTAL BANK OF COMMERCE  
CHENBUR MULUND

CN/ L/ /2018

February 26 2018

The Branch Manager,  
B/o Turbhe, Navi Mumbai

Dear Sir,

**RE: Extension of equitable mortgage of residential property situated Flat 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 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



Atty

*[Handwritten signature]*

घोषणापत्र/शपथपत्र

पत्र
दस्तावे. १६६०/२०१८
१२ १९

मी/आम्ही खालील सही करणार या नोंदणी महानिरीक्षक व मुद्रांक नियंत्रण म. य. पुणे यांचे दि.३०/११/२०१३ रोजीचे परीपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकद्वारे अथवा दुबारा विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती याच मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत. व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वार आहे व ते आजपायतो रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

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

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायद्वारे दिलेल्या नियमानुसार दस्तऐवजवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व आम्ही यांची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पुर्ण पणे जाणीव आहे.

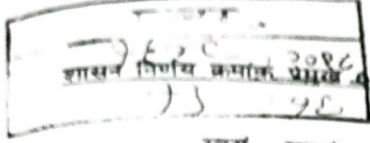
स्थायर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/ शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताना भाग म्हणून जोडत आहोत.

  
लि. देणार

  
लि. देणार





use of original doc  
11/03/2018

14/345/प्र. 71/18-अ दिनांक 09 मार्च 2018

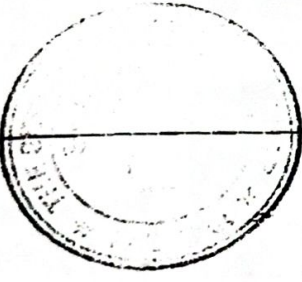
स्वयं-साक्षात्कारासाठी स्वयं घोषणापत्र (Self Declaration)

मी लिहून घेणार याचा पासपोर्ट साईज फोटो

मी लिहून देणार श्री./श्रीमती/मेसर्स ओरिजनल कॅम्प ऑफ कॅम्प ऑफ शिवाजी  
तर्फे श्री. शिवशंकर सुभार पंचगणिया  
राहणार : मुंबई, नवी मुंबई  
वय: 37 आधार क्रमांक असल्यास : ..... व्यवसाय : .....

मी लिहून घेणार श्री./श्रीमती/मेसर्स आर्यानी रेल प्रो. वि. शिवाजी  
राहणार : आर्यानी रोड विहार (प.)  
वय: 38 आधार क्रमांक असल्यास : ..... व्यवसाय : .....

याद्वारे घोषित करतो/करते की, मी लिहून घेणार स्वयं साक्षात्कृत (Self Attested) केलेल्या प्रती या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम १९०८ किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी लिहून घेणार शिक्षेस पात्र राहील याची मला पूर्ण जाणीव आहे.



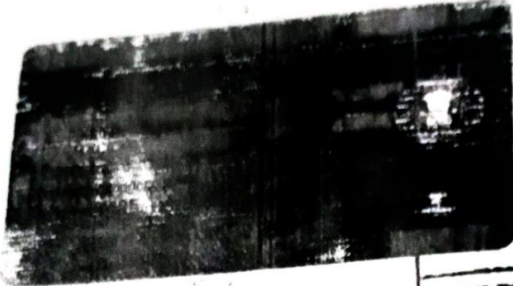
लिहून देणार सही:- [Signature]

लिहून घेणार सही:- [Signature]

ठिकाण :- पारनेर

दिनांक :- 06/03/2018





SELF ATTESTED

*[Handwritten Signature]*  
Signature



पलर  
सं. क्र. १६०८/२०१६  
०४ १९

DHANLAXMI V. MISTRY  
RAMANA GADDAM  
01/07/1980  
Permanent Account Number  
BMSPM4076R  
Signature

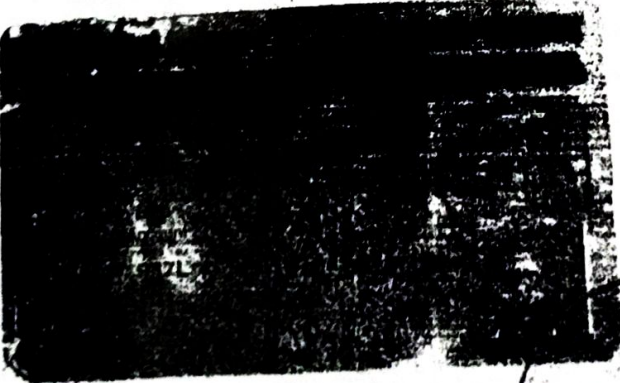
SELF ATTESTED

*D.V. Mistry*  
Signature



SELF ATTESTED

*[Handwritten Signature]*  
Signature



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*[Handwritten Signature]*  
Signature





Summary I (Goshwarafthag-1)

B4/1649  
मुद्रांक 08 मार्च 2018 2:06 प म

पत्रांक 1

1649/2018  
मुद्रांक 1649/2018

दस्तावेजांक: पत्रांक /1649/2018

बाजार शुल्क: ₹. 00/-

सौकर्यता: ₹. 01/-

धरमले मुद्रांक शुल्क: ₹.500/-

दु. नि. सह. दु. नि. पत्रांक बांधे कार्यालयात  
अ. क्र. 1649 वर दि.08-03-2018  
रोजी 1:46 प.नं. वा. हजर केला.

पावणी: 2342

पावणी दिनांक: 08/03/2018

सावरकरपाराने माव. मेसरी साकृती तर्फे प्रो. विद्याल अजिब  
मिळी

मोदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 320.00

पृष्ठांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकूण: 420.00

Sub Registrar Palghar

Sub Registrar Palghar

दस्ताचा प्रकार: रिकव्हेंट्स

मुद्रांक शुल्क: (51-ब) इतर कोणत्याही बाबतीत

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

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

दस्तावेजाबाबत जोडलेले कागदपत्रे, कुलगुरुंच्यापत्रे  
अपली इत्यादी इत्यादी आढळून आल्यास याची  
संपूर्ण जबाबदारी दिव्यादकारांची आहे

लेहल घेणार

लेहल देणार

29 DEC 2018



संगणकीकृत नोंदणी शुब्दा क्र. ३  
सदरतु नोंदणीची शुब्दा क्र. ३  
नांवा अर्ज क्र. २४५१/२०१८  
नांवा दिली असे.  
अनुवेष्टा क्र. १६४९/२०१८  
29 DEC 2018

दुय्यम निर्बंधक पालघर  
खरी नोंदणी  
दुय्यम निर्बंधक पालघर

Summary-2( दस्त गोपवारा भाग - २ )

08/03/2018 2 07:26 PM  
दस्त गोपवारा भाग-2  
पत्र क्रमांक: १६४९/१८  
दस्त क्रमांक: 1649/2018

पत्र क्रमांक: पत्र/1649/2018  
दस्तावा प्रकार: रिकन्वेन्स

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मेसर्स आकृती तर्फे श्री. विशाल अजित मिळी - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: 703, विल्डिंग नं.3, एस्टर विरार गार्डन, आगाशी रोड, विरार प., महाराष्ट्र, ठाणे. पिन नंबर:	कर्ज देणार वय :-39 स्वाक्षरी:-		
2	नाम: ओरियन्टल बँक ऑफ कॉमर्स शाळा तुर्गे, तर्फे श्री. अरुण कुमार पंचलोविया - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: तुर्गे, नवी मुंबई, जि. ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:	कर्ज देणार वय :-34 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत रिकन्वेन्स संप दस्त ऐवज करून दिल्याचे कदुल करतात.  
शिक्का क्र.3 ची वेळ: 08 / 03 / 2018 01 : 48 : 14 PM

ओळख-  
खालील इनाम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मनोज भालकर - - वय: 45 पत्ता: 304, बी- विंग, भाविन प्लाझा, लोकमान्य नगर, पालघर प. पिन कोड: 401404		
2	नाम: धनलक्ष्मी विशाल मिळी - - वय: 37 पत्ता: 703, विल्डिंग नं.3, एस्टर विरार गार्डन, आगाशी रोड, विरार प. पिन कोड: 401303		

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

शिक्का क्र.5 ची वेळ: 08 / 03 / 2018 01 : 49 : 16 PM नोंदणी पुस्तक 1 मध्ये

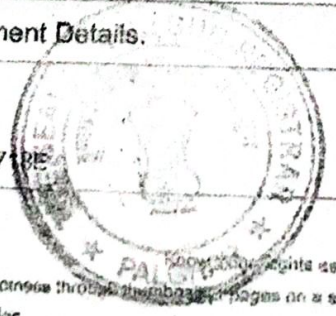
Sub Registrar Palghar

प्रमाणित करण्यात येते की,  
वा दस्तावाज्ये एकूण. १६. पाने आहेत

दुय्यम निर्बंधक, पालघर

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH011281454201718	0006299577201718



एक नवराचे शुब्दास १६४९/२०१८ 1649 /2018  
खरी नोंदणी

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दुय्यम निर्बंधक, पालघर  
०८ मार्च २३ २०१८