Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. kancharsantosh1974@gmail.com

Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021. Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME, branch 1, Nariman Point, Mumbai.

Sir.

Sub: Title Opinion Report certifying non encumbrance of the N. A land adm. 697 sq. yards being Plot No.1 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and Property Bounded as

East- land of Plot No.2 West- land of Plot No.128

North- land of Survey No.128 South-ROAD

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Top Up Home loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1	Description and area of the property proposed to be mortgaged	N. A land adm. 697 sq. yards being Plot No.1 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation.
2	Nature of Property	N.A land
3	Name of the Mortgagor/ Owner and status in the Account	
4	Whether any minor,	No /sv7

	lunatic or un- discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be a contract.
	steps to be taken. Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be The said Property is Freehold subject to charge of Bank of Baroda. The permission under the ULC Act, 1976 is not applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Property
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party. Bank to confirm. Bank to confirm.
9	Whether the Property is mutated in Municipal/revenue records and Mortgagor's name is reflecting. Yes. The Property is duly mutated in name of records of land as the owners. The name of Management Management of Management Management (Management Management) revenue.
10	Whether any restriction for creation of Mortgage is imposed under The name of M/S. SONY TEXTILE INDUSTRIES No. No.

11	Central/State/Local Laws Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
12	Whether the Advocate has personally visited the Sub-Registrar/Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.1, Survey No. 126/1P.
13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14	Details of documents examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 executed between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir as the Vendors and M/s. Sony Textile Industries as the purchasers. Original Registration Receipt bearing No.1268/85 dated 19.08.1985 issued by Sub Registrar. Copy of 7/12 Extract of Plot No. 1 S. No. 126, H. No. 1pt. Copy of Pherphar No. 1624 in respect of Plot No.1, S. No. 126/1pt in name of M/s. Sony Textile Industries.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, N.A land adm. 697 sq. yards being Plot No.1 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries who had purchased the land from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir under the registered Sale deed dated 19th August, 1985 executed at serial no. 1268/1985 on 19/08/1985 before SRO-Bhiwandi on the terms and conditions as mentioned therein.

2. The name of Sony Textile Industries were duly mutated in revenue records of land as the owners by Pherphar No. 1624.

3. The borrowers has obtained the credit facility from Bank of Baroda by mortgaging the original title deeds of their Plot No.1 and now

further approached the bank for further facility. Hence, borrowers are having a valid title in Plot No.1 subject to charge of Bank of are having a valid title in Plot No.1 subject to charge of registered Sale		
Baroda. 16) Whether there is any doubt/ suspicion about the genuineness of the Original Documents	No. subject to verification of registered safe deed dated 19 th August, 1985 executed at serial no. 1268/1985 with a certified copy of same at time of Suppl. TCR.	
17).Additional Documents	No.	
Required 18). List of documents to be deposited for creation of Mortgagee by the Mortgagor including any addition document required in addition to the document available.	 Original registered Sale deed dated 19th August, 1985 executed between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir as the Vendors and M/s. Sony Textile Industries as the purchasers. Original Registration Receipt bearing No.1268/85 dated 19.08.1985 issued by Sub Registrar. Copy of 7/12 Extract of Plot No. 1 S. No. 126, H. No. 1pt. Copy of Pherphar No. 1624 in respect of Plot No.1, S. No. 126/1pt in name of M/s. Sony Textile Industries. Title Certificate Report of Advocate Santosh T. Kanchar. Latest 7/12 extract of Plot no.1 to be issued by Talathi Office, Bhiwandi. 	
19). Whether any additional formalities to be completed by the proposed Mortgagor	After disbursement of loan to the borrowers, Bank may address a letter to the Talathi Office, Bhiwandi to mark Bank's lien on subject Plot No.1 in revenue records of the same and also obtain confirmation letter from them to that effect.	
20]. Final Certificate: -	mat chect.	

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.1, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.1, Survey No. 126/1P will be

MULLAR

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West)
Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject : Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 1, Area 511 Sq. Yards, Situated at: Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

Dear Sir,

As per your instructions, I have taken the search of the above-mentioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi - 1, 2, & 3 Offices) from 1991 to 2021 (30 years):

Years	Transaction
1991	Nil.
1992	Nil.
1993	Nil.
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
1998	Nil.
1999	Nil.
2000	Nil.



Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. kancharsantosh1974@gmail.com Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021

Date: 19.03.2021

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of N.A land adm. 625 sq. yards being Plot No. 2 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation & Property bounded as

East- existing gaothan land.

West- land of Plot no.2.

South- Road in Plots.

North-land of S. No. 128

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Top Up Home loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1		N.A land adm. 625 sq. yards being Plot No. 2 Survey No. 126/1P , Dist. Thane, within
	be mortgaged	the local limits of Bhiwandi Nizampur Municipal Corporation .
2	Nature of Property	N.A Plot no.2.

		/ M/S. SONY TEXTILE INDUSTRIES
2	Name of the Mortgagor	/ M/S. SONY TEXTILE IND
3	Owner and status in the	
-	Account Whether any minor	No
4	Wiletile:	- are having sufficient
	lunatic or un- discharged insolvent is	ves The Mortgagors are navning
	involved. Confirm that	to the contract
	the Mortgagor has sufficient capacity to	
	contract. Precautionary	
	steps to be taken.	the biggs to charge
5	Whether the Property is	The said Property is Freehold subject to charge
3	freehold or Leasehold, If	
	Leasehold then period of	
	lease and if Freehold	The permission under the ULC Act, 1976 is not
	whether Urban Land	
	Ceiling Act applies and	
	permissions to be	
	obtained.	
6	Source of the Property	The present N.A Plot no.2 is self acquired
	i.e. self acquired or	
	Ancestral. If	
	Ancestral then	
	succession and	
	whether original	
	Will/Probate is	
	available	
7	Whether the Mortgagor	No. The Mortgagor are not joint owner of
,	is Co-owner / Joint	Apartment.
	Owner and or any	
	partition of the property	
	is made between the	
	members of the family	
	through Family Deed. If	
	yes, whether Original	
	Registered Partition	
	Deed is available or it is only a family settlement	
	Whether the Mortgagor	Bank to confirm.
8	is in exclusive	Bank to commin.
	possession of the	
	property or it is	
	Leased/Rented out to	
	Third Party.	
9	Tub other the Property 18	Yes. The Property is duly mutated in name of
9	mutated in Municipal/	TONTILE INDUSTRIES :
	revenue records and	as the owners
	transports name 18	The name of M/S. SONY many
	reflecting.	The name of M/S. SONY TEXTILE INDUSTRY

		are duly reflected before SRO-Bhiwandi.
for control is Centrol Laws		No.
Title antec and docu avail	ments are	Yes.
12 When has the Reve	ther the Advocate personally visited Sub-Registrar/ enue/Municipal ce and examined the	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.2 , Survey No. 126/1P.
bein	ther the Search is g made for the od of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14 Deta	ails of documents nined/scrutinised	 Original registered Sale deed dated 19th August, 1985 executed at serial no. 1268/1985 before SRO-Bhiwandi between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers. Original Registration Receipt bearing No.1268/85 dated 19.08.1985 issued by Sub Registrar. Copy of 7/12 extract of land being Plot no.2, S. No. 126/1pt. Copy of Pherphar No. 1625 in respect of N.A Land being Plot no.2, S. No. 126/1pt.
		4 Copy of Pherphar No.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, N.A land adm. 625 sq. yards being Plot No. 2 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation (In short "the owners") is owned, seized and in possession of M/s. Sony Textile Industries and its name is duly mutated in revenue records of land as the owners who had purchased the plot no.2 under the registered Sale deed dated 19th August, 1985 executed at serial no. before SRO-Bhiwandi from executed at serial no. 1268/1985 Gangaram Sadu Bhoir with Gurunath Sadu Bhoir for a consideration and on the terms and conditions as mentioned therein.

- 2. Thus, the name of M/s. Sony Textile Industries is duly mutated by mutation entry in revenue records of land as the owners by mutation entry no. 1625 in revenue records of land as the owners.
- 3. Further, subject borrowers availed credit facility from Bank of Baroda by depositing the original title deeds of their plot by way of equitable mortgage. Now the borrower further approached the Bank of Baroda for further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law

suspicion about the genuineness of the Original Documents

16) Whether there is any doubt/ No. subject to verification of registered Sale deed dated 19th August, 1985 executed at serial executed no. at with certified copy of same 1268/1985 at time of Suppl. TCR.

17).Additional Required

Documents No.

18). List of documents to deposited for creation Mortgagee by the Mortgagor including any addition document required in addition document available.

- Original registered Sale deed dated 19th August, 1985 executed at serial no. 1268/1985 before SRO-Bhiwandi between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers.
 - 2. Original Registration Receipt bearing No.1268/85 dated 19.08.1985 issued bv Sub Registrar.
 - Copy of pherphar No. 1625
 - 4. Copy of 7/12 extract of land being Plot no.2, S. No. 126/1pt.
 - 5. Latest 7/12 extract of plot no.2 mentioning the name of subject borrowers.

19). Whether any additional formalities to be completed by the proposed Mortgagor

After disbursement of loan borrowers, Bank may address a letter to the Talathi Bhiwandi Office to mark Bank's lien on subject plot no.2 in their records and also obtain confirmation letter from them to that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in

mr. Suntosn Butteriar

Advocate High Court, Mumbai.

TE HIGH C

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West)
Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject : Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 2, Area 697 Sq. Yards, Situated at: Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

Dear Sir,

As per your instructions, I have taken the search of the above-mentioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

<u>Manual & Computerized Records At Bhiwandi (Bhiwandi – 1, 2, & 3 Offices) from 1991 to 2021 (30 years) :</u>

Years	Transaction
1991	Nil.
1992	Nil.
1993	Nil.
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
1998	Nil.
1999	Nil.
2000	Nil.



Advocate, High Court,

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West),

Mumbai- 400078. kancharsantosh 1974@gmail.com

Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021

Date: 01.04.2021.

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir.

> Sub: Title Opinion Report certifying non encumbrance of N.A land adm. 825 sq. yards being Plot No. 3 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation & Property bounded as

East- existing gaothan land.

West- land of Plot no.2.

South- Road in Plots.

North-land of S. No. 128

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Top Up Home loan facility granted / proposed to be granted to M/S. SONY TEXTILE INDUSTRIES (Borrower).

Description and area of N.A land adm. 825 sq. yards being Plot No. 3 Survey No. 126/1P at Village Narpoli, the property proposed to Taluka Bhiwandi, Dist. Thane, within the be mortgaged

		local limits of Bhiwandi Nizampur Municipal Corporation.
2	Nature of Property	N.A Plot no.3.
3	Name of the Mortgagor/ Owner and status in the Account	M/S. SONY TEXTILE INDUSTRIES
4	Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary	No Yes. The Mortgagors are having sufficien capacity to contract
5	steps to be taken. Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	The permission under the III C Act, 1076
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is	property. Plot no.3 is self acquire
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. It yes, whether Original Registered Partition Deed is available or it is only a family settlement	f l
8	is in exclusive possession of the property or it is Leased/Rented out to Third Party.	Bank to confirm.
	the state of the s	s Yes. The Property is duly mutated in name of

* MNWB

	mutated in Municipal/ revenue records and Mortgagor's name is reflecting.	M/S. SONY TEXTILE INDUSTRIES in revenue records of land as the owners. The name of M/S. SONY TEXTILE INDUSTRIES
10	Whether any restriction for creation of Mortgage is imposed under Central/State/Local	are duly reflected before SRO-Bhiwandi.
11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
12	Whether the Advocate has personally visited the Sub-Registrar/Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.3, Survey No. 126/1P.
13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14	Details of documents examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 executed at serial no. 1270/1985 before SRO-Bhiwandi between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers. Original Registration Receipt bearing No.1270/85 dated 19.08.1985 issued by Sub Registrar. Copy of 7/12 extract of land being Plot no.3, S. No. 126/1pt.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, N.A land adm. 825 sq. yards being Plot No. 3



within the local limits of **Bhiwandi Nizampur Municipal Corporation** (In short "the owners") is owned, seized and in possession of M/s. Sony Textile Industries and its name is duly mutated in revenue records of land as the owners who had purchased the plot no.3 under the registered Sale deed dated 19th August, 1985 executed at serial no. executed at serial no. 1270/1985 before SRO-Bhiwandi from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir for a consideration and on the terms and conditions as mentioned therein.

- Thus, the name of M/s. Sony Textile Industries is duly mutated by mutation entry in revenue records of land as the owners.
- 3. Further, subject borrowers availed credit facility from Bank of Baroda by depositing the original title deeds of their plot by way of equitable mortgage. Now the borrower further approached the Bank of Baroda for further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law

16) Whether there suspicion about the of the Original Doc	ne genuineness	sale to reflication of registered Sale
17).Additional	Documents	at time of Suppl. TCR.
Required		

be

Mortgagor

creation

the

18). List of documents to

for

by

deposited

 Original registered Sale deed dated 19th August, 1985 executed at serial no. 1270/1985 before SRO-

KAA

including any addition document required in addition to the document available.

Bhiwandi between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers.

- Original Registration Receipt bearing No.1270/85 dated 19.08.1985 issued by Sub Registrar.
- 3. Copy of pherphar
- Copy of 7/12 extract of land being Plot no.3, S. No. 126/1pt.
- Latest 7/12 extract of plot no.3 mentioning the name of subject borrowers.

19). Whether any additional formalities to be completed by the proposed Mortgagor

After disbursement of loan to the borrowers, Bank may address a letter to the Talathi Bhiwandi Office to mark Bank's lien on subject plot no.3 in their records and also obtain confirmation letter from them to that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.3, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.3, Survey No. 126/1P will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

dvocate High Court, Mumbai.

Mr. Santos

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 1st Day of April. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject : Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 3, Area 825 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

Dear Sir,

As per your instructions, I have taken the search of the abovementioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi – 1, 2, & 3 Offices) from 1991 to 2021 (30 years):

Years	Transaction
1991	Nil.
1992	Nil.
1993	Nil.
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
1998	Nil.
1999	Nil.
2000	Nil.



Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. <u>kancharsantosh1974@gmail.com</u>
Mobile No. 9892769253

Ref No. BOB/TCR/NAVI MUMBAI /2020.

Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME, MMSR-1, Nariman Point, Mumbai.

Sir,

Sub: Title Opinion Report certifying non encumbrance of the N. A land adm. 433 sq. yards being Plot No.4 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and Property Bounded as

East- land of Plot No.2 West- land of Plot No.128 South-ROAD Northland of Survey No.128

I refer to my visit in your branch and you requesting me to furnish nonencumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Term loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1	Description and area of the property proposed to be mortgaged	
2	Nature of Property	N.A land
3	Name of the Mortgagor/ Owner and status in the Account	M/S. SONY TEXTILE INDUSTRIES
4	Whether any minor, lunatic or un- discharged insolvent is	No Yes. The Mortgagor are having sufficient

		/
	involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	The said Property is Freehold subject to charge of Bank of Baroda. The permission under the ULC Act, 1976 is not applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is available	
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	Apartment.
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	
9	Whether the Property is mutated in Municipal/ revenue records and Mortgagor's name is reflecting.	Yes. The Property is duly mutated in name of M/s. Sony Textile Industries in revenue records of land as the owners. The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-Bhiwandi.
10	Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws	No.

11	Whether all the Original	Yes.
	Title Deeds including antecedent Title Deeds	
	and other relevant	
	documents are available.	
12	Whether the Advocate	No.
	has personally visited the Sub-Registrar/	We have obtained search through our search clerk from 1991 to 2021 to examine the records
	Revenue/Municipal	and find out any registered encumbrances in
	Office and examined the records.	respect of the Plot No.4, Survey No. 126/1P.
13	Whether the Search is	Yes. We have annexed Search Receipt payment
	being made for the period of -30- years.	of Rs. 750/- for last 30 years with our Title
14	Details of documents	Certificate Report.
	examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 executed at serial no.
		1269/1985 between Gangaram Sadu Bhoir
		and Gurunath Sadu Bhoir as the Vendors
		and M/s. Sony Textile Industries as the
		purchasers.
		2]. Original Registration Receipt bearing
		No.1269/85 dated 19.08.1985 issued by
		Sub Registrar.
		3].Copy of 7/12 Extract of Plot No. 4 S. No.
15		126, H. No. 1pt.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

- 1. Whereas prior to 1991, N. A land adm. 433 sq. yards being Plot No.4 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation. (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries who had purchased the land from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir under the registered Sale deed dated 19th August, 1985 executed at serial no. 1269/1985 on 19/08/1985 before SRO-Bhiwandi on the terms and conditions as mentioned therein.
- The name of Sony Textile Industries were duly mutated in revenue records of land as the owners.
- 3. The borrowers has obtained the credit facility from Bank of Baroda by mortgaging the original title deeds of their Plot No.4 and now further approached the bank for further facility. Hence, borrowers are having a valid title in Plot No.4 subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law.

	· · · · · · · · · · · · · · · · · · ·
16) Whether there is any doubt/ suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 19th August, 1985 executed at serial no. 1269/1985 with a certified copy of same at time of Suppl. TCR.
17).Additional Documents Required	No.
18). List of documents to be deposited for creation of Mortgagee by the Mortgagor including any addition document required in addition to the document available.	1].Original registered Sale deed dated 19th August, 1985 at serial no. SRO-Bhiwandi- 1269/1985 executed between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir as the Vendors and M/s. Sony Textile Industries as the purchasers. 2].Original Registration Receipt bearing No.1269/85 dated 19.08.1985 issued by Sub Registrar. 3]. Original 7/12 Extract of Plot No. 4 S. No. 126, H. No. 1pt. 4].Origianl Pherphar in respect of Plot No.4, S. No. 126/1pt in name of M/s. Sony Textile Industries. 5].Title Certificate Report of Advocate Santosh T. Kanchar. 6]. Latest 7/12 extract of Plot no.4 to be issued by Talathi Office.
19). Whether any additional formalities to be completed by the proposed Mortgagor	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
20]. Final Certificate:	that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.4, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.4, Survey No. 126/1P will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

Mr. Sintosh Kanchar

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West) Contact No.8856986800 Email ID : gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject: Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 4, Area 825 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

Dear Sir,

As per your instructions, I have taken the search of the abovementioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi -1, 2, & 3 Offices) from 1991 to 2021 (30 years):

Years	Transaction
1991	Nil.
1992	Nil.
1993	Nil.
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
1998	Nil.
1999	Nil.
2000	Nil.



Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. kancharsantosh1974@gmail.com Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021

Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of N.A land adm. 409 sq. yards being Plot No. 5 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation & Property bounded as

East- Road, West- Survey no.2, South- Survey No.3/1, North- Plot No.4

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Top Up term loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1		N.A land adm. 409 sq. yards being Plot No. 5 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation.
2	Nature of Property	N.A Plot no.5.
3	Name of the Mortgagor/ Owner and status in the Account	M/S. SONY TEXTILE INDUSTRIES -MORTGAGOR M/S. RAM MARUTI TEXTILES PVT LTD-BORROWER
4	Whether any minor,	No



	lunatic or un- discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	Yes. The Mortgagors are having sufficient capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	The said Property is Freehold subject to charge of Bank of Baroda. The permission under the ULC Act, 1976 is not applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is available	roterio. Is sen acquired property.
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	Apartment.
8	whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	oommin.
9	Whether the Property is mutated in Municipal/revenue records and Mortgagor's name is reflecting.	Gangaram Sadu Bhoir with Gurunath Sadu Bhoir in revenue records of land as the owners. The name of M/S. SONY TO.
10	Whether any restriction for creation of Mortgage	

POVOCATI

	Central/State/Local Laws	
11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
12	Whether the Advocate has personally visited the Sub-Registrar/ Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.5, Survey No. 126/1P.
13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14	Details of documents examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 executed at serial no. 1273/1985 before SRO-Bhiwandi between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers. Original Registration Receipt bearing No.1273/85 dated 19.08.1985 issued by Sub Registrar. Copy of pherphar no. 1619. Copy of 7/12 extract of land being Plot no.5, S. No. 126/1pt.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

- 1. Whereas prior to 1991, N.A land adm. 409 sq. yards being Plot No. 5 Survey No. 126/1P at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation (In short "the owners") is owned, seized and in possession of M/s. Sony Textile Industries and its name is duly mutated in revenue records of land as the owners who had purchased the plot no.5 under the registered Sale deed dated 19th August, 1985 executed at serial no. executed at serial no. 1273/1985 before SRO-Bhiwandi from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir for a consideration and on the terms and conditions as mentioned therein.
- 2. Thus, the name of M/s. Sony Textile Industries is duly mutated by mutation entry no. 1619 in revenue records of land as the owners.
- Further, subject borrowers availed credit facility from Bank of Baroda by depositing the original title deeds of their plot by way of equitable mortgage. Now the borrower further approached the Bank of Baroda for

MUMBAI TO THICK CHIEF

further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law

execution of notice of intimate	ion before SPO Phinner!
suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 19th August, 1985 executed at serial no. executed at serial no. 1273/1985 with certified copy of same at time of Suppl. TCR.
Required	No.
18) . List of documents to be deposited for creation of Mortgagee by the Mortgagor including any addition document required in addition to the document available.	Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers. 2].Original Registration Receipt bearing No.1273/85 dated 19.08.1985 issued by Sub Registrar. 3]. Original pherphar no. 1619. 4]. Copy of 7/12 extract of land being Plot no.5, S. No. 126/1pt
19). Whether any additional formalities to be completed by the proposed Mortgagor	5].Latest 7/12 extract of plot no.5 mentioning the name of subject borrowers. After disbursement of loan to the borrowers, Bank may address a letter to the Talathi Bhiwandi Office to mark Bank's lien on subject plot no.5 in their records and also obtain confirmation letter from them to that effect.
201. Final Cortification	

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.5, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.5, Survey No. 126/1P will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

(Mr. Santosh Kanchar)

Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. kancharsantosh1974@gmail.com

Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021. Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir.

Sub: Title Opinion Report certifying non encumbrance of the N.A land adm. 633 sq. yards being Plot No.6 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and Property bounded as

East- Road in plots, West- land of S. No.2, South- land of Survey no.3/1

North-land of Plot No.4

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Top Up Home loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1	Description and area of the property proposed to be mortgaged	N.A land adm. 633 sq. yards being Plot No.6 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation
2	Nature of Property	N.A Plot
3	Name of the Mortgagor/ Owner and	M/S. SONY TEXTILE INDUSTRIES-MORTGAGOR M/S. RAM MARUTI TEXTILES PVT LTD-BORROWER.

4	Whether any minor,	
-	discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken	Yes. The Mortgagor are having sufficient capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	charge of Bank of Baroda. The permission under the ULC Act, 1976 is not applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is	riot is self acquired property.
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	Apartment. Apartment are not joint owner of
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	Bank to confirm.
9	Whether the Property is mutated in Municipal/ revenue records and	Yes. The Property is duly mutated in name of M/S. SONY TEXTILE INDUSTRIES in revenue records of land as the owners.

Advocate, High Court,

3

Mortgagor's name is reflecting.	The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-MUMBAI.
Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws	No.
Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
Whether the Advocate has personally visited the Sub-Registrar/ Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.6 , Survey No. 126/1P .
Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
Details of documents examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 at serial No. 1272/1985 executed between Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries. Original Registration Receipt bearing No.1271 dated 19.08.1985 for issued by Sub Registrar Office of Bhiwandi. Copy of Extract of Plot No.6 S. No. 126, H. No.1pt.
	reflecting. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available. Whether the Advocate has personally visited the Sub-Registrar/Revenue/Municipal Office and examined the records. Whether the Search is being made for the period of -30- years. Details of documents

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, N.A land adm. 633 sq. yards being Plot No.6 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries (In short "the owners") who had purchased the land under a registered Sale deed dated 19th August, 1985 executed at serial no.1272/1985 on 19/08/1985 before SRO-Bhiwandi from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir as the Vendors for a consideration and on the terms and conditions as mentioned therein.

2. Therefore, the name of Borrowers is duly mutated in revenue records of

at Vi limit unded

N.A 1

.... (West),

2/1, 1

furnis ibout t iring t ed to N

> being at Bhi

ion.

INDU



plot no.8 by mutation entry as the owners.

plot no.8 by mutation charged availed credit facility from Bank of Baroda

3. Further subject borrowers availed credit facility from Bank of Baroda Further subject bollowers available deeds of their plot by way of by depositing the original title deeds of their plot by way of by depositing the original borrower further approached the Bank equitable mortgage. Now the borrower further approached the Bank equitable mortgage. Now the sank of Baroda for further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law.

16) Whether there is any doubt/ suspicion about the genuineness of the Original Documents

No. subject to verification of registered Sale deed dated 19th August, executed at serial no. 1272/1985 with a certified copy of same at time of Suppl. TCR.

Documents 17).Additional Required

No.

- 18). List of documents to be deposited for creation Mortgagee by the Mortgagor including any addition document required in addition to the document available.
- Original registered Sale deed dated 19th August, 1985 at serial no. between 1272/1985 executed Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries.
- Original Registration Receipt bearing No.1272/85 dated 19.08.1985 for issued Sub bv Registrar Office of Bhiwandi.
- 3. Copy of Extract of Plot No.6 S. No. 126, H. No.1pt.
- 4. Copy of Pherphar
- 5. Latest 7/12 extract of plot no.6 S. No. 126/1pt mentioning the name of subject borrowers.
- Whether any additional formalities to be completed by the proposed Mortgagor

After disbursement of loan to the borrowers, Bank may address a letter to the Talathi Office, Bhiwandi, to mark Bank's lien on subject Plot No.6 S. No. 126/1pt in revenue records and also obtain confirmation letter from them to that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.6, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject: Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 6, Area 409 Sq. Yards, Situated at: Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

As per your instructions, I have taken the search of the above-Dear Sir, mentioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-1991 to 2021 (30 years). Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi – 1, 2, & 3 Offices) from 1991 to 2021 (30 years) :

Years	Transaction	
	Nil.	
1991	Nil.	
1992	Nil.	
1993	Nil.	
1994	Nil.	
1995	Nil.	
1996		
1997	Nil.	
1998	Nil.	
1999	Nil	
2000	Nil.	



Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. kancharsantosh1974@gmail.com Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021. Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the N.A land adm. 650 sq. yards being Plot No.7 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and Property bounded as

East- Open Space, West- Road in plot. South- land of Survey no.2/1, North-land of plot no. 6.

I refer to my visit in your branch and you requesting me to furnish nonencumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Term Loan loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1		N.A land adm. 650 sq. yards being Plot No.7 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation.
2	Nature of Property	N.A Plot
3	Name of the Mortgagor/ Owner and status in the Account	' '

		BORROWER.
4	Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	No Yes. The Mortgagor are having sufficient capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	The said Property is Freehold subject to charge of Bank of Baroda. The permission under the ULC Act, 1976 is not applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is available	The present N.A Plot is self acquired property.
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	No. The Mortgagor are not joint owner of Apartment.
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	Bank to confirm.
9	Whether the Property is mutated in Municipal/revenue records and	Yes. The Property is duly mutated in name of M/S. SONY TEXTILE INDUSTRIES in revenue records of land as the owners.

/		CAMIC CONVITENTILE INDUSTRIES
1	reflecting.	The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-Bhiwandi.
K.		
10	Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws	No.
11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	
12	Whether the Advocate has personally visited the Sub-Registrar/ Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.7 , Survey No. 126/1P .
13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14	Details of documents examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 at serial no 1274/1985 before SRO-Bhiwandi executed between Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries as the purchasers. Original Registration Receipt bearing No.1274/85 dated 19.08.1985 for issued by Sub Registrar Office of Bhiwandi. Copy of Extract of Plot No.7 S. No. 126, H. No.1pt. Copy of Pherphar no. 1623.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, N.A land adm. 650 sq. yards being Plot No.7 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries (In short "the owners") who had purchased the land under a registered Sale deed dated 19th August, 1985 executed at serial no. 1274/1985 on 19/08/1985 before SRO-Bhiwandi from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir as the Vendors for a

consideration and on the terms and conditions as mentioned therein.

2. Therefore, the name of Borrowers is duly mutated in revenue records of plot no.7 adm. 650 sq. yards being S. No. 126/1pt by mutation entry no. 1623 as the owners.

3. Further subject borrowers availed credit facility from Bank of Baroda by depositing the original title deeds of their plot by way of equitable mortgage. Now the borrower further approached the Bank of Baroda for further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law.

suspicion about the genuineness of the Original Documents

16) Whether there is any doubt/ No. subject to verification of registered Sale deed dated 19th August, executed at serial no. 1274/1985 with a certified copy of same at time of Suppl. TCR.

17).Additional Documents Required

18). List of documents to be deposited for creation Mortgagee by the Mortgagor including any addition document required in addition to the document available.

- No.
 - Original registered Sale deed dated 19th August, 1985 executed at serial no. 1274/1985 before SRO-Bhiwandi between Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries.
 - 2. Original Registration Receipt bearing No.1274/85 dated 19.08.1985 for issued by Sub Registrar Office of Bhiwandi.

3. Copy of Extract of Plot No.7 S. No. 126, H. No.1pt.

- Copy of Pherphar no. 1623.
- 5. Latest 7/12 extract of plot no.7 S. No. 126/1pt mentioning the name of subject borrowers.

19). Whether any additional formalities to be completed by the proposed Mortgagor

After disbursement of loan to borrowers, Bank may address a letter to the Talathi Office, Bhiwandi, to mark Bank's lien on subject Plot No.7 S. No. 126/1pt in revenue records and also obtain confirmation letter from them to that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.7, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.7, Survey No. 126/1P will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

(Mr. Santosh Kanchar)

Advocate High Court, Mumbai.

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject : Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 7, Area 650 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

As per your instructions, I have taken the search of the above-Dear Sir, mentioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-1991 to 2021 (30 years). Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi -1, 2, & 3 Offices) from 1991 to 2021 (30 years):

& 3 Offices/	
	Transaction
Years	Nil.
1991	Nil.
1992	Nil.
1993	
1994	Nil.
1995	Nil.
	Nil.
1996	Nil.
1997	Nil
1998	Nil.
1999	
2000	Nil.



SANTOSH T. KANCHAR

Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. <u>kancharsantosh1974@gmail.com</u>
Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1/2021. Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the N.A land adm. 625 sq. yards being Plot No.8 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and Property bounded as

East- land of Survey no.126/2 West- Open space

South- land of Survey no.126/3 North-Road

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Term loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1	Description and area of the property proposed to be mortgaged	N.A land adm. 625 sq. yards being Plot No.8 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation
2	Nature of Property	N.A Plot
3		M/S. SONY TEXTILE INDUSTRIES -MORTGAGEOR M/S. RAM MARUTI TEXTILES PVT LTD-

	19390r ting.
/.	refect,
	12 3
	0

_	status in the Account	BORROWER.
4	Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	No Yes. The Mortgagor are having sufficient capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	The said Property is Freehold subject to charge of Bank of Baroda. The permission under the ULC Act, 1976 is not applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is available	The present N.A Plot is self acquired property.
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	No. The Mortgagor are not joint owner of Apartment.
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	Bank to confirm.
9	Whether the Property is mutated in Municipal/ revenue records and	Yes. The Property is duly mutated in name of M/S. SONY TEXTILE INDUSTRIES in revenue records of land as the owners.

-			
		Mortgagor's name is reflecting.	The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-MUMBAI.
	10	Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws	No.
	11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
	12	Whether the Advocate has personally visited the Sub-Registrar/ Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.8, Survey No. 126/1P .
	13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
	14	Details of documents examined/ scrutinised	 Original registered Sale deed dated 19th August, 1985 executed between Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries. Original Registration Receipt bearing No.1271/85 dated 19.08.1985 for issued by Sub Registrar Office of Bhiwandi. Copy of Extract of Plot No.8 S. No. 126, H. No.1pt.
			4. Copy of Pherphar no. 1618.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

Whereas prior to 1991, N.A land adm. 625 sq. yards being Plot No.8
 Survey No. 126/1Pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane,



within the local limits of **Bhiwandi Nizampur Municipal Corporation** (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries (In short "the owners") who had purchased the land under a registered Sale deed dated 19th August, 1985 executed at serial no. 1271/1985 on 19/08/1985 before SRO-Bhiwandi from Gangaram Sadu Bhoir with Gurunath Sadu Bhoir as the Vendors for a consideration and on the terms and conditions as mentioned therein.

- Therefore, the name of Borrowers is duly mutated in revenue records of plot no.8 by mutation entry no. 1618 as the owners.
- 3. Further subject borrowers availed credit facility from Bank of Baroda by depositing the original title deeds of their plot by way of equitable mortgage. Now the borrower further approached the Bank of Baroda for further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law.

16) Whether there is any doubt/ suspicion about the genuineness of the Original Documents

No. subject to verification of registered Sale deed dated 19th August, 1985 executed at serial no. 1271/1985 with a certified copy of same at time of Suppl. TCR.

17).Additional Documents Required

18). List of documents to be deposited for creation of Mortgagee by the Mortgagor including any addition document required in addition to the document available.

No.

 Original registered Sale deed dated 19th August, 1985 executed between Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries.

2. Original Registration Receipt bearing

No.1271/85 dated 19.08.1985 issued by Sub Registrar Office of Bhiwandi. 3. Copy of Extract of Plot No.8 S. No. 126, H. No.1pt. Copy of Pherphar no. 1618. Latest 7/12 extract of plot no.8 S. No. 126/1pt mentioning the name of subject borrowers. 19). Whether any additional After disbursement of loan to the borrowers, formalities to be completed by Bank may address a letter to the Talathi the proposed Mortgagor Office, Bhiwandi, to mark Bank's lien on subject Plot No.8 S. No. 126/1pt in revenue

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.8, Survey No. 126/1P is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.8, Survey No. 126/1P will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

Mr. Santoski Kanchar)

Advocate high Court, Mumbai.

records and also obtain confirmation letter

from them to that effect.

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject: Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 126/1Part, Plot No. 8, Area 625 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

As per your instructions, I have taken the search of the above-Dear Sir, mentioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi – 1, 2, & 3 Offices) from 1991 to 2021 (30 years) :

Years	Transaction
	Nil.
1991	Nil.
1992	Nil.
1993	
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
	Nil.
1998	Nil.
1999	Nil.
2000	NII.

SANTOSH T. KANCHAR

Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West),

Mumbai- 400078. kancharsantosh1974@gmail.com

Mobile No. 9892769253

Ref No. BOB/TCR/SME Nariman Point /2021. Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME, MMSR-1 Nariman Point, Mumbai. Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the N.A land adm. 645 sq. yards being Plot No. 2, S. No. 3, H. No. 1pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and Property Bounded as

East- ROAD

West- Plot No.1

South-ROAD

North- Survey No.2 and S. No. 126/1

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Term loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1	Description and area of the property proposed to be mortgaged	N.A land adm. 645 sq. yards being Plot No. 2, S. No. 3, H. No. 1pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation.
2	Nature of Property	N.A land

3	Name of the Mortgagor/ Owner and status in the	M/S. SONY TEXTILE INDUSTRIES
4	Account Whether any minor,	
	lunatic or un	
	discharged insolvent is	Yes. The Mortgagor are having sufficien
	involved. Confirm that	capacity to contract
	nas nas	
	contract. Precautionary	
_	steps to be taken	
5	Whether the Property is	The said Property is East 11
	neehold or Leasehold if	of Banks of B
	Leasehold then period of	
	lease and if Freehold whether Urban Land	The permission under the ULC Act, 1976 is not
	Ceiling Act applies and	applicable.
	permissions to be	
_	obtained.	
6	Source of the Property	The present N A lond in 16
	i.e. self acquired or	The present N.A land is self acquired property.
	Ancestral. If	
	Ancestral then	
	succession and	
	whether original	
	Will/Probate is available	
7	Whether the Mortgagor	N
	is Co-owner / Joint	No. The Mortgagor are not joint owner of Apartment.
	Owner and or any	Apartment, John Owner of
	partition of the property	
	is made between the	
	members of the family through Family Deed. If	
	yes, whether Original	
	Registered Partition	
	Deed is available or it is	
8	only a family settlement	
	Whether the Mortgagor is in exclusive	Bank to confirm.
	possession of the	
	property or it is	
	Leased/Rented out to Third Party.	
9	Whether the Property is	V
	mutated in Municipal/	Yes. The Property is duly mutated in name of M/s. Sony Textile Industries in
	revenue recorde and	M/s. Sony Textile Industries in revenue records of land as the owners.
	Mortgagor's name is	records of land as the owners.
	reflecting.	The name of M/S, SONY TRYPY
		TEXTILE INDUSTRIES
		records of land as the owners. The name of M/S. SONY TEXTILE INDUSTRIES
		(* (

MUMBAI T

		are duly reflected before SRO-Bhiwandi.
10	11/1-41	
10	Whether any restriction for creation of Mortgage	No.
	is imposed under	
	Central/State/Local	
	Laws	
11	Whether all the Original Title Deeds including	Yes.
	Title Deeds including antecedent Title Deeds	
	and other relevant	
	documents are	
	available.	
12	Whether the Advocate	No. We have obtained search through our search
	has personally visited the Sub-Registrar/	clerk from 1991 to 2021 to examine the records
	Revenue/Municipal	and find out any registered encumbrances in
	Office and examined the	respect of the Plot No.2, Survey No.3/1
	records.	part.
13	Whether the Search is	Yes. We have annexed Search Receipt payment
	being made for the	of Rs. 750/- for last 30 years with our Title
- A	period of -30- years. Details of documents	Certificate Report. 1. Original registered Sale deed dated
14	Details of documents examined/ scrutinised	28th August, 1985 at serial no.
	examined/ scrutimised	1336/1985 on 28/08/1985 executed
		between Mr. Hasmukhlal Rasiklal
		Thakkar as the Vendor and M/s.
		Sony Textile Industries, as the
		purchasers.
		2. Original Registration Receipt bearing
		No.1336/85 dated 28.08.1985 issued
		by Sub Registrar.
		3. Copy of 7/12 Extract of S. No 3/1pt. 4. Copy of pherphar no. 1632. in
		 Copy of pherphar no. 1632. in respect of N.A. Plot No.2 H. No. 3/1pt
		respect of N.A. Flot No.2 11. No. 5/ 1pt

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, .A land adm. 645 sq. yards being Plot No. 2, S. No. 3, H. No. 1pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries (In short "the owners") as the owners and its name is duly mutated in 7/12 extract of land as the owners who had purchased the said N.A Plot no.2 under registered Sale deed dated 28th August, 1985 executed at serial no. SRO-Bhiwandi- 1336/1985 from one Mr. Hasmukhlal Rasiklal Thakkar on the terms and conditions as mentioned therein.

 Hence, the name of M/s. Sony Textile Industries is duly mutated by mutation entry no. serial no. 1336/1985 in revenue records of said Plot

as the owners.

3. Further subject borrowers availed credit facility from the Bank of Baroda by depositing the original title deeds of subject Plot and now further approached the Bank of Baroda for further credit facility. Hence, no legal impact would be created upon creation of further equitable mortgage of subject plot by the subject borrowers in favour of Bank and thereafter execution of Notice of Intimation before SRO-Bhiwandi for the same as per law.

16) Whether there is any doubt/ suspicion about the genuineness of the Original Documents

No. subject to verification of 28th August, serial no. SROexecuted at 1985 Bhiwandi- 1336/1985 with certified copy of same at time of Suppl. TCR. No.

Documents 17).Additional Required

18). List of documents to be deposited for creation by Mortgagee the Mortgagor including any addition document addition required in document available.

- 1. Original registered Sale deed dated 28th August, 1985 at serial no. 1336/1985 on 28/08/1985 executed between Mr. Hasmukhlal Rasiklal Thakkar as the Vendor and M/s. Sony Textile Industries,
- as the purchasers. 2. Original Registration Receipt bearing No.1336/85 dated 28.08.1985 issued by Sub Registrar.
- 3. Copy of 7/12 Extract of S. No 3/1pt.
- 4. Copy of pherphar no. 1632. in respect of N.A. Plot No.2 H. No. 3/1pt.
- 5. Latest 7/12 extract Plot no.2, S, No. 3/1pt issued by Talathi Office, Bhiwandi showing the name of subject borrowers.

Whether additional any formalities to be completed by the proposed Mortgagor

disbursement of loan to the borrowers, Bank may address a letter to the Talathi Office, Bhiwandi to mark lien subject on plot no.2 Apartment in their records and also obtain confirmation letter from them to that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.2, Survey No.3/1 part is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath/West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject: Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 3/1Part, Plot No. 2, Area 645 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

Dear Sir,

As per your instructions, I have taken the search of the abovementioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi -1, 2, & 3 Offices) from 1991 to 2021 (30 years):

Years	Transaction
1991	Nil.
1992	Nil.
1993	Nil.
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
1998	Nil.
1999	Nil.
2000	Nil.



SANTOSH T. KANCHAR

Advocate, High Court,

BHANDUP OFFICE :

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. <u>kancharsantosh1974@gmail.com</u>
Mobile No. 9892769253

Ref No. BOB/TCR/NAVI MUMBAI /2020.

Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME Nariman Point, Mumbai.

Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the N.A land adm. 440 sq. yards being Plot No. 3 Survey No.3 H. No. 1 part Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation and . Property Bounded as

East- Survey No.126/1

West-ROAD

South-Survey No.3/2

North- Survey No.126/1

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e Term loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

Description and area of the property proposed to be mortgaged

N.A land adm. 440 sq. yards being Plot No. 3 Survey No.3 H. No. 1 part Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal

		Corporation.
2	Notice of December	N.A Plot of land
2	Nature of Property	N.A Plot of land M/S. SONY TEXTILE INDUSTRIES
3	Name of the Mortgagor/ Owner and status in the	
4	Account Whether any minor,	No
4	Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	Yes. The Mortgagors are having sufficient capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of	
	lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	applicable.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is	The present N.A Plot is self acquired property.
	available	
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	Bank to confirm.
9	Whether the Property is	Yes. The Property is duly mutated in name of M/se.
1	mutated in Municipal/	Sony Textile Industries in revenue records of

	revenue records and Mortgagor's name is reflecting.	as the owners. The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-Bhiwandi.
10	Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws	No.
11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
12	Whether the Advocate has personally visited the Sub-Registrar/Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.3, Survey No.3/1 part.
13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14	Details of documents examined/ scrutinised	 Original Sale deed dated 28th August, 1985 executed at serial no. 1335/1985 between Mr. Hasmukhlal Rasiklal Thakkar as the Vendor and M/s. Sony Textile Industries, as the purchasers. Original Registration Receipt bearing No.1335/85 dated 28.08.1985 for issued by Sub Registrar. Copy of 7/12 extract of plot no. 3 S. No. 3/1pt. Copy of Pherphar No. 1629 in respect of Plot No. 3, S. No. 3 H. No. 1/pt.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

Whereas prior to 1991, N.A land adm. 440 sq. yards being Plot No. 3
 Survey No.3 H. No. 1 part Village Narpoli, Taluka Bhiwandi, Dist. Thane,



çó

within the local limits of Bhiwandi Nizampur Municipal Corporation is owned, seized and in possession of M/s. Sony Textile Industries and its name is duly mutated in 7/12 extract of the land as the owners and it has purchased the said Plot no.3 under a registered sale deed dated 28th August, 1985 executed at serial no. SRO-Bhiwandi at serial no. 1335/1985.

- 2. Hence, the name of subject borrowers is duly mutated/recoded by mutation entry no. 1629 in revenue records of Plot as the absolute owners.
- 3. Further, subject borrowers already created the equitable mortgage of subject plot no.3 in favour of Bank of Baroda by depositing the original title deeds of subject plot. Now it further approached the Bank of Baroda for further facility. Hence, subject borrowers are having a valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Further, no legal impact would be created upon creation of further equitable mortgage of subject Plot and thereafter the Notice of Intimation before SRO-Bhiwandi as per law.

No.

16) Whether there is any doubt/ suspicion about the genuineness of the Original Documents

No. subject to verification of original registered sale deed dated 28th August, 1985 with a certified copy of same at time of Suppl. TCR.

17).Additional Documents Required

18). List of documents to be deposited for creation of Mortgagee by theMortgagor including any addition document required in addition to document available.

- Original Sale deed dated 28th August, 1985 executed at serial no. 1335/1985 between Mr. Hasmukhlal Rasiklal Thakkar as the Vendor and M/s. Sony Textile Industries, as the purchasers.
- 2. Original Registration Receipt bearing No.1335/85 dated 28.08.1985 issued by Sub Registrar.
- 3. Copy of 7/12 extract of plot no. 3 S. No. 3/1pt.
- 4. Copy of Pherphar No. 1629 in respect of Plot No. 3, S. No. 3 H. No. 1/pt.
- 5. Latest 7/12 extract plot no.3, S. No.3, KAN H. No.1/pt to be issued by Talathi

Year 200

20

2

MIMBAI

Office, Bhiwandi showing the name of subject borrowers.

6. TCR of Advocate Santosh Kanchar.

After disbursement of loan to the borrowers, Bank may address a letter to the Talathi Office, Bhiwandi to mark Bank's lien on subject Plot no.3 S. No. 3/1pt in revenue records and also obtain confirmation letter from them to that effect.

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.3, Survey No.3/1 part is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.3, Survey No.3/1 part will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

Mr. Santosh Kanchar

Advocate High Court, Mumbai.

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath(West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject: Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 3/1Part, Plot No. 3, Area 440 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.	
Holder Name: M/s. Sony Textiles Ind.	

Dear Sir.

As per your instructions, I have taken the search of the abovementioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi -1, 2, & 3 Offices) from 1991 to 2021 (30 years) :

Years	Transaction
1991	Nil.
1992	Nil.
1993	Nil.
1994	Nil.
1995	Nil.
1996	Nil.
1997	Nil.
1998	Nil.
	Nil.
1999 2000	Nil.



SANTOSH T. KANCHAR

Advocate, High Court,

BHANDUP OFFICE :-

Office No. B/72, Ground floor, Wing B of Station Plaza, Bhandup (West), Mumbai- 400078. <u>kancharsantosh1974@gmail.com</u>
Mobile No. 9892769253

Ref No. BOB/TCR/SME-MMSR-1, /2021.

Date: 19.03.2021.

To.

The Chief Manager Bank of Baroda, SME-MMSR-1, Nariman Point, Mumbai. Dear Sir.

Sub: Title Opinion Report certifying non encumbrance of the Property N.A land adm. 511 sq. yards being Plot No.4 Survey No.3/1 pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation. Property Bounded as under:

East- Survey No.3/2 West- Survey No.11, South- Survey No.3/2 North- ROAD

I refer to my visit in your branch and you requesting me to furnish non-encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) i.e. Top Up Term loan facility granted / proposed to be granted to M/S. RAM MARUTI TEXTILES PVT LTD (Borrower).

1	Description and area of the property proposed to be mortgaged	N.A land adm. 511 sq. yards being Plot No.4 Survey No.3/1 pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation.
2	Nature of Property	N.A land i.e. Plot.
3	Name of the Mortgagor/ Owner and status in the	M/S. SONY TEXTILE INDUSTRIES



-	Account	
4	Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	Yes. The Mortgagors are having sufficient capacity to contract
5	Whether the Property is freehold or Leasehold, If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	of Bank of Baroda.
6	Source of the Property i.e. self acquired or Ancestral. If Ancestral then succession and whether original Will/Probate is available	The present N.A Plot is self acquired property.
7	Whether the Mortgagor is Co-owner / Joint Owner and or any partition of the property is made between the members of the family through Family Deed. If yes, whether Original Registered Partition Deed is available or it is only a family settlement	No. The Mortgagor are not joint owner of Apartment.
8	Whether the Mortgagor is in exclusive possession of the property or it is Leased/Rented out to Third Party.	Bank to confirm.
9	Whether the Property is mutated in Municipal/revenue records and Mortgagor's name is reflecting.	Yes. The Property is duly mutated in name of M/s. Sony Textiles Industries in revenue records of land as the owners. The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-Bhiwandi.

MUMBAI *

10	Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws	No.
11	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available.	Yes.
12	Whether the Advocate has personally visited the Sub-Registrar/ Revenue/Municipal Office and examined the records.	No. We have obtained search through our search clerk from 1991 to 2021 to examine the records and find out any registered encumbrances in respect of the Plot No.4 Survey No.3/1 .
13	Whether the Search is being made for the period of -30- years.	Yes. We have annexed Search Receipt payment of Rs. 750/- for last 30 years with our Title Certificate Report.
14	Details of documents examined/ scrutinised	 Original registered Sale deed dated 28th August, 1985 executed at serial no. SRO-Bhiwandi- 1334/1985 between Mr. Hasmukhlal Rasiklal Thakkar (Vendor) and M/s. Sony Textile Industries, as the purchasers Original Registration Receipt bearing No.1334/85 dated 28.08.1985 issued by Sub Registrar Office of Bhiwandi Copy of Extract of Plot No.4, S.
		No.3/1pt.

15). Tracing of the chain of title in favour of Mortgagor/ owner.

1. Whereas prior to 1991, N.A land adm. 511 sq. yards being Plot No.4 Survey No.3/1 pt at Village Narpoli, Taluka Bhiwandi, Dist. Thane, within the local limits of Bhiwandi Nizampur Municipal Corporation. (In short "the land") is owned, seized and in possession of M/s. Sony Textile Industries (In short "the owners") and its name is duly



recorded in 7/12 extract of land as the owners who had purchased the said N.A Plot no.4 having area of 511 sq. yards under registered Sale deed dated 28th August, 1985 executed at serial no. SRO-Bhiwandi -1334/1985 from Mr. Hasmukhlal Rasiklal Thakkar as Vendor for a consideration and on the terms and conditions as mentioned therein.

2. Further, subject borrowers availed credit facility from Bank of Baroda by depositing the original title deeds of their plot by way of equitable mortgage. Now the borrower further approached the Bank of Baroda for further credit facility and hence it has valid and marketable rights, title and interest in subject plot subject to charge of Bank of Baroda. Thus, no legal impact would be created upon creation of further equitable mortgage of subject plot in favour of Bank of Baroda by the borrower and thereafter execution of notice of intimation before SRO-Bhiwandi as per law.

ar assist of intimation befo	re SRO-Bhiwandi as per law.
16) Whether there is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 28th August, 1985 with a certified copy of same at time of Suppl. TCR.
17).Additional Documents Required	
18). List of documents to be deposited for creation of Mortgagee by the Mortgagor including any addition document required in addition to the document available.	28th August, 1985 evenuted at

of subject borrowers.

MUMBAL

19). Whether any additional formalities to be completed by the proposed Mortgagor	5. TCR of Santosh Kanchar, Advocate High Court. After disbursement of loan to the borrowers, Bank may address a letter to the Talathi Office, Bhiwandi to mark Bank's lien on subject Plot in revenue records of Plot no.4 and also obtain confirmation letter from them to that effect.
---	---

20]. Final Certificate: -

In our opinion that the title of M/S. SONY TEXTILE INDUSTRIES in respect of Plot No.4 Survey No.3/1/pt is clear, unambiguous, valid & marketable and free from encumbrance subject to charge of Bank of Baroda. Further, are entitled to create valid and enforceable extension of equitable mortgage in respect thereof. Further upon creation of extension of equitable mortgage, the said Plot No.4 Survey No.3/1/pt will be available for enforcement under SARFAESI ACT 2002 and amended thereafter.

Mr. Santosh Karek

Advocate High Court Mumbai.

GAJENDKA A WAGHMARE SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambernath (West) Contact No.8856986800 Email ID: gajendrawaghmare1433@gmail.com

Dated this 19th Day of March. 2021.

SEARCH REPORT

To, Mr. Santosh T. Kanchar Advocate High Court, Bhandup (W), Mumbai.

Subject: Search Report in respect of:

Schedule: constructed on plot of land bearing Survey No. 3/1Part, Plot No. 4, Area 511 Sq. Yards, Situated at : Village Narpoli, Tal. Bhiwandi, District Thane. (Hereinafter referred to as the said Property)

Holder Name: M/s. Sony Textiles Ind.

Dear Sir,

As per your instructions, I have taken the search of the abovementioned property at Bhiwandi - 1, 2 & 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Following is the details of Search taken at Bhiwandi - 1, 2, and 3 Sub-Registrar's offices from years 1991 to 2021 (30 years).

Manual & Computerized Records At Bhiwandi (Bhiwandi – 1, 2, & 3 Offices) from 1991 to 2021 (30 years) :

Years	Transaction
	Nil.
1991	Nil.
1992	
1993	Nil.
1994	Nil.
	Nil.
1995	Nil.
1996	Nil.
1997	
1998	Nil.
	Nil.
1999	Nil.
2000	