

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-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

South-ROAD North- land of Survey 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	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	M/S. SONY TEXTILE INDUSTRIES
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 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 land 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 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	No.



Central/State Laws	Whether all Title Documents
	11

	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.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	<ol style="list-style-type: none"> 1. 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. 2. Original Registration Receipt bearing No.1268/85 dated 19.08.1985 issued by Sub Registrar. 3. Copy of 7/12 Extract of Plot No. 1 S. No. 126, H. No. 1pt. 4. 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 Baroda.

16) Whether there is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale 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 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.	<ol style="list-style-type: none"> 1. 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. 2. Original Registration Receipt bearing No.1268/85 dated 19.08.1985 issued by Sub Registrar. 3. Copy of 7/12 Extract of Plot No. 1 S. No. 126, H. No. 1pt. 4. Copy of Pherphar No. 1624 in respect of Plot No.1, 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.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: -

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



GAJENDRA A WAGHMARE
SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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.

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



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 steps to be taken.	No 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	The present N.A Plot no.2 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 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 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.2, 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	<ol style="list-style-type: none"> 1. 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 by Sub Registrar. 3. Copy of 7/12 extract of land being Plot no.2, S. No. 126/1pt. 4. Copy of Pherphar No. 1625 in respect of N.A Land being Plot no.2, 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. 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. 1268/1985 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 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**

16) Whether there is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 19 th August, 1985 executed at serial no. 1268/1985 with 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.	<ol style="list-style-type: none"> 1. 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 by Sub Registrar. 3. 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 to the 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. Santosh Bhatnagar)
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. 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).

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. kancharsantosh1974@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 gaathan 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).

1	Description and area of the property proposed to be mortgaged	N.A land adm. 825 sq. yards being Plot No. 3 Survey No. 126/1P at Village Narpoli , Taluka Bhiwandi , Dist. Thane, within the
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		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 steps to be taken.	No 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	The present N.A Plot no.3 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	Yes. The Property is duly mutated in name of



	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 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. 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	<ol style="list-style-type: none"> 1. 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. 2. Original Registration Receipt bearing No.1270/85 dated 19.08.1985 issued by Sub Registrar. 3. 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



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.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.

2. 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 is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 19 th August, 1985 executed at serial no. executed at serial no. 1270/1985 with 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	1. Original registered Sale deed dated 19 th August, 1985 executed at serial no. 1270/1985 before SRO-



including any addition document required in addition to the document available.	<p>Bhiwandi between Gangaram Sadu Bhoir and Gurunath Sadu Bhoir (Vendors) and M/s. Sony Textile Industries as the Purchasers.</p> <ol style="list-style-type: none"> 2. Original Registration Receipt bearing No.1270/85 dated 19.08.1985 issued by Sub Registrar. 3. Copy of pherphar 4. Copy of 7/12 extract of land being Plot no.3, S. No. 126/1pt. 5. 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.
<p><u>20]. Final Certificate: -</u></p> <p>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.</p>	

(Mr. Santosh Kanhar)

Advocate High Court, Mumbai.

GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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 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.

[Handwritten Signature]

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/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 North-land of Survey 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. 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. 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.
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	The present N.A land 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 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 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. 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	1]. Original registered Sale deed dated 19 th 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. 126, H. No. 1pt.

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

- 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.
- 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 19 th 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.	<p>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.</p> <p>2].Original Registration Receipt bearing No.1269/85 dated 19.08.1985 issued by Sub Registrar.</p> <p>3]. Original 7/12 Extract of Plot No. 4 S. No. 126, H. No. 1pt.</p> <p>4].Original Pherphar in respect of Plot No.4, S. No. 126/1pt in name of M/s. Sony Textile Industries.</p> <p>5].Title Certificate Report of Advocate Santosh T. Kanchar.</p> <p>6]. Latest 7/12 extract of Plot no.4 to be issued by Talathi Office, Bhiwandi.</p>
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.4 in revenue records of the same 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. 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. Santosh Kanchar)

 MUMBAI
 ADVOCATE HIGH COURT

GAJENDRA A WAGHMARE
SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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/IPart, 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 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.

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-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	Description and area of the property proposed to be mortgaged	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 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.	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 no.5 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 Gangaram Sadu Bhoir with Gurunath Sadu Bhoir in revenue records of land as the owners. The name of M/S. SONY TEXTILE INDUSTRIES are duly reflected before SRO-MUMBAI.
10	Whether any restriction for creation of Mortgage	No.



	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	<ol style="list-style-type: none"> 1. 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. 2. Original Registration Receipt bearing No.1273/85 dated 19.08.1985 issued by Sub Registrar. 3. Copy of pherphar no. 1619. 4. 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.
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 19 th August, 1985 executed at serial no. 1273/1985 with 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 19 th August, 1985 executed at serial no. 1273/1985 before SRO-Bhiwandi between Gangaram Sadu Bhoir and Gurnath Sadu 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. 5].Latest 7/12 extract of plot no.5 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.5 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.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)



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-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, 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.6, 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	1. Original registered Sale deed dated 19 th August, 1985 at serial No. 1272/1985 executed between Gangaram Sadu Bhoir & Gurunath Sadu Bhoir (Vendor) and M/s. Sony Textile Industries. 2. Original Registration Receipt bearing No.1271 dated 19.08.1985 for issued by Sub Registrar Office of Bhiwandi. 3. Copy of Extract of Plot No.6 S. No. 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. 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



plot no.8 by mutation entry 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 19 th August, 1985 executed at serial no. 1272/1985 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.	<ol style="list-style-type: none"> 1. 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. 2. Original Registration Receipt bearing No.1272/85 dated 19.08.1985 for issued by Sub 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.
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.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.

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.

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-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 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 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. 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	M/S. SONY TEXTILES INDUSTRIES- MORTGAGOR M/S. RAM MARUTI TEXTILES PVT LTD-



		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.

	reflecting.	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.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	<ol style="list-style-type: none"> 1. 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. 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. 4. 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.**

16) Whether there is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 19 th August, 1985 executed at serial no. 1274/1985 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.	<ol style="list-style-type: none"> 1. 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. 4. 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 the 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
marketable and free
Baroda. Further
equitable
of



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 Karshar)

Advocate High Court, Mumbai.



GAJENDRA A WAGHMARE
SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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.

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.



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-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	Name of the Mortgagor/ Owner and	M/S. SONY TEXTILE INDUSTRIES –MORTGAGEOR M/S. RAM MARUTI TEXTILES PVT LTD-



	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 reflecting.

10

	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	<ol style="list-style-type: none"> 1. 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 for issued by Sub Registrar Office of Bhiwandi. 3. 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.		
1. 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.

2. 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 19 th August, 1985 executed at serial no. 1271/1985 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.	<ol style="list-style-type: none"> 1. 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



	<p>No.1271/85 dated 19.08.1985 for issued by Sub Registrar Office of Bhiwandi.</p> <p>3. Copy of Extract of Plot No.8 S. No. 126, H. No.1pt.</p> <p>4. Copy of Pherphar no. 1618.</p> <p>5. Latest 7/12 extract of plot no.8 S. No. 126/1pt mentioning the name of subject borrowers.</p>
<p>19). Whether any additional formalities to be completed by the proposed Mortgagor</p>	<p>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.8 S. No. 126/1pt in revenue records and also obtain confirmation letter from them to that effect.</p>

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. Santosh Kanchar)

Advocate High Court, Mumbai.



GAJENDRA A WAGHMARE

SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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.

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.

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 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 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 land 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 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 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.2, 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	<ol style="list-style-type: none"> 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

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.
2. 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 28 th August, 1985 executed at serial no. SRO-Bhiwandi- 1336/1985 with 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.	<ol style="list-style-type: none"> 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.
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.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 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.

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/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).

1	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
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		Corporation.
2	Nature of Property	N.A Plot of 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 involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	No 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	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 N.A Plot.
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/	Yes. The Property is duly mutated in name of M/S 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	<ol style="list-style-type: none"> 1. 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 for 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.
15). Tracing of the chain of title in favour of Mortgagor/ owner.		
1. 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,		



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.

16) Whether there is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of original registered sale deed dated 28 th August, 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.	<ol style="list-style-type: none"> 1. 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 for 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 H. No.1/pt to be issued by Talathi



	Office, Bhiwandi showing the name of subject borrowers. 6. TCR of Advocate Santosh Kanchar.
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.3 S. No. 3/1pt in revenue records and also obtain confirmation letter from them to that effect.
<p>20]. Final Certificate: -</p> <p>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.</p>	

(Mr. Santosh Kanchar)

Advocate High Court, Mumbai.



GAJENDRA A WAGHMARE
SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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.

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.

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-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.	No 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	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.



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	<ol style="list-style-type: none"> 1. 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 2. Original Registration Receipt bearing No.1334/85 dated 28.08.1985 issued by Sub Registrar Office of Bhiwandi.. 3. Copy of Extract of Plot No.4, S. No.3/1pt .

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

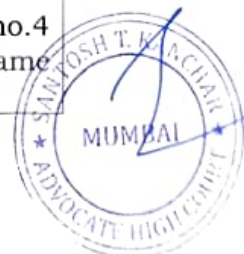
1. Whereas prior to 1991, N.A land adm. 511 sq. yards being **Plot No.4 Survey No.3/1 pt at** Village **Narpoli**, Taluka **Bhiwandi**, Dist. Thane, within the local limits of **Bhiwandi Nizampur Municipal Corporation**. **(In short "the land")** is owned, seized and in possession of M/s. Sony Textile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

16) Whether there is any doubt/suspicion about the genuineness of the Original Documents	No. subject to verification of registered Sale deed dated 28 th August, 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.	<ol style="list-style-type: none"> 1. 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 2. Original Registration Receipt bearing No.1334/85 dated 28.08.1985 issued by Sub Registrar Office of Bhiwandi.. 3. Copy of Extract of Plot No.4, S. No.3/1pt . 4. Copy of pherphar of plot no.4 mentioning the mutation of name of subject borrowers.



	5. TCR of Santosh Kanchar, Advocate High Court.
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 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 Kanchar)
 Advocate High Court, Mumbai.



GAJENDRA A WAGHMARE
SEARCH CLERK

House No.3677, Patil Chawl, Bhaskar Nagar, Ambarnath(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 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.