

Rekha Nair & Associates

Advocates & Legal Consultants

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Ref. No.RNA/SBI-DB-BKC/HKEPL/68

November 2, 2022

To,
Assistant General Manager,
STATE BANK OF INDIA,
Diamond Branch,
D/3, West Core, Bharat Diamond Bourse,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

Dear Sir/Madam,

Annexure – B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1	a	Name of the Branch/ Business Unit/ Office seeking opinion.	STATE BANK OF INDIA Diamond Branch, D/3, West Core, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per Letter of Engagement bearing Ref No.DB:AMT-III:2022-23:149 dated 01.09.2022
	c	Name of the Borrower.	M/s. Hari Krishna Exports Private Limited CIN: U36912MH2012PTC227014 Unit No.1701, "The Capital", 17 th Floor, B wing, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai MH 400051
2	a	Type of Loan	Working Capital
	b	Type of property	Residential Flat.
3	a	Name of the unit/concern/ company/ person offering the property/(ies) as security.	Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia.



	b	Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Individuals
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a Guarantor
4	a	Value of Loan (Rs. in crores)	--
5		Complete or full description of the immovable property/ (ies) offered as security including the following details.	Flat No.62 admeasuring 2813 square feet (built up) on the 6 th Floor together with two stilt car parking spaces in building known as 'Mont Blanc' of Mont Blanc Co-operative Housing Society Limited' situated at Dady Seth Hill, August Kranti Marg, Mumbai-400036 (hereinafter referred to as 'the said Flat').
	a	Survey No.	Survey No.1/7148 and 2/7148, Cadastral Survey No.572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub-District of Mumbai City (hereinafter referred to as 'said Property').
	b	Door/House no. (in case of house property)	Flat No.62, 6 th Floor.
	c	Extent/ area including plinth/ built up area in case of house property	Area admeasuring 2813 square feet (built up).
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub-District of Mumbai City.
6	a	Particulars of the documents scrutinized serially and chronologically.	Mentioned herein under
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/ land/ revenue/ other authorities be examined.	Mentioned herein under



Sr. No.	Date	Name/ Nature of document	Original/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1	11.07.1981	Agreement for Sale dated 11 th July, 1981, executed between M/s.Mont Blanc Hotels Private Limited, therein referred to as 'Vendor' of the First Part and Shri Ajit Jivraj Suchde and Smt. Mridula A. Suchde, therein referred to as Purchasers of the Other Part.	Photocopy	Yes
2	19.06.2002	Notarised General Power of Attorney dated 19.06.2002 executed by Smt. Mridula A. Suchde in favor of Shri Ajit Jivraj Suchde.	Photocopy	No
3	18.07.2002	Sale Deed dated 18th July, 2002, executed between (i) Shri Ajit Jivraj Suchde and (ii) Smt. Mridula A. Suchde (represented through her POA, Shri Ajit Jivraj Suchde), therein referred to as 'The Transferors' of the First Part and Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia, therein referred to as 'The Transferees' of the Other Part.	Photocopy	Yes
4	18.07.2002	Registration Receipt dated 18.07.2002 issued by Sub-Registrar of Assurances, Mumbai City-1.	Photo copy	Yes
5	18.07.2002	Index II issued by Sub-Registrar of Assurances, Mumbai City-1.	Photo copy	Yes
6	21.04.1995	Share Certificate No.12 for 5 Shares of Rs.50/- each bearing (Distinctive No.66 to 70) issued by Mont Blanc Co-op. Housing Society Limited.	Photo copy	Yes



7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL: If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes, certified copies already obtained.
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	As above
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, online records available from 2002.
	b	If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, verification made on Index II
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Stamp duty is paid offline; hence genuineness of the same cannot be verified.
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO- Mumbai City



	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub- registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub-Registrar Assurances at Mumbai City
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Annexed as Annexure-1
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership rights.



	If Ownership Rights,	-
a	Details of the Conveyance Documents	Sale Deed dated 18 th July, 2002, duly registered under No.BBE1-3752-2002 on 18.07.2002, at office of Sub-Registrar, Mumbai City-1.
b	Whether the document is properly stamped.	Yes
c	Whether the document is properly registered.	Yes
	If leasehold, whether;	No
a	The Lease Deed is duly stamped and registered	Not applicable
b	The lessee is permitted to mortgage the Leasehold right,	Not applicable
c	duration of the Lease/unexpired period of lease,	Not applicable
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
	If Govt. grant/ allotment/ Lease-cum/Sale Agreement/ Occupancy/ Inam Holder/ Allottee etc, whether;	No
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not applicable
b	the mortgagor is competent to create charge on such property?	Not applicable
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not applicable
	If occupancy right, whether;	Yes
a	Such right is heritable and transferable,	Yes
b	Mortgage can be created.	Yes, subject to the No objection/consent of the Society.



12	Has the property been transferred by way of Gift/ Settlement Deed	No
a	The Gift/ Settlement Deed is duly stamped and registered;	Not applicable
b	The Gift/ Settlement Deed has been attested by two witnesses;	Not applicable
d	Whether there is any restriction on the Donor in executing the gift/ settlement deed in question?	Not applicable
e	The Gift/ Settlement Deed transfers the property to Donee;	Not applicable
f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not applicable
g	Whether the Donee is in possession of the gifted property?	Not applicable
h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
i.	Any other aspect affecting the validity of the title passed through the gift/ settlement deed.	Not applicable
13	Has the property been transferred by way of partition / family settlement deed	No
a	whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not applicable
b	Whether mutation has been effected	Not applicable
c	Whether the mortgagor is in possession and enjoyment of his share.	Not applicable
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not applicable
e	In respect of partition by a decree of court, whether such decree has become final & all other conditions/ formalities are completed/ complied with.	Not applicable
f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable



14	Whether the title documents include any testamentary documents /wills?	No
a	In case of wills, whether the will is registered will or unregistered will?	Not applicable
b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
c	Whether the property is mutated on the basis of will?	Not applicable
d	Whether the original will is available?	Not applicable
e	Whether the original death certificate of the testator is available?	Not applicable
f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not applicable
g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not applicable
15	Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/ other institutions	No
a	any restriction in creation of charges on such properties?	Not applicable
b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
16	a Where the property is a HUF/ joint family property?	No
b	Whether mortgage is created for family benefit/ legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable



17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
18	Is the property an Agricultural land		No
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage?	Not applicable
	b	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained?	Not applicable	
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation/ mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	None
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No



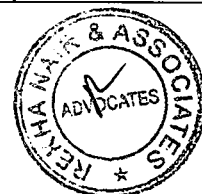
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, we have not found any lis-pendency registered in the office of Sub Registrar.
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/ marking?	No
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	Not applicable
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not applicable



	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	Not applicable
	b/4	If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	Not applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
25	a	Whether any POA is involved in the chain of title during the period of search?	Yes
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum- Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Notarised General Power of Attorney dated 19.06.2002 executed by Smt. Mridula A. Suchde in favor of Shri Ajit Jivraj Suchde.
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable



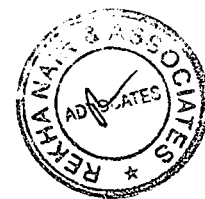
	e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	No Yes General/ Special/Limited POA Yes
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	It was in force and not revoked.
	g	Please comment on the genuineness of POA?	It is genuine.
	h	The unequivocal opinion on the enforceability and validity of the POA.	It was valid and enforceable.
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No
27	I.	If the property is a flat/ apartment or residential/ commercial complex	It is a residential flat.
	a	Promoter's/ Land owner's title to the land/ building;	Yes, M/s. Mont Blanc Hotels Private Limited has valid development rights.
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder;	M/s. Mont Blanc Hotels Private Limited, being Promoter/ Developer has valid development rights and right to sell the flats/ units in Sale Building developed over the said Property.



d	Independent title verification of the Land and/or building in question;	The Title verification is restricted to the said Flat.
e	Agreement for sale (duly registered);	Agreement for Sale is duly Registered.
f	Payment of proper stamp duty;	Yes
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes
h	Approval of building plan, permission of appropriate/ local authority, etc.;	Yes
I	Conveyance in favour of Society/ Condominium concerned;	Not yet.
j	Occupancy Certificate/allotment letter/ letter of possession;	Occupation Certificate is to be obtained.
k	Membership details in the Society etc.;	Owners are members of the said society.
l	Share Certificates;	Share Certificate is issued.
m	No Objection Letter from the Society;	No objection letter from the Society is to be obtained.
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Complied
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Upon creation of mortgage of the said Flat, the Society should be intimated about the mortgage and a confirmation from the Society of having noted the said mortgage is to be kept in record.
p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not Applicable
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	No



	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.D	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third-Party claims, Liens etc. and details thereof.	<u>The subject property is presently mortgaged in favour of State Bank of India.</u>
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 years i.e. from 1993 to 2022. The subject property is presently mortgaged in favour of State Bank of India.
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Kindly obtain latest property tax and other statutory dues paid bills/receipts.
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Not required
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained?	The Bank may obtain a Declaration cum Indemnity from the Mortgagor along with an undertaking with respect to Section 281 of the Income Tax Act.
32	a	Details of RTC extracts/ mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records?	Yes, in the concerned SRO.
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/partition of the property is legally valid?	Yes



	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/ houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35	a	Whether the documents i.e. Valuation report/ approved sanction plan reflect/ indicate any difference/ discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Valuation report verified.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant {Y/N}	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable



38	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	<ol style="list-style-type: none"> 1. Notice of Intimation to be carried out with concerned Sub registrar Office; 2. Register the charge with CERSAI; and 3. Also note mortgage in the records of Society.
39	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia.

Note: In case separate sheets are required, the same may be used, signed and annexed.



Signature of the Advocate
For Rekha Nair & Associates

Rekha Nair
Advocate

Annexure-C
Certificate of title

We have examined the copies of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and we further certify that:

2. We have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. We confirm having made a search in the Land/ Revenue records. We also confirm having verified and checked the records of the relevant Government Offices /Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. We are liable /responsible, if any loss is caused to the Bank due to negligence on our part or by our agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), we hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. **Except charge in favour of State Bank of India**, there are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1992 to till date pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable) Not applicable.
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable) Not applicable.
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, M/s. **Hari Krishna Exports Private Limited**.
9. We certify that **M Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia** has an absolute, clear and Marketable title over the Schedule property/ (ies). We further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable, subject to existing charge in favour of State Bank of India.



10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage, subject to above.

Sr. No.	Date	Name & Nature of Document	Original/ Certified Copy/ Photo Copy
1	11.07.1981	Agreement for Sale dated 11 th July, 1981, executed between M/s.Mont Blanc Hotels Private Limited, therein referred to as 'Vendor' of the First Part and Shri Ajit Jivraj Suchde and Smt. Mridula A. Suchde, therein referred to as Purchasers of the Other Part.	Original
2	19.06.2002	Notarised General Power of Attorney dated 19.06.2002 executed by Smt. Mridula A. Suchde in favor of Shri Ajit Jivraj Suchde.	Photocopy
3	18.07.2002	Sale Deed dated 18th July, 2002, executed between (i) Shri Ajit Jivraj Suchde and (ii) Smt. Mridula A. Suchde (represented through her POA, Shri Ajit Jivraj Suchde), therein referred to as 'The Transferors' of the First Part and Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia, therein referred to as 'The Transferees' of the Other Part.	Original
4	18.07.2002	Registration Receipt dated 18.07.2002 issued by Sub-Registrar of Assurances, Mumbai City-1.	Original
5	18.07.2002	Index II issued by Sub-Registrar of Assurances, Mumbai City-1.	Original
6	-	No Objection Letter from the Society for mortgage over the said Flat in favour of Bank.	Original
7	-	Share Certificate standing in name of said Vendors.	Original
8	-	Latest Municipal/Assessment and Out-goings Bill/Receipt.	Original
9	-	Occupation Certificate	Photo copy

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.



SCHEDULE OF THE PROPERTY (IES)

Flat No.62 admeasuring 2813 square feets (built up) on the 6th Floor together with two stilt car parking spaces in building known as 'Mont Blanc' of Mont Blanc Co-operative Housing Society Limited' situated at Dady Seth Hill, August Kranti Marg, Mumbai-400036 situated at all that piece or parcel of land bearing Survey No.1/7148 and 2/7148, Cadastral Survey No.572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub-District of Mumbai City.



Signature of the Advocate
For Rekha Nair & Associates

Rekha Nair
Advocate

Annexure – 1
FLOW OF TITLE

- (i) On perusal of the documents provided to us, it appears to us that, M/s. Mont Blanc Hotels Private Limited, as the Promoter (having meaning as 'Promoter' under MOF Act, 1963) had necessary authority to develop, sell, transfer, premises situated on Property bearing Survey No.1/7148, and 2/7148, Cadastral Survey No.572 of Malabar and Cumballa Hill Division, Mumbai City.
- (ii) It is further observed that, the said Promoter viz. M/s. Mont Blanc Hotels Private Limited, have got constructed new building known as 'Mont Blanc' in terms of the approved plans and permissions obtained from concerned authorities.
- (iii) It is further observed that, by and under an Agreement for Sale dated 11th July, 1981, executed between M/s. Mont Blanc Hotels Private Limited, therein referred to as 'Vendor' of the First Part and Shri Ajit Jivraj Suchde and Smt. Mridula A. Suchde, therein referred to as Purchasers of the Other Part, whereby the said Vendor has sold/ transferred the Flat bearing No. 62 admeasuring 2813 square feet (built up) on the 6th Floor along with two car parking spaces in building known as 'Mont Blanc' situated at Dady Seth Hill, August Kranti Marg, Mumbai-400036 (hereinafter referred to as 'the said Flat'), for the consideration and other terms and conditions mentioned therein.
- (iv) It is further observed that the flats holders of the said building 'Mont Blanc' have formed Co-operative Society in the name and style of 'Mont Blanc Co-op. Housing Society Limited' and registered the same under Maharashtra Co-op. Societies Act, 1960 under Regn. No.BOM/(W-D)/HSG/TC/4079/1988-1989 dated 01.06.1989 (hereinafter referred to as the said Society).
- (v) It is further observed that, Shri Ajit Jivraj Suchde and Smt. Mridula A. Suchde being original member of said Society and was issued Share Certificate no. 12 of the said Society holding 5 shares of the face value of Rs.50/- each bearing nos.66 to 70 (both inclusive) on 21st April, 1995.
- (vi) It is further observed that, by and under Sale Deed dated 18th July, 2002, (registered before the office of Sub Registrar of Assurances, Mumbai City under Serial No. BBE1-3752-2002 on 18.07.2002) executed between Shri Ajit Jivraj Suchde and Smt. Mridula A. Suchde, represented through her POA, Shri Ajit Jivraj Suchde, therein referred to as 'The Transferors' of the First Part and **Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia**, therein referred to as 'The Transferees' of the Other Part, whereby the said Transferors have sold/transferred the said Flat No.62 to the said Transferee for the consideration and other terms and conditions mentioned therein.



- (vii) It is further observed that, by virtue of the said Sale Deed dated 18th July, 2002, the said Society has transferred the said Flat including Shares thereto in favour of Shri Ghanshyam Dhanjibhai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia on 27.08.2002, who are presently in occupation and possession of said Flat and said Share Certificate.
- (viii) It is further observed that the said property is presently mortgaged with State Bank of India as security for the credit facilities sanctioned to M/s. Hari Krishna Exports Private Limited.
- (ix) We have caused search in the office of Sub Registrar, Mumbai for a period of 30 years from 1993 to 2022, and have not observed any adverse transaction as per available records.
- (x) Accordingly, we are of the opinion that **Shri Ghanshyam Dhanjibhahai Dholakia and Shri Himmatbhai Dhanjibhai Dholakia**, have acquire/s valid clear, legal, marketable, and free from registered encumbrances, rights to said Property, subject to charge in favour of State Bank of India.

Signature of the Advocate
For **Rekha Nair & Associates**


Rekha Nair
Advocate



SEARCH REPORT

Date- 02/11/2022

To,
M/s. Rekha Nair and Associates
High Court, Mumbai.
Ref:

Search of property being Flat No.62 admeasuring 2813 square feet (built up) on the 6th floor together with two stil car parking spaces in building knows as "Monte Blanc" of Mont Blanc Co-operative Housing Society Limited' situated at Dady Seth Hill, August Kranti Marg, Mumbai- 400036 situated at all thate piece or parcel of land BEARING Survey No-1/7148 and 2/7148, Cadastral Survey No-572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub- District of Mumbai City.

BELONGING TO: MR. GAURAV N. SAWANT AND MRS. RUTA VIKAS GOKHALE

Dear Sir,

As per your instructions, I have carried out an independent search on property under reference. This Communication sets out the outcome of said search. I have conduct search in respect in respect of above-mentioned Flat in Sub-Registrar office at Mumbai, from 1993 to 2022, (30 Years)

While taking the search, I have found Following Document Registered/Index therein
(Please see Attachment)

Encl: Search Report.

(Shri Sanjay Babariya)



1993 to 2022 (30 YEARS) SEARCH AT SRO, MUMBAI

Year 1993

To Nil

Year 2000

Year 2001

To Nil

Year 2013

Year 2014 Entry

Mortgage Deed **ANDHERI-2-2769-2014** **28th April 2014**

Hasmukhbhai T Dholakia Director by Hari Krishna Exports Pvt Ltd. Ghanshyambhai D Dholakia and Has Mukhbhai T Dholakia for himself and Tulsibhai D and Dholakia as Kulmukhtyar for Himmatbhai D Dholakia and Ramesh Popatbhai Patel and Rajesh P Malviya

To
State Bank of India

Search of property being Flat No.62 admeasuring 2813 square feet (built up) on the 6th floor together with two stil car parking spaces in building knows as "Monte Blanc" of Mont Blanc Co-operative Housing Society Limited' situated at Dady Seth Hill, August Kranti Marg, Mumbai-400036 situated at all thate piece or parcel of land BEARING Survey No-1/7148 and 2/7148, Cadastral Survey No-572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub- District of Mumbai City.

Year 2015 Entry

Mortgage Deed **ANDHERI-2-552-2015** **22nd Jan 2015**

Hasmukhbhai T Dholakia Director by Hari Krishna Exports Pvt Ltd. Ghanshyambhai D Dholakia and Has Mukhbhai T Dholakia for himself and Tulsibhai D and Dholakia as Kulmukhtyar for Himmatbhai D Dholakia and Ramesh Popatbhai Patel and Rajesh P Malviya

To
State Bank of India



Search of property being Flat No.62 admeasuring 2813 square feet (built up) on the 6th floor together with two stil car parking spaces in building knows as "Monte Blanc" of Mont Blanc Co-operative Housing Society Limited' situated at Dady Seth Hill, August Kranti Marg, Mumbai-400036 situated at all thate piece or parcel of land BEARING Survey No-1/7148 and 2/7148, Cadastral Survey No-572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub- District of Mumbai City.

Year 2016

To Nil

Year 2018

Year 2019 Nil

Year 2020 Entry

Mortgage Deed ANDHERI-4-2792-2020 29th October, 2020

Hasmukhbhai T Dholakia Director by Hari Krishna Exports Pvt Ltd. Ghanshyambhai D Dholakia and Has mukhbhai T Dholakia for himself and Tulsibhai D and Dholakia as Kulmukhtyar for Himmatbhai D Dholakia and Ramesh Popatbhai Patel and Rajesh P Malviya

To
State Bank of India

Search of property being Flat No.62 admeasuring 2813 square feet (built up) on the 6th floor together with two stil car parking spaces in building knows as "Monte Blanc" of Mont Blanc Co-operative Housing Society Limited' situated at Dady Seth Hill, August Kranti Marg, Mumbai- 400036 situated at all thate piece or parcel of land BEARING Survey No-1/7148 and 2/7148, Cadastral Survey No-572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub- District of Mumbai City.

Entry

Mortgage Deed ANDHERI-4-2794-2020 29th October, 2020

Hasmukhbhai T Dholakia Director by Hari Krishna Exports Pvt Ltd. Ghanshyambhai D Dholakia and Has mukhbhai T Dholakia for himself and Tulsibhai D and Dholakia as Kulmukhtyar for Himmatbhai D Dholakia and Ramesh Popatbhai Patel and Rajesh P Malviya



To

- 1):State Bank of India - Lead Bank - By Chief Manager Ranga Vitthal Dharmavaram –
- 2):Bank of India

Search of property being Flat No.62 admeasuring 2813 square feet (built up) on the 6th floor toghether with two stil car parking spaces in building knows as “Monte Blanc” of Mont Blanc Co-operative Housing Society Limited’ situated at Dady Seth Hill, August Kranti Marg, Mumbai-400036 situated at all thate piece or parcel of land BEARING Survey No-1/7148 and 2/7148, Cadastral Survey No-572 of Malabar and Cumballa Hill Division, Mumbai City in the Registration District and Sub- District of Mumbai City.

Year 2021 Nil

Year 2022 Record Not Ready (Nil)

Remarks:

Above Search Report is subject to Records at Sub-Registrar’s Office, in torn/mutilated/ not filed/available, for several periods/years



MH009979667202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Nov 2022	Receipt	Receipt no.: 1112616108
	Name of the Applicant :	Sanjay Premji Babariya
	Details of property of which document has to be searched :	Dist :Mumbai District Village :Malabar S.No/CTS No/G.No. : 572
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH009979667202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		





CHALLAN
MTR Form Number-6



GRN	MH009997673202223U	BARCODE			Date	01/11/2022-21:23:57	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment	Other Items			PAN No.(If Applicable)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	Sanjay Premji Babariya			
Location	MUMBAI							
Year	2022-2023 One Time			Flat/Block No.	Flat No.62 Mont Blanc CS No.572			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201	SEARCH FEE	225.00		Road/Street	Malabar and Cumballa Hill Division			
				Area/Locality	Mumbai			
				Town/City/District				
				PIN				
				Remarks (If Any)	Search for a period of 9 years i.e. from 1993 to 2001			
				Amount In	Two Hundred Twenty Five Rupees Only			
Total		225.00		Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572022110132529	CPACEHDMG5			
Cheque/DD No.		Bank Date	RBI Date	01/11/2022-21:24:25	Not Verified with RBI			
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9820221225

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

