



Vastu/Mumbai/07/2019/015141/30618

25/06-176-SH

Date: 25.07.2019

VALUATION OPINION REPORT

The property bearing Industrial Unit No. 34, 1st Floor, Building Block No. A, "Nand Bhuvan Industrial Premises Co-op. Soc. Ltd.", Plot No. 21, Mahakali Caves Road, Andheri (East), Mumbai, PIN Code - 400093, State - Maharashtra, Country - India belongs to M/s. Mani Jewel

Boundaries of the property :

- North Internal Road
South Nav Ketan Ind. Estate
East Mahakali Caves Road
West Internal Road & Mahal Ind. Estate

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for MSME Loan purpose at ₹ 2,53,00,400.00 (Rupees Two Crore Fifty Three Lakh Four Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar. DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN Date: 2019.11.08 16:04:43 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

Mumbai 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA. Tel.: +91 22 28371325 Fax: +91 22 28371324 mumbai@vastukala.org

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Nanded 28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA. Tel.: +91 2462 244288 +91 2462 239909 nanded@vastukala.org

Aurangabad Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA. Tel.: +91 240 2485151 Mobile: +91 9167204062 +91 9860863601 aurangabad@vastukala.org



RAJAN PILLAI
ADVOCATE

Ref:854/SBI

Date: 30/12/2020

To,

State Bank of India
Sakinaka Branch, I.F.B. Sakinaka,
1st Floor, Lekhraj Bhavan,
Sakivihar Road,
Andheri (East) Mumbai 400 072

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, Sakinaka Branch, I.F.B. Sakinaka, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower.	M/s. Mani Jewel
2.	a) Name of the unit/concern company/person offering Property/(ies) as security.	M/s. Mani Jewel
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Partnership Firm
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.).	Mortgagors/Guarantors/Owners
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Unit No. 34 (area admeasuring 1095 sq. ft., on 1 st floor, Building - Block A "Nand Bhuvan Industrial Estate Industrial Premises Co-op. Hsg. Soc. Ltd.", at Plot No. 21, Mahal Industrial Estate, Mahakali Caves Road, Andheri East, Mumbai - 400 093, constructed at land bearing Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part) Village - Mulgaon, Taluka Andheri (part) Village - Mulgaon, Taluka Andheri, Mumbai Suburban District.



Off.: 313/316, Birya House, 3rd Floor, 265 Bazargate Street, Fort, Mumbai - 400 001 • Tel.: 2269 3771/2262 3771

Res.: 503/A, Iris, Dosti Acres, S. M. Road, Wadala East, Mumbai - 400 037 • Tel.: 2415 4957

Mob.: 98194 74838 / 99877 14838 • E-mail: rajan.adv@gmail.com • Telefax: 2269 3771



	a) Survey No.	Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part)		
	b) Door/House no. (in case of house property)	Unit No. 34		
	c) Extent/ area including plinth/ built up area in case of house property	(area admeasuring 1095 sq. ft.,		
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Village - Mulgaon, Taluka Andheri (part) Village - Mulgaon, Taluka Andheri, Mumbai Suburban District. Towards East : - Towards West : - Towards South: - Towards North : -		
4.	a) Particulars of Documents scrutinized-serially and chronologically.	Documents Verified:- (Original Xerox copies)		
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	a. Copy of Agreement dated 03/02/2004 executed by and between M/s. Aurochem Laboratories as the Vendors and M/s. Mani Jewel as the Purchaser.		
	c) Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	b. Copy of Registration Receipt No. 1229 under Sr. No. BDR9-1231-2004 issued by Sub-Registration Assurance Andheri -3		
		c. Copy of Indenture dated 14/12/1994 executed between Mr. Amar D. Kukreja as Vendor and M/s. Aurochem Laboratories as the Purchaser.		
		d. Copy of Deed of Confirmation dated 31/05/1997 executed by and between M/s. Aurochem Laboratories documents duly stamped and registered No. BDR1-1795-1997 ON 03/06/1997 at Andheri.		
	Sr. No.	Date	Name/Nature of the Documents	Original/Certified copy/certified extract/photocopy, etc.
				In case of copies, whether the original was scrutinized by

As Shown Above the Advocate

5.	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.)	Not Applied for Certified since the Branch is already having the Certified copy
	b) i) 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?	Not Verified
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligent & cautiously.)	Not Verified
6.	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 (from year 2002 on wards
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	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?	N.A
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Mumbai
	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?	No.

Search report late
02-03-2022



8.	c) Whether search has been made at all the offices named at (b) above?	N. A.	
	d) Whether the searches in the offices of registering authorities or any other title documents in respect of multiple property in question?	N. A.	
9.	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. And 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)	Search for 30 years from 1991 to 2020 and details mentioned Annexure - 1	
	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 right	
10.	If leasehold, whether:	No	
	a) lease Deed is duly stamped and registered	N.A.	
	b) lessee is permitted to mortgage the Leasehold right,	N.A.	
	c) duration of the Lease/unexpired period of lease,	N.A.	
	d) if a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-letting and mortgage by Sub-Lessee also.	N.A.	
11.	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.	
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.	
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No	
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.	N. A.	

12.	b) the mortgagor is competent to create charge on such property,	N. A.	
	c) whether any permission is required for any other authority and if so whether creation of mortgage is available.	No	
13.	such valid permission is available;	N.A.	
	If occupancy right, whether;	N.A.	
14.	a) Such right is heritable and transferable.	No Minor's Interest.	
	b) Mortgage can be created.	N.A.	
15.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the permission to mortgage/ court permission for coming to modallies/ including and the reasons for coming to such conclusion.	No Gift deed Settlement Deed	
	If the property has been transferred by way of Gift/Settlement Deed, whether;	N.A.	
16.	a) The Gift/ Settlement Deed is duly stamped and registered;	N.A.	
	b) The Gift/ Settlement Deed has been attested by two witnesses	N.A.	
17.	c) The Gift/ Settlement Deed transfers the property to Donee;	N.A.	
	d) Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions;	No	
18.	e) Whether there is any restriction on the Donee in executing the gift settlement deed in question;	N.A.	
	f) Whether the Donee is in possession of the gifted property;	No	
19.	g) 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;	No...	
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No. Family Settlement	
20.	a) In case of partition/family settlement deeds, whether the original if not available for deposit.		
	b) Is the modality/procedure to be followed to create a valid and enforceable mortgage.		



100/55
 Block A
 Industrial E
 pop. Hsg. Soc.
 Industrial I
 Road, Andheri

Search Report Date	CERSAI Date
Search Report Date	CERSAI Date

TIS Obtained from
 Name of Valuer

Basis of Valuation	ROC Search Report Date	CERSAI Date
Change Report (Created)	02-20-2022	

	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N. A.
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N. A.
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	N. A.
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, for avoiding multiple mortgages to be taken any	N. A.
16.	Whether the title documents include testamentary documents / wills?	No any Testamentary documents / Wills
	(a) In case of wills, whether the will is registered will or unregistered will?	N. A.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N. A.
	(c) Whether the property is mutated on the basis of will?	N. A.
	(d) Whether the original will is available?	N. A.
	(e) Whether the original death certificate of the testator is available?	N. A.
	(f) What are the circumstances and/or documents to establish the will in question is the last such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon rely on the will, availability of Mother/Original title deeds are to be explained.)	N. A.

	17. (a) Whether the property is subject to any wakf rights?	No Wakf Rights
	(b) Whether the property or any temple / church / religious / other institutions of charges any restriction in creation of such properties?	N. A.
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
18.	(a) Where the property is a HUF/joint family property, 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.	N. A.
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Property Not belongs to any Trust
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	N. A.
	(b) Whether the trust is a private or public trust and whether the mortgage of specifically authorizes the mortgage of the property?	N. A.
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N. A.
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions	N. A.
	(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 mortgage? Other relevant records/documents as per local laws, if any are to be verified to	N. A.

Block A "Vand
Industrial Estate
Co-op. Hsg. Soc. Ltd.,
1095 sq.ft.,
Road, Andheri East,
Mumbai Industrial Estate,
Mumbai



Basis of Valuation	ROC Charge Status (Created)	Search Report Date	CERSAI Date
NA	NA	02-02-2022	

search report Date

CERSAI Date

	ensure the validity of the title and right to enforce the mortgage?		
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite followed/permission obtained.	Yes	
21.	Whether the property is affected by any local laws or other regulations security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	No	
22.	(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.	N. A.	
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.	Litigation not pending
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N. A.	
	(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.	N. A.	
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Yes	Property Belongs Partnership Firm
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N. A.	

	(c) Whether the person(s) creating mortgage has/ have authority of the firm.	Yes	
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, resolution, authorization of Board mortgage/ execution of any (ROC), create documents, Registration provision for documents with Company Registrar/ Articles of Associates/ provision of common seal etc. (to be created by the above company or b) i) Whether the property (to be mortgaged) is purchased by the above company from any other (LLP) firm? ii) If Yes, whether the search of Charges of Company (to be mortgaged) has been carried out with Registrar of such vendor (ROC) in respect of such vendor company (purchaser)?	N. A.	
	iii) Whether the above search of charges/ encumbrances, mortgage created by the vendor company (seller) ?	No	
	iv) If the search reveals encumbrances/ charges, encumbrances whether have been satisfied? Association, the is owner of the property owned by individual.	No	
26.	In case of Societies, Association, whether the mortgage can be created, and the requisite resolutions, by-laws.	No	
27.	(a) Whether any POA is involved in the chain of title? i.e. a registered document and hence in favor of the document and interest in as such is created/ developer please irrevocable as per law.	N. A.	
	(b) Whether the POA interest, i.e. a coupled with Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence in favor of the document and interest in as such is created/ developer please irrevocable as per law.	N. A.	
	(c) In case the POA holder, please clarify whether the POA involved is executed by the POA holder, please clarify whether the POA involved is executed by the Builders viz.	N. A.	



Basis of Valuation	ROC Charge Status (Created)	Search Report Date	CERSAI Date
NA	NA	02-02-2022	02-02-2022

Section H

	Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Office Premises 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).	
	(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.	N. A.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N. A.
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	N. A.
	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?	
	(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?)	N.A.
	(g) Please comment on the genuineness of POA?	N.A.
	(h) The unequivocal opinion on the enforceability and validity of the POA?	
28.	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.	Not Applicable

29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Industrial Unit
a	Promoter's/Land owner's title to the land/ building; Development	N.A
b	Agreement/ Power of Attorney;	Yes
c	Extent of authority of the Developer/ builder;	N.A.
d	Independent title verification of the Land and/or building in question;	Yes registered
e	Agreement for sale (duly registered);	Yes, stamp duty paid
f	Payment of proper stamp duty;	Yes, Agreement duly registered
g	Requirement of registration of sale agreement, development agreement, POA etc.,	Yes, approved by competent authority
h	Approval of building plan, permission of appropriate/local authority, etc.;	Not produced any document to ascertain the same
i	Conveyance in favour of Society/ Condominium concerned;	Occupancy certificate to be obtained
j	Occupancy Certificate/allotment Possession letter	Not produced any document to ascertain the same
k	Membership details in the Society etc.;	Share Certificate to be obtained
l	Share Certificates;	NOC to be obtained from Society
m	No Objection Letter from the Society;	Yes
n	All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Branch has to confirm the marking of their lien in the record of the society in respect of the Unit No: 34.
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	

Section H

Basis of valuation	ROC Charge Status (Created)	Search Report Date	CERSAI Date
NA			02-02-2022

Present future receivables:

Obtained from

Name of Valuer

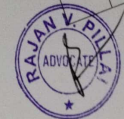
RSAI



q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Save and except the charge of State Bank of India, Sakinaka Branch
31.	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.	I have caused search for period from 1991 to 2020 as per available records.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not furnished
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	No No documents in respect of any pendency of I.T department is not furnished for scrutiny. Bank to obtain declaration from Borrower stating that no proceeding under section 281 is pending against the Borrower /Mortgagors
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Nil
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes.
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes Yes Yes

37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (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, Property can be identified from Electricity Bill / or Maintenance Bill.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the documents or any other documents (such as valuation report, utility bills, etc. or the actual current boundary? If so please elaborate/ comment on the same.	No
39.	If Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Not Provided
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes SARFESI Act is applicable on the same property
42.	In 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.	Original Documents are already in the custody of State Bank of India, Sakinaka Branch

ROC Charge status dated	Search Report Date	CERSAI Date
		02-02-2022
ire receivables.		
ed from		
Valuer		



43.	Whether the law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N. A.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Nil.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Mani Jewel
47.	1. Whether the Real Estate Projects comes under Real Estate (Regulation and Development Act, 2016) 2. Whether the project is registered with Real Estate regulation authority? 3. Whether the Registered Agreement for sale as prescribed in the above Act/Rules there is executed?	No N. A. N. A.
	3. Whether the details of the Apartment/Plot in questions are verified with the list of number and types of apartment or plots booked and uploaded by the promoter in the website of Real Estate Regulatory Authority.	N. A.

Date : 28.12.2020
Place: Mumbai



Name of the Owner / Guarantor / Mortgagor:

Annex I

M/s. Mani Jewel

List of Documents Verified (Original/Xerox Copies)

- Copy of Agreement dated 03/02/2004 executed by and between M/s. Aurochem Laboratories as the Vendors and M/s. Mani Jewel as the Purchaser.
- Copy of Registration Receipt No. 1229 under Sr. No. BDRG-1231-2004 issued by Sub-Registration Assurance Andheri -3
- Copy of Indenture dated 14/12/1994 executed between Mr. Amar D. Kukreja as Vendor and M/s. Aurochem Laboratories as the Purchaser.
- Copy of Deed of Confirmation dated 31/05/1997 executed by and between M/s. Aurochem Laboratories documents duly stamped and registered No. BDR1-1795-1997 ON 03/06/1997 at Andheri



ROC Charge Status (Created)	Search Report Date	CERSAI Date
		02-20-2022

Value from _____
Value _____

SCHEDULE OF THE PROPERTY (IES)

Unit No. 34 (area admeasuring 1095 sq. ft., on 1st floor, Building – Block A “Nand Bhuvan Industrial Estate Industrial Premises Co-op. Hsg. Soc. Ltd.”, at Plot No. 21, Mahal Industrial Estate, Mahakali Caves Road, Andheri East, Mumbai – 400 093, constructed at land bearing Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part) Village – Mulgaon, Taluka Andheri (part) Village – Mulgaon, Taluka Andheri, Mumbai Suburban District

Date: 28/12/2020



Note: The above Title Investigation report is issued upon perusal /scrutiny of the documents submitted to me and bonafide believed to be true and also based on the online search conducted. In order to corroborate the details mentioned in the report and the factual position, it is suggested that the Bank Official may visit the premises intended to be mortgaged or to the society where the property is situated or the Builder in case of under construction building and confirm the factual position. Further, from the search conducted at the Sub-Registrar's Office at Mumbai the online search report did not reveals/ show any adverse encumbrance in respect of Captioned property.



Mani Jewel.



CHALLAN
MTR Form Number-6



GRN	MH009177170202021E	BARCODE		Date	28/12/2020-19:04:48	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	rajan Vasudevan pillai		
Location	MUMBAI						
Year	2020-2021 One Time			Flat/Block No.	Unit No 34 Nand Bhuvan Ind Estate Mahal Ind		
				Premises/Building	Estat		

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	CS No 46 Part of Village Mulgaon
		Area/Locality	Andheri Mumbai
		Town/City/District	
		PIN	
		Remarks (If Any)	search fee for unit of Mani Jewellers
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020122830702	IK0AWRRJR7
Cheque/DD No.		Bank Date	RBI Date	28/12/2020-07:05:13	29/12/2020
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	364 , 29/12/2020		

Department ID :

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

Mobile No. : 9819474838

सदर चलन "टाइप" अर्थानुसार मुद्रा कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2020.12.30
12:52:19 IST
Reason: Secure
Document
Location: India

**RAJAN V PILLAI
ADVOCATE**

313/316, Biry House, 3rd Floor, 265, Bazar Gate Street, Fort,
Mumbai 400 001. Tele: 22693771& 22623771 Cell: 9819474838

SEARCH REPORT

Date: 30.12.2020

Re: Investigation title of the Unit No. 34 (area admeasuring 1095 sq. ft., on 1st floor, Building - Block A "Nand Bhuvan Industrial Estate Industrial Premises Co-op. Hsg. Soc. Ltd.", at Plot No. 21, Mahal Industrial Estate, Mahakali Caves Road, Andheri East, Mumbai - 400 093, constructed at land bearing Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part) Village - Mulgaon, Taluka Andheri (part) Village - Mulgaon, Taluka Andheri, Mumbai Suburban District

M/s. Mani Jewel

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai and Andheri from the 1991 to 2020.

During the course of my searches the following details were found.

		<u>At Mumbai</u>	
		<u>From 1991 to 2020</u>	
1991			
To		Nil	
1994			
1995			
To		Nil	
2018			
2019		No Entry Found	
2020		Nil	

		<u>At Andheri</u>	
		<u>from the 2002 to 2020</u>	
2002			
To		Nil	
2003			



2004
BDR 9-1231 Agreement 03/02/2004
2004 27/04/2004

M/s. Aurochem Laboratories

To

M/s. Mani Jewel

Schedule: Property situated Village - Mulgaon, Taluka Andheri, Mumbai Suburban District land bearing Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part)

2005]

To] Nil

2019]

2020
BDR 9-1959 Notice of Intimation 17/10/2020
2020 Rs.6200000/- 10/11/2020

M/s. Mani Jewel

To

State Bank Of India Industrial Finance Branch

Schedule: Property situated Village - Mulgaon, Taluka Andheri, Mumbai Suburban District land bearing Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part) Unit No. 34 (area admeasuring 1095 sq. ft., on 1st floor, Building - Block A "Nand Bhuvan Industrial Estate Industrial Premises Co-op. Hsg. Soc. Ltd.", at Plot No. 21, Mahal Industrial Estate, Mahakali Caves Road, Andheri East, Mumbai - 400 093

2020
BDR 9-1959 Notice of Intimation 17/10/2020
2020 Rs.6200000/- 10/11/2020

M/s. Mani Jewel

To

State Bank Of India Industrial Finance Branch

Schedule: Property situated Village - Mulgaon, Taluka Andheri, Mumbai Suburban District land bearing Survey No. 37,39, 78 & 88, Hissa No. 1 (Part) and City Survey No. 46 (part) Unit No. 34 (area admeasuring 1095 sq. ft., on 1st floor, Building - Block A "Nand Bhuvan Industrial Estate Industrial Premises Co-op. Hsg. Soc. Ltd.", at Plot No. 21, Mahal Industrial Estate, Mahakali Caves Road, Andheri East, Mumbai - 400 093


Advocate, High Court.

Nand Bhuvan Industrial Premises
Co-operative Society Ltd.
(Regd. No. BOM/GEN/892 of 1976)
21, Mahakali Caves Road, Andheri (East), Mumbai - 400 093.

Date : _____

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that the details of Unit No.A-34 are as follows:-

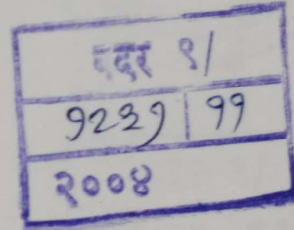
UNIT NO. : A-34
AREA : 1095 Sq. Ft. (Built-up)
YEAR OF CONSTRUCTION : 1972
TYPE OF CONSTRUCTION : Ground plus one (no lift facility)
C.T.S. NO. : 46 (part)
VILLAGE : Mulgaon
TAHSIL : Andheri



For Nand Bhuvan Indl. Premises Co-op. Soc. Ltd.

[Handwritten Signature]

Manager



DEHUWA
AL IND
KAL I F
ERI E
A I 97
205790
WARD A2
VVA I W

No. A. A./BOM/Certs /15758/94-95

बदा-२/
गुणेश गुणेश
२२२६

Office of the
Appropriate Authority
(I.T. Deptt.), A-Wing,
3rd Floor, Mittal Court,
Nariman Point, Bombay - 400 021.

Dated the 19 OCT 1994

Proceedings No.

Name(s) of Transferor(s)

Appropriate Authority/Bom' 15758/94-95

Mr. Amar D. Karode,
151-153, Sarang Street,
Bombay-3.

Name(s) of Transferee(s)

M/s. Aurochem Laboratories,
4/3, Kavita Apartments, Dr. N.R. Karode Marg,
Borivli (West), Bombay-92.

Descriptions & Location of
Immovable property

Gala No. A-34, 1st floor, Nand Bhuvan Industria
Estate, Mahakali Caves, Off Andheri Kuria Road
Bombay. Area 1095 Sq. ft. Carpet.

Apparent consideration

Rs. 39, 51, 000/-

Date of Agreement

8-8-1994

Date of Certificate

19 OCT 1994

CERTIFICATE UNDER SECTION 269 UD (3) OF THE I. T. ACT. 1961.

Whereas a Statement in Form 37-I in respect of the transfer of the immovable property described above and duly signed by/on behalf of the Transferor(s) and by/on behalf of the Transferee(s) was furnished to the Appropriate Authority on 8-8-1994

and whereas the apparent consideration set forth in the said Form 37-I and in the agreement dated 8-8-1994 for the transfer of the said property is Rs. 39, 51, 000/-

and whereas the Appropriate Authority has not made an order u/s. 269 UD (1) for the purchase by the Central Government of the said property.

Now, therefore the Appropriate Authority hereby certifies that it has no objection to the transfer of the said property more fully described in the Schedule appearing below by the said transferor to the said transferee for an apparent consideration of Rs. 39, 51, 000/-

This no objection certificate is issued without prejudice to any Income tax proceedings pending or contemplated under any other provisions of the Income Tax Act, 1961.

(U.V. SINGH/ADPURI)
Chief Engineer

(W.H. ASH/)
Commissioner of
Income-Tax

(S.E.L. SAIKAWALA)
Commissioner of
Income-Tax

MEMBERS APPROPRIATE AUTHORITY, BOMBAY.

ure - E: Checklist for scrutiny of TIR by the branches/ operating units
Officials scrutinising the TIR need to verify and examine each and every col
ate. This checklist is not in substitution but in addition t

ni Jewel
mitted the TIR: Padiyar & Co.
07.2019
roperty covered by TIR: Unit No. 34, 1st Floor, A W
21, Mahakali Caves Road, Opposite Onida Hous

	Yes	No
Advocate submitted the TIR in Bank's report and certificate submitted by the in the Bank's prescribed format?	Yes	
TIR by the advocate is unconditional? IS any conditions, whether the same are h?	Yes	
TIR, whether the documents of title are all respects and sufficient to convey a clear, marketable title to the property?	Yes	
TIR, whether the property offered as security is unencumbered/ unattached?	Yes	
TIR, whether the persons seeking to secure the Bank have a clear and marketable title and are legally capable of creating the charge in favour of the Bank?	Yes	
TIR, whether the property is subject to any mortgage or charge which will affect the Bank's rights eventually on the expiration of the term of the mortgage or cause it to be sold or otherwise disposed of by the mortgagor or exercise its rights as mortgagee?	Yes	
TIR, whether the property offered is an independent property and if so additional precautions have been taken for the acceptability of such security has been taken?	Yes	
the advocate has made searches of the records and other records maintained by the Surveyor of Assurances, Collector and/or other revenue authorities for ascertaining whether there is any mortgage or charge on the property to be mortgaged to the Bank?	Yes	
the advocate has confirmed that he has conducted an independent Search in the Records of the Office(s) concerned and that the documents are Clear, Absolute and Marketable Title and creation of a valid Mortgage?	Yes	
the TIR reveals involvement of any gift or other circumstances attracting special provisions?	Yes	

a including (Area adm. 1095)
t up area in
e property
e name of the Village Mulg

To be triplicated

and submit to
→ K. K. K. & Associates
→ N. S. N. S.
→ G. Y. M. P. R. K. A. H. A. O. G. R. D. (8)

**BRIHANMUMBAI MAHANAGARPALIKA
MUMBAI FIRE BRIGADE**

No. F.B.S/104/1542
Date: 3/12/04

Sub: N.O.C. to establish a factory for carrying out the trade of manufacturing of diamond studded gold and silver jewellery to M/s MANI JEWELS at A-34, Nandbhuvan Industrial Estate, 1st floor, Mahakali caves road, Andheri(east), Mumbai-400093.

Ref: 1) A.F.K/E/12215/B.F dated 1/12/2004
2) MFB/S/1542 dated 2/12/2004.

To

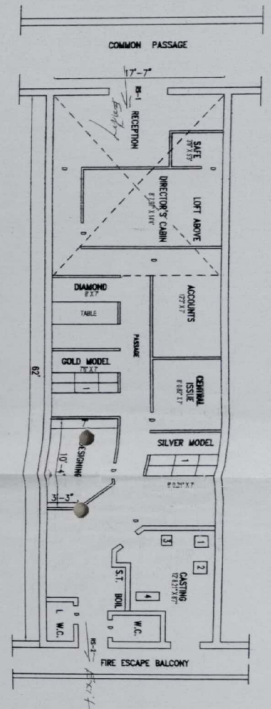
C.F.O.

Sir,

The Premises under referencē is a gala admeasuring about 101.76 sq mtrs on first floor of a ground plus one upper floor R.C.C. Structure with A.C. sheet roofing used as industrial estate. the premises abuts to road. The party has applied under Sec 390 of M.M.C. Act to establish a factory to carry on the trade of manufacturing diamond studded gold and silver jewellery. With E.M.P of 36.25 H.P.+ 62.56 K.W. as per attached machinery layout plan.

As far as this department is concerned there would be 'No Objection' to allow the party to establish the proposed factory for carrying on the trade of Mfg of diamond studded gold and silver jewellery , With E.M.P of 36.25 H.P. + 62.56 K.W. as per attached approved machinery layout plan subject to satisfactory compliance of the following requirements.

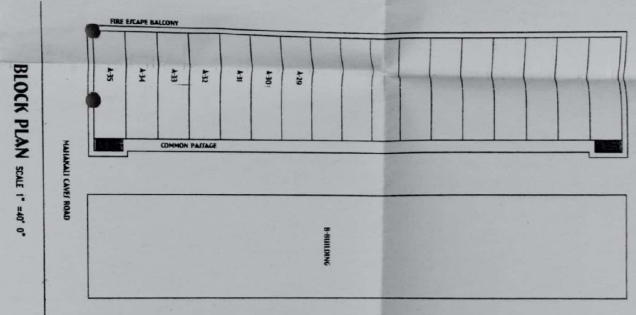
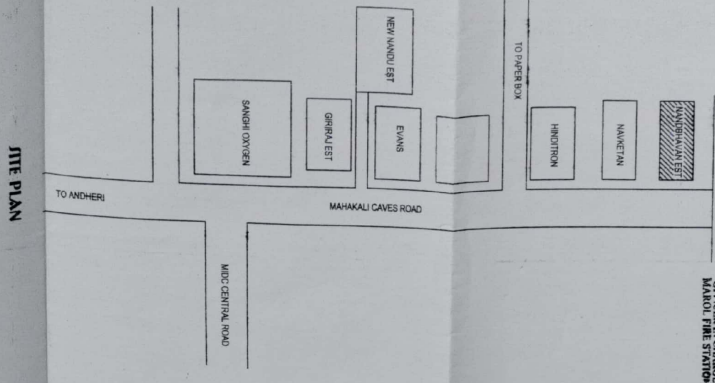
1. Clear passage of at least one meter width shall be provided from entrance to exit.
2. Entrance, exit, and internal passages shall be kept free from obstruction.
3. Electric wiring shall be laid in P.V.C/Metal conduit continuously bonded to earth.
4. The clearance of atleast 0.80 mtrs shall be kept around each machinery for free movement of workers.
5. Electric motors shall be kept free from dirt, dust, & girt, etc.
6. The total aggregate electro motive power shall not exceed 36.25 H.P.+ 62.56 K.W.
7. Imposed load on any electric motor shall not exceed its designed load.
8. The ancillary commodity shall be restricted as items and quantities mentioned in the attached approved list.
9. All the required ancillary commodities shall be kept separately in heir original containers or packing with tightly fitted lids in a separate lots having a distance of atleast one meter between each lot.
10. All the containers containing acids shall be kept separately on the floor on sand bed with 9" thick brick kerb away from any source of water.
11. Lacquor and Acetone shall be kept in original sealed containers in steel cupboard having perforation at the front.
12. All the Gas Cylinders shall be kept separately in upright position.
13. Valves of the Gas Cylinders shall be kept closed while they are not in use.
14. Main valves of the gas cylinders shall be kept free from oil, grease, dust and dirt.
15. L.P.G. Cylinder shall be kept in M.S. Cabin having sufficient holes on the door of the M.S. Cabin for ventilation.
16. The M.S. cabin used for keeping L.P.G. cylinder shall be located at least 2.5 mtrs away from the L.P.G Burner.



Sign in folder & approved samples in work shop
Compliance of steel requirements

S. H. SHINDE
OFFICER IN CHARGE
MAHAKALI TANK STATION

MAHAKALI TANK STATION
MUMBAI-400 093



SCHEDULE OF MACHINERY & CONNECTED LOZ

SR. NO.	DESCRIPTION	QUANTITY	H.P.
1	FORGOM MOTORS	9	1.0
2	ROLLING MILL	1	3.0
3	WAX SOLDER	2	1
4	WATER WELDING M/C	3	0
5	VULCANISER	1	0
6	AUTOCAMP	1	1.6
7	COMPRESSOR	2	10
8	WAX SOLDER	2	0.012
9	MANUAL WAX INJECTOR	1	0.6
10	WAX SOLDER	12	0.012
11	MANI ULTRA	1	0.25
12	INVESTMENT	1	2
13	STEAM CLEANER	2	6.0
14	CASTING MACHINE	1	8.0
15	BURN OUT FURNACE	2	16
16	WATER JET	2	2
17	PICKLER	2	2.45
18	SPRUE GRINDER	1	1.25
19	DUST COLLECTOR	4	3
20	CC FORGOM MOTOR	1	1
21	WATER WELDING	5	3.25
22	MAGNETIC	1	0.5
23	LASER SOLDER	2	3
24	FORGOM MOTOR	2	2.568
25	HOT PLATE	1	1.25
26	POLISHING WITH DOUBLE STATION	3	3.75
27	POLISHING WITH SINGLE STATION	2	2.50
28	LAPPING	2	2.25
29	ULTRASONIC	1	1
30	STEAM CLEANER	2	6
31	PLANING	1	0.6
32	VACUUM PUMP	5	0.25
33	HOT PLATE	4	4
34	BLOWER	1	3.0
35	DUST BURNING FURNACE	1	4.75

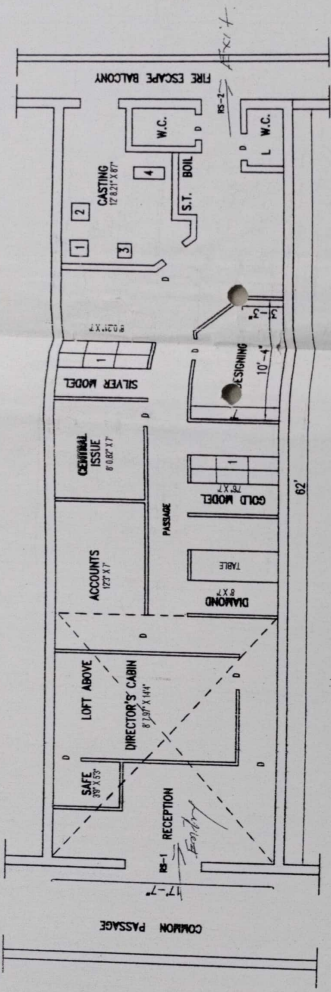
TOTAL LOAD 62.56 KW 62.56KW

FOR MANI JEWEL
MUMBAI-400 093

LAYOUT OF A FACTORY AT
A-34, NANDHAVAN IND. EST.,
MAHAKALI CAVES ROAD,
ANDHERI(E)
MUMBAI-400 093.

M/S MANI JEWEL

N.M. SHENDE 26205502762434393920120358



FIRST FLOOR PLAN OF UNIT A-34 (A/C FACTORY)
 SCALE 1" = 8' 0"

*sign in taken of approved subject to safety factory
 compliance of cr. requirements*

S. H. SHINDE
 31/12/07
 OFFICER IN CHARGE
 MAROL FIRE STATION



BLOCK PLAN SCALE 1" = 40' 0"

SITE PLAN

SCHEDULE 0

SR. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

ISSUED DUPLICATE SHARE CERTIFICATE IN LIEU OF ORIGINAL SHARE CERTIFICATE NOS: 28829, 0LDS14

Membr Registered No. 20 DISTINCTIVENOS: 136 + 0145 Certificate No. 164

SHARE CERTIFICATE

No. of Shares TEN.

NAND BHUVAN INDUSTRIAL PREMISES CO-OP. SOC. LTD.

(Reg. No. BOM/GEN/892 of 1976)

21, Mahakali Caves Road, Andheri (East), BOMBAY-400 093.

(Registered under the Maharashtra Co-operative Society Act, 1960) (Maharashtra Act XXIV of 1961)

95

This is to Certify that Shri Smt/Ms. A MAR STORES of NAND BHUVAN INDUSTRIAL

PREMISES CO-OP. SOCIETY LTD., is the Registered holder of TEN.

fully paid up Shares numbered from 810 (OLD NOS) to 820 (OLD NOS)

(both inclusive) of Rupees fifty each in the above named society Subject to the

Bye-laws of the Society.

Given under the Common Seal of the said Society at Bombay, this 10th day of SEPTEMBER 1974

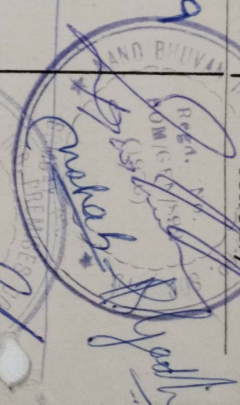


RS. 500/-

Chairman

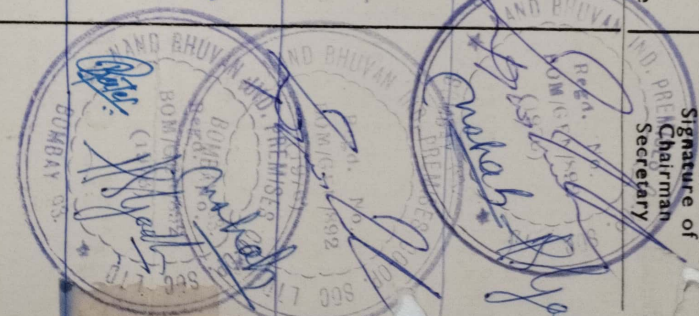
Committee Member

Hon. Secretary

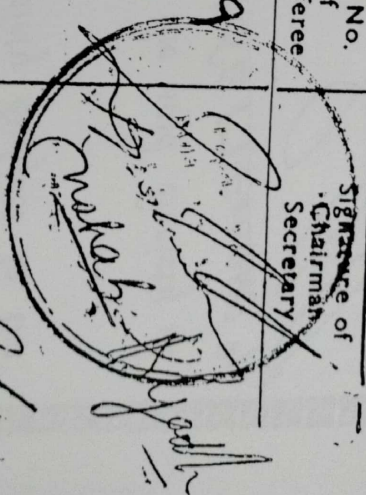

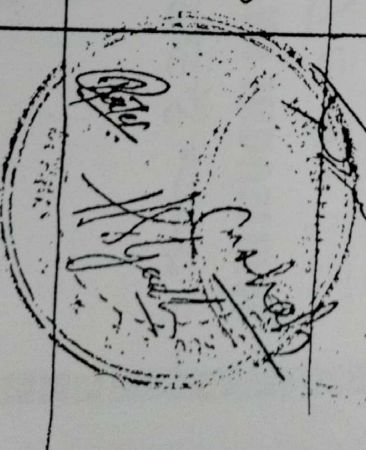
MEMORANDUM OF TRANSFER

Date of Transfer	Transfer No.	Member's Regd. No. of Transferor	Name to Whom Transferred	Reg. No. of Transferee	Signature of PREM Chairman Secretary
-10-1991-92		20	MR: AMAR-D. KURKETA.	149	
-12-1991-99		149	M/S Aurochem LABORATORIES.	156	
"		156	M/S. MANI JEWEL	183	

26-3-04-182-156



MEMORANDUM OF TRANSFER

Date of Transfer	Transfer No.	Member's Regd. No. of Transferor	Name to Whom Transferred	Reg. No. of Transferee	Signature of Chairman/Secretary
2-10-1991	92	20	MR: A. M. R. D. KURKRESTA.	119	
15-12-1991	99	149	M/S AURACHEM LABORATORIES.	156	
26-3-04	183	156	M/S. MANI JEWEL	183	

Mani

(VI)

Nand Bhuvan Industrial Premises Co-operative Society Ltd.

(Reg. No. BOM/GEN/892 of 1976)

21, Mahakali Caves Road, Andheri (East), Bombay - 400 093.

Date : 01-10-199 08

Ref. No. _____

To

The Manager,
State Bank of Saurashtra,
Overseas Branch
Chakala Road Branch,
Andheri (E),
Mumbai-400 099.

Ref: Your letter dtd. 11-09-2008 which was received by us on 30-09-2008 and letter received from (dt 12-9-08) one of our members i.e. MANI JEWEL Gala No. A-34, requesting our society's N.O.C. for availing Loan/Credit facilities from your Bank-----

Dear Sir,

With reference to the above, we would like to inform you that as per our Society's record, M/s. MANI JEWEL, is a member of our Society pertaining to Gala No. A-34. Further, our society have no objection in mortgaging the said Gala No. A-34, with your Bank by our said member for availing loan/credit facilities from your Bank.

Our society have noted your bank's lien on the said gala No. A-34 and we will not allow M/s. MANI JEWEL, to transfer the said Gala without your Bank's prior consent.

Thanking you,

Yours faithfully,

FOR NAND BHUVAN INDUSTRIAL PRE. CO-OP. SOCIETY LTD.

Prasad

Hon. Secretary

Hon. Chairman

nsah

Hon. Treasurer

