

# The Legalist

Advocates & Consultants

Address: 1105, Prasad Chambers, Tata Road, Opera House, Mumbai - 400 004.

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## Annexure-B

Report of Investigation of Title in respect of immovable Property  
(All columns/items are to be completed/commented by the Advocate)

SBI/535

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, MIDC Branch, Andheri (E), Mumbai.			
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Instructions from Branch.			
	c) Name of the Borrower.	M/s. Sharp Tanks And Structural Private Limited			
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s. Sharp Tanks And Structural Private Limited			
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Private Limited Company			
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/Guarantor			
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	All that piece or parcel of land known as Plot No. J-195 admeasuring 4076 sq. mtrs. or thereabouts in the Tarapur Industrial Area within the Village Limits of Saravali and outside the limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar and bounded as under; North: by Plot No. J-173 South: by Plot No. J-240 East: by Estate Road West: by Plot No. J-194 & J-237			
	a) Survey No.	Plot No. J-195			
	b) Door/House no. ( in case of house property)	Plot No. J-195			
	c) Extent/ area including plinth/ built up area in case of house property	admeasuring 4076 sq. mtrs. or thereabouts			
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Tarapur Industrial Area within the Village Limits of Saravali and outside the limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar			
4.	a) Particulars of the documents scrutinized-serially and chronologically.				
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
	Sr. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
	1	16.06.1994	Lease dated 16.06.1994 executed between Maharashtra Industrial	Photocopy	Original Scrutinized by us





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			Development Corporation, therein as "The Lessor" and M/s. Sharp Tanks & Structurals Private Limited, therein as "The Lessee", duly registered with Sub-registrar of assurance bearing No. BBM/1963/1994 at Mumbai		
2	06.07.1992		Agreement to Lease dated 06.07.1992 executed between Maharashtra Industrial Development Corporation, therein as "Grantor" and M/s. Sharp Tanks & Structurals Private Limited, therein as "The Licensee"	Photocopy	Original Scrutinized by us
3	10.07.2018		Tripartite Agreement dated 10.07.2018 executed between Maharashtra Industrial Development Corporation in the name of M/s. Sharp Tanks & Structurals Private Limited, therein as "The Lessee" and State Bank of India, therein as "The Financial Institution/s for mortgage of Plot No. J-195 for the further loan amount of Rs. 12 Crores aggregating to Rs. 50 Crores	Original	Original Scrutinized by us
4	26.04.2018		Consent Letter dated 26.04.2018 issued by Maharashtra Industrial Development Corporation in the name of M/s. Sharp Tanks & Structurals Private Limited, therein as "The Lessee" and State Bank of India, therein as "The Financial Institution/s in respect of Plot No. J-195 for the further loan amount of Rs. 12 Crores aggregating to Rs. 50 Crores	Photocopy	Original Scrutinized by us
5	11.05.2020		Electricity bill dated 11.05.2020 issued in the name of M/s. Sharp Tanks & Structurals Private Limited in respect of Plot No. J-195	Photocopy	Photocopy Scrutinized by us
6	27.06.1995		Building Completion Certificate bearing No. DE/TW/1718/95 dated 27.06.1995 issued by Maharashtra Industrial Development Corporation in respect of building admeasuring 756.09 sq. mtrs. Built-up area constructed on land bearing Plot No. J-195	Photocopy	Photocopy Scrutinized by us
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.)			Yes	
	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 Applicable	
	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			Not Applicable	





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	diligently & cautiously).	
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 the year 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
	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?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO/Palghar
	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?	Yes
	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
8.	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. <b>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)</b>	Separate Sheet is attached herewith.
9.	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.)	Leasehold Rights
10.	If leasehold, whether;	
	a) lease Deed is duly stamped and registered	Yes
	b) lessee is permitted to mortgage the Leasehold right,	Yes, Prior NOC of MIDC
	c) duration of the Lease/unexpired period of lease,	95 years from 01.07.1992
	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)?	Yes
	f) Right to get renewal of the leasehold rights and nature thereof.	Yes
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Not Applicable
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
	the mortgagor is competent to create charge on such property?	Not Applicable
	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
12.	If occupancy right, whether;	Not Applicable
	a) Such right is heritable and transferable,	Not Applicable





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	b) Mortgage can be created.	Not Applicable
13.	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
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not Applicable
	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
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	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?	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	f) Whether the Donee is in possession of the gifted property?	Not Applicable
	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;	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	a) In case of partition/family settlement deeds, 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 and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	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.	Not Applicable
	e) 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
16.	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
17.	a) Whether the property is subject to any wakf rights?	No





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	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
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.	Not Applicable
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	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
20.	a) If the property is Agricultural land, 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
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal 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?	Not Applicable
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Applicable
	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/markings?	Not Applicable
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable
	b) Property belonging to partners, 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



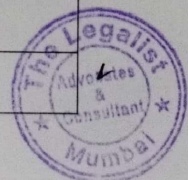


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25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Bank to ensure Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents etc.
	b) i) 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
	ii) 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
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.	Not Applicable
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not Applicable
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27.	a) Whether any POA is involved in the chain of title?	Not Applicable
	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).	Not Applicable
	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.	Not Applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
	ii. Whether the POA is a registered one?	Not Applicable
	iii. Whether the POA is a special or general one?	Not Applicable
	iv. Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	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?)	Not Applicable
	g) Please comment on the genuineness of POA?	Not Applicable
	h) The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the	Not Applicable



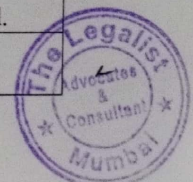


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	powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Not Applicable
	a) Promoter's/Land owner's title to the land/ building;	Not Applicable
	b) Development Agreement/Power of Attorney;	Not Applicable
	c) Extent of authority of the Developer/builder;	Not Applicable
	d) Independent title verification of the Land and/or building in question;	Not Applicable
	e) Agreement for sale (duly registered);	Not Applicable
	f) Payment of proper stamp duty;	Not Applicable
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
	h) Approval of building plan, permission of appropriate/local authority, etc.;	Not Applicable
	i) Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	j) Occupancy Certificate/allotment letter/letter of possession;	Not Applicable
	k) Membership details in the Society etc.;	Not Applicable
	l) Share Certificates;	Not Applicable
	m) No Objection Letter from the Society;	Not Applicable
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Not Applicable
	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.	Not Applicable
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
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.	<b>Subject to existing charge of State Bank of India</b>
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.	Period covered under the Encumbrances Certificate is 30 Years.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property tax bill and payment receipt to be taken on record.
33	a) Urban land ceiling clearance, whether required and if so, details thereon.	Not Applicable
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	No notice of the pendency of any proceedings by Income Tax Department is produced to us. Declaration by mortgagor to this effect should be taken on record. In case of any pending proceedings, Certificate U/s 281 of the Income Tax Act, 1961 to be obtained.
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable





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35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
36.	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? <b>(The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).</b>	Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Latest electricity bill and property tax bill to be obtained
	a) Document in relation to electricity connection;	Not Applicable
	b) Document in relation to water connection;	Not Applicable
	c) Document in relation to Sales Tax Registration, if any applicable;	Not Applicable
	d) Other utility bills, if any.	Not Applicable
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title 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.	Valuation report may be referred
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and 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.)	Valuation report may be referred
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 SARFAESI Act, if required against the property offered as security?	Yes
	<b>Property is SARFAESI compliant (Y/N)</b>	Yes
42.	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
43.	Whether the governing 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.	Yes
44.	Additional aspects relevant for investigation of title as per local laws.	Not applicable
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Not applicable
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<b>M/s. Sharp Tanks And Structurals Private Limited</b>
47.	<b>Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?</b>	Not Applicable
	<b>Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,</b>	Not Applicable





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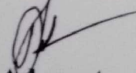
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Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable

Date: -11.06.2020

Place: -Mumbai

For, The Legalist

  
Advocate





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## Annexure-C: Certificate of title

1. I have examined the Original of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Equitable** 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** is created, it will satisfy the requirements of creation of **Equitable** and I further certify that:

2. I 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. I confirm having made a search in the Land/ Revenue records. I 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). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search. **Subject to existing charge of State Bank of India.**

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), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1991 to 2020 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances. **Subject to existing charge of State Bank of India.**

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). **Subject to existing charge of State Bank of India.**

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. Sharp Tanks And Structurals Private Limited, Subject to existing charge of State Bank of India.**

9. I certify that **M/s. Sharp Tanks And Structurals Private Limited** has an absolute, clear and Marketable title over the Schedule property/ (ies). I 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 of State Bank of India.**

10. In case of creation of **Equitable Mortgage**, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

Sr. No.	Particulars
1	Original Lease dated 16.06.1994 executed between Maharashtra Industrial Development Corporation, therein as "The Lessor" and M/s. Sharp Tanks & Structurals Private Limited, therein as "The Lessee", duly registered with Sub-registrar of assurance bearing No. BBM/1963/1994 at Mumbai
2	Index-II of the Document bearing No. BBM/1963/1994
3	Original Agreement to Lease dated 06.07.1992 executed between Maharashtra Industrial Development Corporation, therein as "Grantor" and M/s. Sharp Tanks & Structurals Private Limited, therein as "The Licensee"
4	Copy of Building Completion Certificate bearing No. DE/TW/1718/95 dated 27.06.1995 issued by Maharashtra Industrial Development Corporation in respect of building admeasuring 756.09





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	sq. mtrs. Built-up area constructed on land bearing Plot No. J-195
5	Copy of Occupancy Certificate
6	Original Tripartite Agreement dated 10.07.2018 executed between Maharashtra Industrial Development Corporation in the name of M/s. Sharp Tanks & Structurals Private Limited, therein as "The Lessee" and State Bank of India, therein as "The Financial Institution/s for mortgage of Plot No. J-195 for the further loan amount of Rs. 12 Crores aggregating to Rs. 50 Crores
7	Original Consent Letter dated 26.04.2018 issued by Maharashtra Industrial Development Corporation in the name of M/s. Sharp Tanks & Structurals Private Limited, therein as "The Lessee" and State Bank of India, therein as "The Financial Institution/s in respect of Plot No. J-195 for the further loan amount of Rs. 12 Crores aggregating to Rs. 50 Crores
8	Copy of latest lease rent payment receipt issued by MIDC
9	Copy of Latest electricity bill
10	Copy of Latest Property tax assessment bill and payment receipt

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)

All that piece or parcel of land known as Plot No. J-195 admeasuring 4076 sq. mtrs. or thereabouts in the Tarapur Industrial Area within the Village Limits of Saravali and outside the limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar and bounded as under;

North: by Plot No. J-173

South: by Plot No. J-240

East: by Estate Road

West: by Plot No. J-194 & J-237

Date: -11.06.2020

Place: -Mumbai

For, The Legalist

Advocate





# The Legalist

Advocates & Consultants

Address: 1105, Prasad Chambers, Tata Road, Opera House, Mumbai - 400 004.  
Tele Fax No. 022 - 23675761. E-mail: thearsgroup@gmail.com

Company  
CIN/FCRN/LLPIN/FLLPIN  
Company / LLP Name

U45200MH1987PTC045611

SHARP TANKS AND STRUCTURALS PRIVATE LIMITED

SNo	SRN	Charge Id	Charge Holder Name	Charges Registered			Amount	Address
				Date of Creation	Date of Modification	Date of Satisfaction		
1	H48860969	100228701	YES BANK LIMITED	12/11/2018	01/03/2019	-	200000000.0	YES BANK Tower, IFC- 2, 15th Floor, Senapati Bapat Marg, Elphinstone (West), Mumbai MH400013IN
2	G34887869	90216337	State Bank of India	29/09/2003	07/01/2017	-	500000000.0	M.I.D.C. ANDHERI (EAST) BRANCH, MAROL CENTRAL ROAD, ANDHERI (EAST), MUMBAI MH400093IN
3	B01795145	90216208	MAHARASHTRA STATE FINANCIAL CORPORATION	26/09/1994	-	23/12/2010	8000000.0	NEW EXCELSIOR BUILDING 5, 7, 8, 9; TH FLOOR; A.K. NAYAK MARG BOMBAY MH400001IN

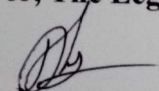
9. We are of the opinion that **M/s. Sharp Tanks And Structurals Private Limited** have clear, valid, marketable title free from all encumbrances to the captioned property, **Subject to existing charge of State Bank of India.**

Date: - 11.06.2020

Place: - Mumbai



For, The Legalist

  
Advocate



# The Legalist

Advocates & Consultants

Address: 1105, Prasad Chambers, Tata Road, Opera House, Mumbai - 400 004.  
Tele Fax No. 022 - 23675761. E-mail: thearsgroup@gmail.com

Ref.: SBI/535

Date: 11.06.2020

To,  
State Bank of India, Mumbai.

## SEARCH REPORT

**Sub:** All that piece or parcel of land known as Plot No. J-195 admeasuring 4076 sq. mtrs. or thereabouts in the Tarapur Industrial Area within the Village Limits of Saravali and outside the limits of Municipal Council in Rural Area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar and bounded as under;

**North:** by Plot No. J-173

**South:** by Plot No. J-240

**East:** by Estate Road

**West:** by Plot No. J-194 & J-237.

I have taken search from 1991 to 2020 (30 years), Challan No. MH001133054202021E for Rs. 750/- within the Sub-Registrar Office Palghar.

## AT PALGHAR SUB REGISTRAR OFFICE FROM 2019 TO 2020 (2 YEARS) COMPUTER - PALGHAR

1991 TO 1993 - Nil - No Entry  
1994 - DOCUMENT ENTRY

<b>Lease Deed</b>	
<b>Scheduled of Property</b>	Plot No. J-195, Tarapur Industrial Area Village Saravali, Palghar
<b>Name of Party</b>	Maharashtra Industrial Development Corporation And M/s. Sharp Tanks & Structurals Private Limited
<b>Exe Date</b>	16.06.1994
<b>Reg Date:</b>	24.08.2011
<b>Document Serial No.</b>	BBM/1963/1994

1995 TO 2016 - Nil - No Entry  
2017 - ENTRY

<b>Notice of Intimation</b>	Rs. 15,00,00,000/-
<b>Scheduled of Property</b>	Plot No. J-195 MIDC Area, Palghar, Village Tarapur Area 4076 sq. mtrs.
<b>Name of Party</b>	SHARP TANKS AND STRUCTURALS PVT LTD through V VIJAYAN NAIR And State Bank of India
<b>Exe Date</b>	07.01.2017
<b>Reg Date:</b>	06.02.2017
<b>Document Serial No.</b>	Palghar/309/2017

2018 TO 2020 - Nil - No Entry

**Note:-**

1. Index II of Power of Attorney and Will is not available in records.
2. Search report is made based on online search conducted on portal <http://igrmaharashtra.gov.in/> from the year 1991.

For, The Legalist



Avichal Gajera