

# SANJUKTA SAMANTARA

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Date: 25.08.2020

## TITLE REPORT

### 1. NAME AND ADDRESS OF THE BRANCH

**TO WHOM THE TITLE REPORT IS GIVEN:** Union Bank of India

### 2. NAME OF THE ACCOUNT AND DETAILS

**OF THE BORROWER** : **M/s. S.S.B Metal works.**  
**(Mr. Akshit Bharat Lunia**  
**&**  
**Mr. Mehul Bharat Lunia)**

### 3. FULL DESCRIPTION OF THE

**PROPERTY** :

3.1 Nature of the property :

All that pieces and parcels of Gala. No. 2 admeasuring about 1955 sq.ft built up area on the First Floor of the Building known as " Jagat Sadguru Industrial premises CHS LTD.", situated on the land bearing Survey.No. 21 part & 22 part C.T.S No.124(1) to 124(4), Vishweshwar Nagar, Village- Dindoshi, Taluka-Borivali, Goregaon (East), Mumbai, in the registration district of Mumbai Suburban District and Mumbai city.

3.2 (i) Plot No. :---  
(ii) C.T.S. No. :---  
(iii) Laughton's New Survey No. :---  
(iv) Khasra No. :---  
(v) Khata No. :---

3.3 Number /Identification details as per Flat map/plan :

All that pieces and parcels of Gala. No. 2 admeasuring about 1955 sq.ft built up area on the First Floor of the Building known as " Jagat Sadguru Industrial premises CHS LTD.", situated on the land bearing Survey.No. 21 part & 22 part C.T.S No.124(1) to 124(4), Vishweshwar Nagar, Village- Dindoshi, Taluka-Borivali, Goregaon (East), Mumbai, in the registration district of Mumbai Suburban District and Mumbai city.



**3. 4. Nature of ownership : Absolute Owner**

**4. Tracing of Title:**

All that pieces and parcels of Gala. No. 2 admeasuring about 1955 sq.ft built up area on the First Floor of the Building known as " Jagat Sadguru Industrial premises CHS LTD.", situated on the land bearing Survey.No. 21 part & 22 part C.T.S No.124(1) to 124(4), Vishweshwar Nagar, Village-Dindoshi, Taluka-Borivali, Goregaon (East), Mumbai, in the registration district of Mumbai Suburban District and Mumbai city.

From the documents submitted, it is observed that one Mr. Ashok Govindbhai Patel was the tenant of the Jagat Sadguru Estate and dwelling therein at Gala No.2 since more than 38 years. Subsequently the Landlord had converted the Tenancy rights up all the Gala owners to ownership and a Co-op Society was formed by the Tenants converted to owners of the Gala vide registration no. BOM/W-P/GEN/C/1008/87-88 of 1988, which was built in the year 1966-67.

It is observed that by way of Agreement for sale dated 25.03.2001, registered under Sr.no. BDR-23738/2001 Mr. Ashok Govindbhai Patel ("the Vendor") sold the Gala Nos. 2 to Jethmal S. Lunia (" the Purchaser") on the terms and conditions mentioned therein.

Thereafter, Mr. Akshit Bharat Lunia & Mr. Mehul Bharat Lunia became the owner of the said property and accordingly society issued the Share certificate in their name.

In the aforesaid circumstances Mr. Akshit Bharat Lunia & Mr. Mehul Bharat Lunia.is having valid marketable title over the said Industrial Gala Nos. 3 and his having valid right to mortgage the said flat in favour of the Bank.

**5. Title deeds and documents details**

**under which Ownership is acquired :**

1. Agreement for sale dated 25.03.2001, registered under Sr.no. BDR-23738/2001 Mr. Ashok Govindbhai Patel ("the Vendor") sold the Gala Nos. 2 to Jethmal S. Lunia ("the Purchaser") on the terms and conditions mentioned therein.

**6. List of encumbrances**

: Mortgaged with UBI

**7. View of encumbrances**

: Mortgaged with UBI



**8. Regulatory Issues :**

- (1) The Property is not affected by Land Ceiling Law.
- (2) The Property is not affected by land fragmentation Law.
- (3) The Property is not affected by forest law.
- (4) The Property is not affected by Planning Law.
- (5) The Property is not affected by Urban Land Ceiling Law.
- (6) The Property is not affected by rent restriction/control law.
- (7) The Property is not affected by user restrictions under Municipal/revenue Law.
- (8) The Property is also not affected by any other regulatory issue relating to property such as requirement of permission from Development authority under law relating to industrial parks.

8. **Views on regulatory hurdles** : Nil

9. **List of documents/deeds provided to the Advocate and perused by him** :

1. Agreement for sale dated 25.03.2001, registered under Sr.no. BDR-23738/2001 Mr. Ashok Govindbhai Patel ("the Vendor") sold the Gala Nos. 2 to Jethmal S. Lunia ("the Purchaser") on the terms and conditions mentioned therein.
2. Copy of registration receipt .
3. Copy of Stamp duty payment dated 22.02.2001 for 3,10,350/-
4. Copy of letter dated 26.03.2007 issued by Jagat Sadguru Industrial premises CHS LTD." to Union Bank of India about noting of its lien/charge.
5. Copy of Share certificate No.86 dated 23.08.2003 issued by Jagat Sadguru Industrial premises CHS LTD."
6. Copy of Share certificate dated 09.11.2017 issued by Jagat Sadguru Industrial premises CHS LTD." in the name of Mr. Mehul B. Lunia and Mr. Akshit B.Lunia
7. Copy of Title certificate by Advocate R. N VANGARI, dated 14/02/2007

10. **List of documents found out, While examining the deeds as above and in the search in the Offices of Registrar/revenue Authorities affecting the property Examined** :

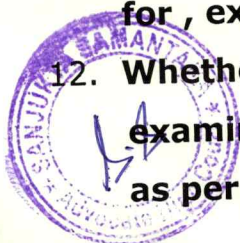
Nil

11. **List of further documents called for , examined and perused** :

Nil

12. **Whether the documents examined are fully stamped as per the Stamp Act.**

: Yes



13. **Whether the Registration endorsements are in order** : Yes

14. **Certificate of examination** :

I certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.

15. **Certificate of title** :

I have scrutinized the documents sent to me and also verified the original documents. I have taken the search in the office of Sub-Registrar of Assurance for the period of 30 year from 1990-2020 and as per available record the property in question is belong to **Mr. Akshit Bharat Lunia & Mr. Mehul Bharat Lunia**. As on today, there is no minor's ownership right in the said property. The documents referred herein above are evidence of title and if the same are deposited in the manner required by law, the same will satisfy the requirements of creation of a valid equitable mortgage in favour of the Bank. I am of the opinion that **Mr. Akshit Bharat Lunia & Mr. Mehul Bharat Lunia** got clear, valid right title to the said property in question. They can extend the valid equitable mortgage of the said Gala Premises in favour of the Bank and the and the right of the Bank as mortgagee shall not be effected in the eventuality of taking possession of the same or enforcing the mortgage.

16. **List of documents to be deposited for creating the mortgage**

1. Original Agreement for sale dated 25.03.2001, registered under Sr.no. BDR-23738/2001 Mr. Ashok Govindbhai Patel ("the Vendor") sold the Gala Nos. 2 to Jethmal S. Lunia ("the Purchaser") on the terms and conditions mentioned therein.
2. Original receipt dated 25.03.2001 for 21,51,000/-
3. Original proof of Stamp duty payment dated 22.02.2001 for 3,10,350/-
4. letter dated 26.03.2007 issued by Jagat Sadguru Industrial premises CHS LTD." to Union Bank of India about noting of its lien/charge.
5. Legal heir Certificate / will favoring **Mr. Akshit Bharat Lunia & Mr. Mehul Bharat Lunia**
6. Copy of Title certificate by Advocate R. N VANGARI, dated 14/02/2007
7. Original Share certificate No.86 dated 23.08.2003 issued by Jagat Sadguru Industrial premises CHS LTD."



8. Original Share certificate dated 09.11.2017 issued by Jagat Sadguru Industrial premises CHS LTD." in the name of Mr. Mehul B. Lunia and Mr. Akshit B.Lunia.

**17. Any other suggestion or advise**

**to protect the security interest of the Bank :**

Bank should write a letter to the Promoter for marking the lien in their record.

*Sanjukt Samantara*  
(SANJUKTA SAMANTARA)  
Advocate  
SANJUKTA SAMANTARA  
LL.B.  
Advocate High Court



CHALLAN  
MTR Form Number-6



GRN	MH003538438202021E	BARCODE					Date	24/08/2020-10:09:01	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	BRL4_JT SUB REGISTRAR BORIVALI NO 4			Full Name	Adv Sanjukta Samantara					
Location	MUMBAI			Flat/Block No.						
Year	2020-2021 One Time			Premises/Building						
Account Head Details			Amount In Rs.	Road/Street						
0030072201 SEARCH FEE			750.00	Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	Gala No-02 Jagat Satguru Premises CHS LTD Survey No-22P Village-Dindoshi 1990 To 2020					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	CENTRAL BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	02810672020082466733	700092642			
Cheque/DD No.				Bank Date	RBI Date	24/08/2020-10:11:55	Not Verified with RBI			
Name of Bank				Bank-Branch	CENTRAL BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.  
Mobile No. : 9011058270

Date: 25.08.2020

**SEARCH REPORT**

All that pieces and parcels of Gala. No. 2 admeasuring about 1955 sq.ft built up area on the First Floor of the Building known as " Jagat Sadguru Industrial premises CHS LTD.", situated on the land bearing Survey.No. 21 part & 22 part C.T.S No.124(1) to 124(4), Vishweshwar Nagar, Village-Dindoshi, Taluka-Borivali, Goregaon (East), Mumbai, in the registration district of Mumbai Suburban District and Mumbai city During the course of the search found the following entries:

1990-1991	..	Nil
1991-1992	..	Nil
1992-1993	..	Nil
1993-1994	..	Nil
1994-1995	..	Nil
1995-1996	..	Nil
1996-1997	..	Nil
1997-1998	..	Nil
1998-1999	..	Nil
1999-2000	..	Nil
2000-2001	..	Nil
2001-	..	Transaction
		Agreement for sale dated 25.03.2001, registered under Sr.no. BDR-23738/2001 Mr. Ashok Govindbhai Patel ("the Vendor") sold the Gala Nos. 2 to Jethmal S. Lunia ("the Purchaser")
2002-2003	..	Nil
2004-2005	..	Nil
2005-2006	..	Nil
2006-2007	..	Nil
2007-2008	..	Nil
2009-2010	..	Nil
2011-2012	..	Nil
2012-2013	..	Nil
2013-2014	..	Nil
2014-2015	..	Nil



2015-2016	..	Nil
2017-2018	..	Nil
2019-2020	..	Nil
2020	..	Index II not ready.

This search report is subject to torn, non availability of some Index-II.

(SANJUKTA SAMANTARA)  
Advocate  
**SANJUKTA SAMANTARA**  
LL.B.  
Advocate High Court



Relates to Gala No. 2 (J.S. Estate II - Annexe)

# JAGAT SATGURU INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

REGD. NO. BOM/WP/GNL/(C)/1008/87-88 Dt. 25-2-88

Vishweshwar Nagar, Off Aarey Road, Goregaon (E), Bombay 400 063.

AUTHORISED CAPITAL RS. 1,00,000/- Divided into 2000 SHARES OF Rs. 50/- each

THIS IS TO CERTIFY that the person (s) Firm / Company named in this CERTIFICATE is/are the registered Holder (s) of the within mentioned Share (s) bearing the distinctive number (s) herein specified in the above Co-operative Society subject to the Maharashtra State Co-operative Act 1960, Maharashtra State Co-operative Societies Rule 1961 and the Bye-laws of the Jagat Satguru Industrial Premises Co-operative Society Limited and that the amount endorsed hereon has been paid up on each such Shares.

SHARES each of Rs. 50/-, fully paid up.

Register Folio No. 14 CERTIFICATE No. 86

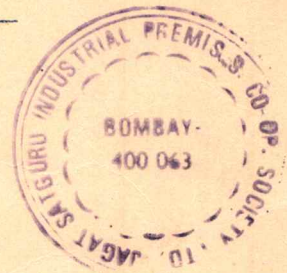
Name (s) of Holder (s) Shri Jethmal Santokchand Lunia

No. of SHARES HELD five 5  
(in words) (in figures)

Distinctive Nos. 446 to 450

Given under the Common Seal of the said Society at Bombay

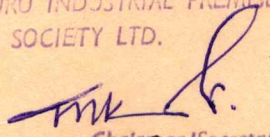
this 23<sup>rd</sup> day of August 1990-2003



[Signature]  
Chairman

[Signature]  
Secretary

[Signature]  
Treasurer

DATE	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE(S)	AUTHORISED SIGNATORY
9/11/2017	101	23	Mr. Mehul B. Lunia and Mr. Akshit B. Lunia	FOR JAGAT SATGURU INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.  Chairman/Secretary