

# The Legalist

## Advocates

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

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TL/SBI/1449/1-2

Date: 28.08.2024

To,  
State Bank of India, IFB Malad Branch.

### Title Report

**Borrower: Morrill And Greenwood Developers Private Limited**

1. Wing C and D comprising floor and area stated in the schedule of property hereunder. in the building known as Indiplex -IV situated at Shanti Vidya Nagar Road, Village Ghodbunder, Thane 401107, constructed on land admeasuring 3810 sq. mtrs. bearing Survey No. 12, Hissa No. 9A, Village Ghodbunder, Taluka & District Thane in the Registration District and Sub-District of Thane.
2. Office Unit No. 702 admeasuring about 8,610.00 Square Feet of Carpet Area on the Seventh Floor of the Techniplex - I building in Techniplex Complex situated at Veer Savarkar Flyover, Goregaon (West) Mumbai - 400 104, constructed on Sub-Plot "C" bearing CTS No. 928A, 928A/1 to 24 of Village Pahadi Goregaon (West) & CTS No. 1390, 1390A, 1390/1 to 11 of Village Malad (S), and Old CTS No. 73-D, 73-D/10, 73-D/11-B, 73-D/12 to 17 & New CTS No. 73-A/D of Village Chinchavli at Goregaon (W), Taluka Borivali, District Mumbai Suburban District.

Upon your instructions, we have caused the Search in respect of the captioned properties in the concerned Sub-Registrar of Assurances office. Relying on the documents made available to us and the search report, we have prepared title reports of the captioned properties.

Please find enclosed Title Reports, Receipts for inspection of records and the original Search Reports.

Thanking you.

For, The Legalist

  
Dhiren Akbari



Encl.: as above

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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/1449-1

1	a)	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, IFB Malad Branch	
	b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Letter of Engagement	
	c)	Name of the Borrower.	Morrill And Greenwood Developers Private Limited	
2	a)	Type of Loan		
	b)	Type of property	Unsold wings/units in completed project	
3.	a.	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mr. Ismail Abdul Karim Balwa along with Morrill And Greenwood Developers Private Limited	
	b.	Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	Individual and 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	
4	a.	Value of Loan (Rs. in crores)		
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Wing C and D comprising floor and area stated in the schedule of property hereunder, in the building known as Indiplex -IV situated at Shanti Vidya Nagar Road, Village Ghodbunder, Thane 401107, constructed on land admeasuring 3810 sq. mtrs. bearing Survey No. 12, Hissa No. 9A, Village Ghodbunder, Taluka & District Thane in the Registration District and Sub-District of Thane	
	a)	Survey No.	Survey No. 12, Hissa No. 9A	
	b)	Door/House no. (in case of house property)	Wing C and D comprising floor and area stated in the schedule of property hereunder, in the building known as Indiplex -IV situated at Shanti Vidya Nagar Road, Village Ghodbunder, Thane 401107	
	c)	Extent/ area including plinth/ built up area in case of house property	Aggregate admeasuring 11,982.27 sq. ft.	
	d)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Village Ghodbunder, Taluka & District Thane in the Registration District and Sub-District of Thane	
6	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 document	Original/ certified copy/ certified extract/	In case of copies, whether the original was scrutinized by



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			photocopy etc.	the advocate.
1	06.01.2009	Indenture of Conveyance dated 06.01.2009 executed between (1) Shri. Ramjeet Feku Yadav, (2) Shri. Shivpujan Ramdeo Yadav, (3) Shri. Lalman Amardev Yadav & (4) Shri. Sahabal Ramlagan Yadav, therein as Vendors and Shri. Ismail Abdul Karim Balwa, therein as Purchaser, duly registered with Sub-registrar of assurance bearing No. TNN-4/107/2009 at Thane-4	Photocopy	Photocopy Scrutinized by us
2	06.01.2009	Registration Receipt No. 107 dated 06.01.2009 for Rs. 31,100/- in name of Shri. Ismail Abdul Karim Balwa.	Photocopy	Photocopy Scrutinized by us
3	03.11.2008	Indenture of Conveyance dated 03.11.2008 executed between (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar, therein as Vendors and Shri. Ismail Abdul Karim Balwa, therein as Purchaser and Mr. Suryanarayan R. Yadav, therein as Confirming Party, duly registered with Sub-registrar of assurance bearing No. TNN-4/9317/2008 at Thane-4	Photocopy	Photocopy Scrutinized by us
4	03.11.2008	Registration Receipt No. 9317 dated 03.11.2008 for Rs. 32,000/- in name of Shri. Ismail Abdul Karim Balwa.	Photocopy	Photocopy Scrutinized by us
5	13.01.2017	Occupation Certificate bearing No. MiBha/MNC/NR/4515/2016-17 dated 13.01.2017 issued by Mira Bhaindar Municipal Corporation in respect of Godown Building (Ground+2) area admeasuring 3413.88 sq. mtrs., on land bearing Survey No. 12, Hissa No. 09 at Village Ghodbunder.	Photocopy	Photocopy Scrutinized by us
6	23.01.2008	Power of Attorney registered on 23.01.2008 executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar in favour of Mr. Suryanarayan R. Yadav, duly registered with Sub-registrar of assurance bearing No. TNN-4/840/2008 at Thane-4.	Photocopy	Photocopy Scrutinized by us
7	23.01.2008	Registration Receipt No. 840 dated 23.01.2008 for Rs. 920/- in name of M/s. Sushil Engineering through Proprietor Mr. Suryanarayan R. Yadav	Photocopy	Photocopy Scrutinized by us
8	01.11.2008	Power of Attorney for Specific Purpose dated 01.11.2008 executed by Shri. Ismail Abdul Karim Balwa in favour of (1) Mr. Mohmed Hanif Abdul Gani Palsani & (2) Mr. Muzahid Umar Kojar, with limited power to admit the execution.	Photocopy	Photocopy Scrutinized by us
9	11.11.2022	7/12 extract of land bearing Survey No. 12/9/A, Village Ghodbandar, Taluka & District Thane, duly mutated in name of Mr. Ismail Abdul Karim Balwa in respect of area admeasuring 3810 sq. mtrs.	Photocopy	Photocopy Scrutinized by us
10	01.11.2007	General Power of Attorney Notarised on 01.11.2007 (as legible) executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt.	Photocopy	Photocopy Scrutinized by us



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		Shamsunnisa Yusuf Tanki, (6) Mr. Mohammed Akil Chewalkar in favor of Mr. Abdul Rauf Chewalkar, with power to execute conveyance, Power of Attorney with right to substitute and appoint one or more attorneys		
11	01.04.2024	Property Tax Assessment Bill dated 01.04.2024 issued by Mira Bhayendar Municipal Corporation in respect of Property No. O020043299003 in the name of Ismail Abdul Karim Balwa in respect of Ground Floor, Unit C.	Photocopy	Photocopy Scrutinized by us
12	26.07.2024	Property Tax Receipt dated 20.07.2024 issued by Brihanmumbai Mahanagarpalika in respect of Property No. O020043299003 in the name of Ismail Abdul Karim Balwa in respect of Ground Floor, Unit C.	Photocopy	Photocopy Scrutinized by us
13	01.04.2024	Property Tax Assessment Bill dated 01.04.2024 issued by Mira Bhayendar Municipal Corporation in respect of Property No. O020043299004 in the name of Ismail Abdul Karim Balwa in respect of Ground Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
14	26.07.2024	Property Tax Receipt dated 20.07.2024 issued by Brihanmumbai Mahanagarpalika in respect of Property No. O020043299004 in the name of Ismail Abdul Karim Balwa in respect of Ground Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
15	01.04.2024	Property Tax Assessment Bill dated 01.04.2024 issued by Mira Bhayendar Municipal Corporation in respect of Property No. O020043299007 in the name of Ismail Abdul Karim Balwa in respect of 1 <sup>st</sup> Floor, Unit C.	Photocopy	Photocopy Scrutinized by us
16	26.07.2024	Property Tax Receipt dated 20.07.2024 issued by Brihanmumbai Mahanagarpalika in respect of Property No. O020043299007 in the name of Ismail Abdul Karim Balwa in respect of 1 <sup>st</sup> Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
17	01.04.2024	Property Tax Assessment Bill dated 01.04.2024 issued by Mira Bhayendar Municipal Corporation in respect of Property No. O020043299008 in the name of Ismail Abdul Karim Balwa in respect of 1 <sup>st</sup> Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
18	26.07.2024	Property Tax Receipt dated 20.07.2024 issued by Brihanmumbai Mahanagarpalika in respect of Property No. O020043299008 in the name of Ismail Abdul Karim Balwa in respect of 1 <sup>st</sup> Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
19	01.04.2024	Property Tax Assessment Bill dated 01.04.2024 issued by Mira Bhayendar Municipal Corporation in respect of Property No. O020043299011 in the name of Ismail Abdul Karim Balwa in respect of 2 <sup>nd</sup> Floor, Unit C.	Photocopy	Photocopy Scrutinized by us
20	26.07.2024	Property Tax Receipt dated 20.07.2024 issued by Brihanmumbai Mahanagarpalika in respect of Property No. O020043299011 in the name of Ismail Abdul Karim Balwa in respect of 2 <sup>nd</sup> Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
21	01.04.2024	Property Tax Assessment Bill dated 01.04.2024 issued by Mira Bhayendar Municipal Corporation in respect of Property No. O020043299012 in the name of Ismail Abdul Karim Balwa in respect of 2 <sup>nd</sup> Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
22	26.07.2024	Property Tax Receipt dated 20.07.2024 issued by Brihanmumbai Mahanagarpalika in respect of Property No. O020043299012 in the name of Ismail Abdul Karim Balwa in respect of 2 <sup>nd</sup> Floor, Unit D.	Photocopy	Photocopy Scrutinized by us
23	02.08.2024	Electricity Bill dated 02.08.2024 issued in the name of	Photocopy	Photocopy





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		Panetteria Foods Private Limited in respect of Common, Indiplex-IV, C Wing.		Scrutinized by us
24	05.08.2024	Electricity Bill dated 05.08.2024 issued in the name of Panetteria Foods Private Limited in respect of Ground Floor, Indiplex-IV, D Wing.	Photocopy	Photocopy Scrutinized by us
25	02.08.2024	Electricity Bill dated 02.08.2024 issued in the name of Panetteria Foods Private Limited in respect of Second Floor, Indiplex-IV, C Wing.	Photocopy	Photocopy Scrutinized by us
26	02.08.2024	Electricity Bill dated 02.08.2024 issued in the name of Panetteria Foods Private Limited in respect of First Floor, Indiplex-IV, C Wing.	Photocopy	Photocopy Scrutinized by us
27	02.08.2024	Electricity Bill dated 02.08.2024 issued in the name of Panetteria Foods Private Limited in respect of Ground Floor, Indiplex-IV, C Wing.	Photocopy	Photocopy Scrutinized by us
28	02.08.2024	Electricity Bill dated 02.08.2024 issued in the name of Panetteria Foods Private Limited in respect of First Floor, Indiplex-IV, D Wing.	Photocopy	Photocopy Scrutinized by us
29	02.08.2024	Electricity Bill dated 02.08.2024 issued in the name of Panetteria Foods Private Limited in respect of Common, Indiplex-IV, D Wing.	Photocopy	Photocopy Scrutinized by us
30	05.08.2024	Electricity Bill dated 05.08.2024 issued in the name of Panetteria Foods Private Limited in respect of Second Floor, Indiplex-IV, D Wing.	Photocopy	Photocopy Scrutinized by us
31	14.08.2023	Leave & License Agreement dated 14.08.2023 executed between Morrill and Greenwood Developers Private Limited through authorized representative Mr. Akbar Ali Abbas Sojar, therein as Licensor and Bliss Chocolates India Private Limited represented by its CEO Mr. Vimal Sharma, therein as Licensee, duly registered with Sub-registrar of assurance bearing No. TNN-10/14506/2023 at Thane-10	Photocopy	Photocopy Scrutinized by us
32	14.08.2023	Registration Receipt No. 15183 dated 14.08.2023 for Rs. 2,200/- in name of Morrill & Greenwood Developers Private Limited.	Photocopy	Photocopy Scrutinized by us
33	05.09.2024	Certificate dated 05.09.2024 issued by Bhomawat Gupta & Co. Chartered Accountant certifying that Plot of Land bearing Survey No. 12(9A) at Ghodabunder Road, Thane which was purchased in name of Mr. Ismail Abdul Balwa in one of Director of company in the year 2008 and the building constructed thereon are accounted/appearing/shown in the books of Morrill And Greenwood Developers Private Limited	Photocopy	Photocopy Scrutinized by us
7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	No	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Not Applicable	



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8	a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, 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
	d)	Whether proper registration of documents completed. Details thereof to be provided.	Yes. As per 6(b) above
9	a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	Thane
	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	No
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	As per Flow of Title attached herewith.
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership Rights
		<b>If Ownership Rights,</b>	
	a	Details of the Conveyance Documents	Yes. As per 6(b) above
	b	Whether the document is properly stamped.	Yes
	c	Whether the document is properly registered.	Yes
		<b>If leasehold, whether;</b>	Not Applicable
	a	The Lease Deed is duly stamped and registered	Not Applicable
	b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c	duration of the Lease/unexpired period of lease,	Not Applicable
	d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	<b>If Govt. grant/ allotment/Lease-cum/Sale Agreement /</b>	Not Applicable	



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	<b>Occupancy / Inam Holder / Allottee etc, whether;</b>	
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	the mortgagor is competent to create charge on such property?	Not Applicable
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
	<b>If occupancy right, whether;</b>	Not Applicable
a	Such right is heritable and transferable.	Not Applicable
b	Mortgage can be created.	Not Applicable
12	Has the property been transferred by way of Gift/Settlement Deed	No
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
b	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
e	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
g	Whether the Donee is in possession of the gifted property?	Not Applicable
h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
i.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13	Has the property been transferred by way of partition / family settlement deed	No
a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
b	Whether mutation has been effected	Not Applicable
c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
14	Whether the title documents include any testamentary documents /wills?	No
a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
c	Whether the property is mutated on the basis of will?	Not Applicable
d	Whether the original will is available?	Not Applicable
e	Whether the original death certificate of the testator is available?	Not Applicable
f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/	Not Applicable



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		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.	
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
	a	any restriction in creation of charges on such properties?	Not Applicable
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a	Where the property is a HUF/joint family property?	Not Applicable
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17.	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an <b>Agricultural land</b>	No
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation/mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No lis-pendence notice found in search.
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	Not Applicable
22	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 partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable





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	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not Applicable
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes / No.	No
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not Applicable
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	Not Applicable
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
25	a	Whether any POA is involved in the chain of title during the period of search?	Yes. Indenture of Conveyance dated 03.11.2008 was executed by Vendor No. 1 to 7 through POA vide Power of Attorney registered on 23.01.2008 executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar in favour of Mr. Suryanarayan R. Yadav, duly registered with Sub-registrar of assurance bearing No. TNN-4/840/2008 at Thane-4.  Power of Attorney registered on 23.01.2008 was executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya. (2) Mr. Akthari



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			Khaliullurahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Mohammed Akil Chewalkar through POA vide General Power of Attorney Notarised on 01.11.2007 (as legible) executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Mohammed Akil Chewalkar in favor of Mr. Abdul Rauf Chewalkar, with power to execute conveyance, Power of Attorney with right to substitute and appoint one or more attorneys.
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).		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.		Not Applicable
e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.		
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?		No. copy annexed with registered Deed
	ii) Whether the POA is a registered one?		Power of Attorney registered on 23.01.2008 is



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			registered. General Power of Attorney Notarised on 01.11.2007 was notarised
		iii) Whether the POA is a special or general one?	Special
		iv) Whether the POA contains a specific authority for execution of title document in question?	Yes
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	No revocation entry found in search.
	g	Please comment on the genuineness of POA?	Genuine
	h	The unequivocal opinion on the enforceability and validity of the POA.	Valid and enforceable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not Applicable
27	I.	<b>If the property is a flat/apartment or residential/commercial complex</b>	<b>Unsold wings/units in completed project</b>
	a	Developer's/Land owner's title to the land/ building;	Clear
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder;	To develop and sale
	d	Independent title verification of the Land and/or building in question;	Yes
	e	Agreement for sale (duly registered);	Promoter offering unsold unit in completed project.
	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.;	Yes
	I	Conveyance in favour of Society/ Condominium concerned;	Society/Condominium not formed.
	j	Occupancy Certificate/allotment letter/letter of possession;	Occupation Certificate bearing No. MiBha/MNC/ NR/ 4515 /2016-17 dated 13.01.2017
	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, Cooperative Societies' Laws etc.;	Yes
	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 layout and other precautions, if any.	Not Applicable
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
	II.	Whether the Real Estate Project comes under Real Estate	No



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	A	(Regulation and Development) Act,2016? Y/N.	
	II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the Developer in the website of Real Estate Regulatory Authority?	Not Applicable
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No encumbrance found in search
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Period - From 1995 to 2024 (till 28.08.2024)
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
31	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.
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
33	a	Whether the property offered as security is clearly demarcated?	<b>NOTE: As per OC Plan dated 13.01.2017, there is no Wing number mentioned for the structure. However, it appears that said building comprising of Ground+ 2 floor is divided in to 4(four) wings viz. Wing A, B, C &amp; D. Bank to take on record O.C. Plan dated 13.01.2017, with clear demarcation of said wings viz. Wing A, B, C &amp; D.</b>
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to	Yes





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		transport goods to factories/houses, as the case may be).	
34	a	Whether the property can be identified from the following documents:	
		a) Document in relation to electricity connection;	Yes
		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.	Property Tax bill and payment receipt
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not Applicable
35	a	Whether the documents i.e. Valuation report/approved sanction plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Valuation Report may be referred.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	<b>Property is SARFAESI compliant (Y/N)</b>	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Original title deeds as per Annexure-C should be taken on record.
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Registered Mortgage recommended
38		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Bank to take on record certificate from Valuer/Architects in respect of Area of Wing C & D as per O.C. Plan dated 13.01.2017 and the same should be considered for mortgage
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<b>Mr. Ismail Abdul Karim Balwa along with Morrill And Greenwood Developers Private Limited</b>

Date: - 05.09.2024

Place: -Mumbai

For, The Legalist

Advocate



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## Annexure-C-1: Certificate of title

1. I have examined the Copies of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Registered Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said **Registered Mortgage** is created, it will satisfy the requirements of creation of **Registered Mortgage** 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.

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 1995 to 2024 (till 28.08.2024) pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). **NOT APPLICABLE.**

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of \_\_\_\_\_ (Specify the share of the Minor with Name). (Strike out if not applicable). **NOT APPLICABLE.**

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **Morrill And Greenwood Developers Private Limited.**

9. I certify that **Mr. Ismail Abdul Karim Balwa** have 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.

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

Sr. No	Particulars
1	Original Indenture of Conveyance dated 06.01.2009 executed between (1) Shri. Ramjeet Feku Yadav, (2) Shri. Shivpujan Ramdeo Yadav, (3) Shri. Lalman Amardev Yadav & (4) Shri. Sahabal Ramlagan Yadav, therein as Vendors and Shri. Ismail Abdul Karim Balwa, therein as Purchaser, duly registered with Sub-registrar of assurance bearing No. TNN-4/107/2009 at Thane-4
2	Original Registration Receipt No. 107 dated 06.01.2009 for Rs. 31,100/- in name of Shri. Ismail Abdul Karim Balwa
3	Original Indenture of Conveyance dated 03.11.2008 executed between (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullur Rahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar, therein as Vendors and Shri. Ismail Abdul Karim Balwa, therein as Purchaser and Mr. Suryanarayan R. Yadav.



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	therein as Confirming Party, duly registered with Sub-registrar of assurance bearing No.TNN-4/9317/2008 at Thane-4
4	Original Registration Receipt No. 9317 dated 03.11.2008 for Rs. 32,000/- in name of Shri. Ismail Abdul Karim Balwa
5	Original Deed of Cancellation dated 14.09.2007 executed by and between the Original Owners and the 1st Purchaser, i.e. the said Mr. Domnic Romell and the 2nd Purchaser, i.e. the said M/s. Vora Home Makers Pvt Ltd
6	Original Development Agreement dated 29.10.2007, duly registered under Serial No. TNN-4/839/2008 with the Sub-Re Assurances, Thane, and executed by and between the (1) Smt. Khatija Abdul Razak Zakeria, (2) Mr. Akhtari Khalillulrahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Chewalkar, and (7) Mr. Mohammad Akil Chewalkar represented by Mr. Suryanarayan R. Yadav referred to as the Developer, the Original Owners granted the development rights to <b>Mr. Ismail Abdulkarim Balwa</b>
7	Original Power of Attorney registered on 23.01.2008 executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akhtari Khaliullurahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar in favour of Mr. Suryanarayan R. Yadav, duly registered with Sub-registrar of assurance bearing No. TNN-4/840/2008 at Thane-4
8	Original Indenture of Conveyance dated 12.09.2008 duly registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN-4/07790/2008, executed by and between Smt. Khatiza Abdul Razaq Zakaria and 6 others being the original owners represented through/their Constituted Attorney Mr. Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineering, therein as Vendors and (1) <b>Shri. Ramjeet Feku Yadav</b> , (2) <b>Shri. Shivpujan Ramdeo Yadav</b> , (3) <b>Shri. Lalman Amardev</b> , (4) <b>Shri. Sahabal Ramlagan Yadav</b> therein as Purchasers
9	True Copy of M/s. Vora Home Makers Pvt. Ltd. also executed an irrevocable Power of Attorney in respect of the said land Survey No. 11/6, 11/7, 11/8 in favour, Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineer
10	True Copy of Agreement for Sale dated 23.12.2006, made between M/s. Vora Homemakers Pvt. Ltd. therein as Vendors and <b>Mr. Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineering</b>
11	True Copy of Agreement for Sale dated 20.07.1995, made between Mr. Domnic Romell therein as Transferor and <b>M/s. Vora Home Makers Pvt. Ltd.</b> ,
12	True Copy of Agreement for Sale dated 15.12.1994, made between Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar therein as Vendors and <b>Mr. Domnic Romell</b> therein as Purchaser
13	Leave & License Agreement dated 14.08.2023 executed between Morrill and Greenwood Developers Private Limited through authorized representative Mr. Akbar Ali Abbas Sojar, therein as Licensor and Bliss Chocolates India Private Limited represented by its CEO Mr. Vimal Sharma, therein as Licensee, duly registered with Sub-registrar of assurance bearing No. TNN-10/14506/2023 at Thane-10
14	Registration Receipt No. 15183 dated 14.08.2023 for Rs. 2,200/- in name of Morrill & Greenwood Developers Private Limited
15	True Copy of Occupation Certificate bearing No. MiBha/MNC/NR/4515/2016-17 dated 13.01.2017 issued by Mira Bhaingar Municipal Corporation in respect of Godown Building (Ground+2) area admeasuring 3413.88 sq. mtrs., on land bearing Survey No. 12, Hissa No. 09 at Village Ghodbunder
16	True Copy of Occupation Certificate Plan dated 13.01.2017 with clear demarcation of said wings viz. Wing A, B, C & D
17	Certified Extract of land bearing Survey No. 12/9A Village Ghodbunder
18	Certified Extract of Mutation Entries of land bearing Survey No. 12/9A Village Ghodbunder
19	Original certificate from Valuer/Architects in respect of Area of Wing C & D as per O.C. Plan dated 13.01.2017
20	Original Declaration cum undertaking from Mr. Isamil Abdul Karim Balwa in respect of title





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	of the land and structure standing thereon
21	True Copy of latest electricity bill
22	True Copy of latest property tax bill and payment receipt.
23	Original Certificate dated 05.09.2024 issued by Bhomawat Gupta & Co. Chartered Accountant certifying that Plot of Land bearing Survey No. 12(9A) at Ghodbunder Road, Thane which was purchased in name of Mr. Ismail Abdul Balwa in one of Director of company in the year 2008 and the building constructed thereon are accounted/appearing/shown in the books of Morrill And Greenwood Developers Private Limited

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)

Wing C and D comprising floor and area stated in the table hereunder, in the building known as Indiplex -IV situated at Shanti Vidya Nagar Road, Village Ghodbunder, Thane 401107, constructed on land admeasuring 3810 sq. mtrs. bearing **Survey No. 12, Hissa No. 9A**, Village Ghodbunder, Taluka & District Thane in the Registration District and Sub-District of Thane;

Wing & Floor	Area (in sq. ft.)*	Total Area (in sq. ft.)*
Unit C Gr. floor	2,121.87	
Unit C 1st floor	2,121.87	
Unit C 2nd floor	2,121.87	6,365.61
Unit D Gr. floor	1,872.22	
Unit D 1st floor	1,872.22	
Unit D 2nd floor	1,872.22	5,616.66
<b>Total</b>		<b>11,982.27</b>

\* Area should be considered as per certificate from Valuer/Architects in respect of Area of Wing C & D as per O.C. Plan dated 13.01.2017.

**Date: -05.09.2024**

**Place: -Mumbai**

For, The Legalist  
  
Advocate





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## ANNEXURE-1 FLOW OF TITLE

1. It is observed from the documents submitted to us and from the recital of the Conveyance Deed that one Mr. Nizamuddin Patel during his lifetime was absolutely seized and possessed of all that piece and parcel of land as under; lying and being in the Revenue Village Ghodbunder, Taluka and District Thane (hereinafter referred to as "**the said Property**")

Survey No.	Hissa No.	Sq. Mtrs.	Area	Assessment
11	6	150.00	0-01-5	0.12
11	7	3140.00	0-31-4	2.00
11	8	1290.00	0-12-9	1.00
12	9A	3810.00	0-38-1	3.34
		<b>8390.00</b>	<b>2-03-9</b>	<b>6.46</b>

2. It is further recited that the said Mr. Nizamuddin Patel, being father of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar, in consideration of his natural love and affection towards his aforesaid two daughters, viz., Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar, the said Mr. Nizamuddin Patel granted, conveyed, transferred and assured unto Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A as a Gift (Hiba). The said Mr. Nizamuddin Patel also delivered physical possession of the said property to the said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar and the said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar accepted the said gift (Hiba) of the said property and took over the physical possession of the said property.
3. It is further recited that the said Mr. Nizamuddin Patel died intestate leaving behind him Smt. Khatija Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Chewalkar along with his four sons namely: (1) Mr. Ismail Patel, (2) Mr. Abdulla Nizamuddin Patel, (3) Mr. Hussainmiya Nizamuddin Patel and (4) Mr. Moainuddin Nizamuddin legal heirs to inherit his other property, other than the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A as per the applicable Muslim Personal Law by which he was governed at the time of his death. However Mr. Abdulla Nizamuddin Patel and Mr. Moainuddin Nizamuddin Patel also died intestate respectively, leaving behind them their sons as the legal heirs to inherit their share in other property other than the said property.
4. It is further recited that as per Mutation Entry No. 1144 dated 08.01.1988, all the aforesaid legal heirs of said Late Mr. Nizamuddin Patel, Mr. Abdullah Nizamuddin Patel and Mr. Moainuddin Nizamuddin Patel, have confirmed and accepted and admitted the aforesaid fact of the said gift and reconfirmed the said gift granted by the said Late Mr. Nizamuddin Patel in favour of his said two daughters namely Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar and accordingly recorded and released all their rights, title, share, claims of whatsoever nature in respect of the bearing Survey No. 11/6, 11/7, 11/8 & 12/9A in favour of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar forever and absolutely. The Talathi of Ghodbundar Village also made necessary changes in the Land records in respect of the said property and accordingly the 7/12 Extract in respect of the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A states the names of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar as the Owners of the said property.
5. It is further recited that by an Agreement for Sale dated 15.12.1994, made between Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar therein as Vendors and **Mr. Domic Romell** therein as Purchaser, the said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar agreed to sale the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A aggregating 8390.00 sq. mtrs., or thereabout on the terms and conditions mentioned therein. **The said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar also executed an Irrevocable Power of**



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Attorney in respect of the said property in favour of Mr. Domnic Romell. Copy not produced to us for perusal.

6. It is further recited that by an Agreement for Sale dated 20.07.1995, made between Mr. Domnic Romell therein as Transferor and **M/s. Vora Home Makers Pvt. Ltd.**, therein as Transferee, the said Mr. Domnic Romell transferred all rights, title and interest of whatsoever nature in respect of the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A aggregating 8390.00 sq. mtrs., or thereabout in favour of the Transferees on the terms and conditions mentioned in the said Agreement dated 20.07.1995. The said Mr. Domnic Romell also executed an irrevocable Power of Attorney in respect of the said property in favour of M/s. Vora Home Makers Pvt. Ltd. Copy not produced to us for perusal.
7. It is further recited that by an Agreement for Sale dated 23.12.2006, made between M/s. Vora Homemakers Pvt. Ltd. therein as Vendors and **Mr. Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineering** therein as Purchaser, the said M/s. Vora Homemakers Pvt. Ltd. agreed to sale all that piece and parcel of following land; Copy not produced to us for perusal.

Survey. No.	Hissa No.	Sq. Mtrs.	Area	Assessment
11	6	150.00	0-01-5	0.12
11	7	3140.00	0-31-4	2.00
11	8	1290.00	0-12-9	1.00
<b>TOTAL</b>		<b>4580.00</b>	<b>1-05-8</b>	<b>3.12</b>

8. It is further recited that said M/s. Vora Home Makers Pvt. Ltd. also executed an irrevocable Power of Attorney in respect of the said land Survey No. 11/6, 11/7, 11/8 in favour, Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineer. Copy not produced to us for perusal.
9. It is further recited that said Smt. Mehrunnisa Mohammed Yusuf Chewalkar the Original Owners died intestate on 23.05.1996 leaving (1) Mr. Akhtari Khalillulrahman Chewalkar, (2) Mr. Mohammed Ayyub Chewalkar, (3) Mr. Mohammed Ali Chewalkar, (4) Smt. Shamsunnisa Yusuf Tanki, (5) Mr. Abdul Rauf Chewalkar, and (6) Mr. Mohammad Akil Chewalkar, as her only legal heirs as per Muslim Law by which she was governed at the time of her death.
10. In view of the above fact (1) Smt. Khatija Abdul Razak Zakeria, (2) Mr Akhtari Khalillulrahman Chewalkar, (3) Mr Mohammed Ayyub Chewalkar, (4) Mr Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr Abdul Rauf Chewalkar, and (7) Mr. Mohammad Akil Chewalkar become the owners of said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A aggregating 8390.00 sq. mtrs., or thereabout.
11. It is further recited that due to the non-performance of certain terms and conditions of the Agreement dated 15.12.1994 executed by and between (1) Smt. Khatija Abdul Razak Zakeria, (2) Smt. Mehrunnisa Mohammed Yusuf Chewalkar and Mr. Domnic Romell as well as the subsequent agreement dated 20.07.1995 between Mr. Domnic Romell and M/S Vora Home Makers Pvt. Ltd., have been amicably cancelled, terminated and revoked by a separate Deed of Cancellation dated 14.09.2007 executed by and between the Original Owners and the 1st Purchaser, i.e. the said Mr. Domnic Romell and the 2nd Purchaser, i.e. the said M/s. Vora Home Makers Pvt Ltd.. Copy not produced to us for perusal.
12. By virtue of the said Deed of Cancellation all the rights, title, interest or claims of whatsoever nature, created by the aforementioned respective Agreements and or by the Power of Attorneys in favour of the said Mr. Domnic Romell and the said M/s. Vora Home Makers Pvt. Ltd in respect of the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A, were terminated, cancelled, relinquished and extinguished and the aforesaid rights, titles, interests and/or claims of whatsoever in the said property were reverted and/or restored to the Original Owners forever and the vacant and peaceful possession of the said property was handed over to the Original Owners.



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13. It is further recited that by a Development Agreement dated 29.10.2007, duly registered under Serial No. TNN-4/839/2008 with the Sub-Registrar of Assurances, Thane, and executed by and between the (1) Smt. Khatija Abdul Razak Zakeria, (2) Mr. Akhtari Khalilurrahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Chewalkar, and (7) Mr. Mohammad Akil Chewalkar represented by Mr. Suryanarayan R. Yadav referred to as the Developer, the Original Owners granted the development rights to **Mr. Ismail Abdulkarim Balwa**, in respect of the said property bearing Survey No. 11/6, 11/7, 11/8 & 12/9A on the terms and conditions mentioned in the said Development Agreement which is hereinafter referred to as the said Development Agreement. Copy not produced to us for perusal.
14. It is observed that Power of Attorney registered on 23.01.2008 was executed by (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurrahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar in favour of Mr. Suryanarayan R. Yadav, duly registered with Sub-registrar of assurance bearing No. TNN-4/840/2008 at Thane-4, appointing Mr. Suryanarayan R. Yadav, the proprietor of M/s. Sushil Engineering, as their constituted attorney to develop, sell and transfer the said property.
15. It is further recited that by an Indenture of Conveyance dated 12.09.2008 executed between (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurrahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar and Mr. Suryanarayan R. Yadav, therein as Vendors and Mr. Ismail Abdulkarim Balwa, therein as Purchaser, duly registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN/7796/2008, said Vendors sold, conveyed and transferred admeasuring about 4,580.00 sq.mtrs., of all those piece of land bearing Survey No. 11 Hissa No. 6, Survey No. 11 Hissa No. 7 & Survey No. 11 Hissa No. 8 for consideration and on terms and conditions mentioned therein.
16. It is observed that by an Indenture of Conveyance dated 03.11.2008 executed between (1) Smt. Khatijabai Abdul Razaq Zakeriya, (2) Mr. Akthari Khaliullurrahman Chewalkar, (3) Mr. Mohammed Ayyub Chewalkar, (4) Mr. Mohammed Ali Chewalkar, (5) Smt. Shamsunnisa Yusuf Tanki, (6) Mr. Abdul Rauf Chewalkar & (7) Mr. Mohammed Akil Chewalkar, therein as Vendors and Shri. Ismail Abdul Karim Balwa, therein as Purchaser and Mr. Suryanarayan R. Yadav, therein as Confirming Party, duly registered with Sub-registrar of assurance bearing No. TNN-4/9317/2008 at Thane-4, the said Mrs. Khatiza and 6 (six) Others sold, transferred and conveyed to the Purchaser herein all that pieces and parcels of land admeasuring 18.10 Gunthas from and out of land bearing Survey No. 12 Hissa No. 9A Part, for consideration and on terms and conditions mentioned therein.
17. As per Mutation Entry No. 2260 dated 31.07.2012, name of Shri. Ismail Abdul Karim Balwa is mutated in respect of 12/9A.
18. It is further recited that by an Indenture of Conveyance dated 12.09.2008 duly registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN-4/07790/2008, executed by and between Smt. Khatiza Abdul Razaq Zakaria and 6 others being the original owners represented through/their Constituted Attorney Mr. Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineering, therein as Vendors and (1) Shri. Ramjeet Feku Yadav, (2) Shri. Shivpujan Ramdeo Yadav, (3) Shri. Lalman Amardev, (4) Shri. Sahabal Ramlagan Yadav therein as Purchasers, the said Smt. Khatiza Abdul Razaq Zakafia & 6 Others being the Original Owners represented through /their Constituted Attorney Mr. Suryanarayan R. Yadav Proprietor of M/s. Sushil Engineering conveyed all that pieces and parcel of land admeasuring 20 Gunthas equivalent to 2024.00 sq. mtrs., or thereabout from and out of land bearing Survey No. 12 Hissa No. 9A Part for consideration and on terms and conditions mentioned therein. Copy not produced to us for perusal.





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19. As per Mutation Entry No. 2262 dated 31.07.2012, name of (1) Shri. Ramjeet Feku Yadav, (2) Shri. Shivpujan Ramdeo Yadav, (3) Shri. Lalman Amardev, (4) Shri. Sahabal Ramlagan Yadav were mutated in respect of 12/9A.

20. It is observed that by an Indenture of Conveyance dated 06.01.2009 executed between (1) Shri. Ramjeet Feku Yadav, (2) Shri. Shivpujan Ramdeo Yadav, (3) Shri. Lalman Amardev Yadav & (4) Shri. Sahabal Ramlagan Yadav, therein as Vendors and Shri. Ismail Abdul Karim Balwa, therein as Purchaser, duly registered with Sub-registrar of assurance bearing No. TNN-4/107/2009 at Thane-4, Vendors sold, conveyed and transferred all that piece and parcel of land bearing Survey No. 12, Hissa No. 9A area admeasuring 2024.00 sq. mtrs., situate and lying at Village Ghodbunder, Taluka and District Thane for consideration and on terms and conditions mentioned therein.

21. As per Mutation Entry No. 2289 dated 27.08.2012, name of Shri. Ismail Abdul Karim Balwa is mutated in respect of 12/9A.

22. It is observed from the Mutation Entry No. 2288 dated 27.08.2012 that, name of The Estate Investment Company is mutated to other right column of land bearing Survey No. 11/7,11/8 & 129/A. The Estate Investment Company has issued Letter bearing No. EI-376 dated 27.07.2012, granted its no objection to delete the name of said company from other right column of property extract.

23. It is observed from the Mutation Entry No. 2379 dated 19.03.2013 that, Hon'ble District Collector, Thane has issued N.A. Order bearing No. Revenue/C-1/Desk-1/NAP/Ghodbunder /Thane/SR 08/2013 dated 02.03.2013, granting permission for non-agricultural use of land bearing Survey No. 12/9A area admeasuring 3810.00 sq. mtrs. at Village Ghodbunder.

24. It is observed that Shri. Ismail Abdul Karim Balwa has constructed building comprising of Ground+ 2 floor and obtained Occupation Certificate bearing No. MiBha/MNC/NR/4515/2016-17 dated 13.01.2017 issued by Mira Bhaingar Municipal Corporation in respect of Godown Building (Ground+2) area admeasuring 3413.88 sq. mtrs., on land bearing Survey No. 12, Hissa No. 09 at Village Ghodbunder.

**NOTE: As per OC Plan dated 13.01.2017, there is no Wing number mentioned for the structure. However, it appears that said building comprising of Ground+ 2 floor is divided in to 4(four) wings viz. Wing A, B, C & D. Bank to take on record O.C. Plan dated 13.01.2017, with clear demarcation of said wings viz. Wing A, B, C & D.**

25. It is observed from the O.C. Plan dated 13.01.2017 that the built-up area of Ground, First and Second Floor is 1109.09 sq. mtrs. EACH, aggregating to 3327.27 sq. mtrs. (excluding stair & lift area). We are informed that the area of the Wing C & D area as under. **Bank to take on record certificate from Valuer/Architects in respect of Area of Wing C & D as per O.C. Plan dated 13.01.2017 and the same should be considered for mortgage.**

Wing & Floor	Area (in sq. ft.)	Total Area (in sq. ft.)
Unit C Gr. floor	2,121.87	
Unit C 1st floor	2,121.87	
Unit C 2nd floor	2,121.87	6,365.61
Unit D Gr. floor	1,872.22	
Unit D 1st floor	1,872.22	
Unit D 2nd floor	1,872.22	5,616.66
<b>Total</b>		<b>11,982.27</b>

26. It is observed that said Mr. Ismail Abdul Karim Balwa retained said Wing C & D and the same is not sold to any third party.

27. It is observed that by Leave & License Agreement dated 14.08.2023 executed between Morrill and Greenwood Developers Private Limited through authorized representative Mr. Akbar Ali Abbas Sojar, therein as Licensor and Bliss Chocolates India Private Limited represented by its





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- CEO Mr. Vimal Sharma, therein as Licensee, duly registered with Sub-registrar of assurance bearing No. TNN-10/14506/2023 at Thane-10, said Licensor has given that entire Unit No. 'C' comprising of Ground Floor admeasuring about 2,121.87 sq. ft., of carpet area, First Floor admeasuring about 2,121.87 sq. ft., of carpet area and Second Floor admeasuring about 2,121.87 sq. ft., of carpet area, collectively admeasuring about 6,365.61 sq. ft., of carpet area AND Unit No. 'D' comprising of Ground Floor admeasuring about 1,872.22 sq. ft., carpet area, First Floor admeasuring about 1,872.22 sq. ft., of carpet area and Second Floor admeasuring about 1,872.22 sq. ft., of carpet area, collectively admeasuring about 5,616., sq. ft., of carpet area, situated in the Industrial Building known as "Indiplex-IV", on land bearing Survey No. 12, Hissa No. 9A, Village Ghodbunder, Near Reliance Receiving Station, Shanti Vidya Nagri Road, Mira Road, East, Thane 401 101 admeasuring about 3,855.86 sq. mtrs., (As per 7/12 Extract) in the Registration District and Sub-District of Thane on leave and license basis to the Licensee for the term of 60 month commencing from 01.08.2023 on terms and conditions mentioned therein. It may be noted that said Agreements is governed and Licensee is protected under Maharashtra Rent Control Act, 1999 and subject to compliance of terms and conditions of said Agreement, Licensee are protected under the said Act. Since, said Agreements are prior to the mortgage of State Bank of India, Bank cannot take **physical possession** of the subject property during the period of said Leave and License Agreement.
28. It is observed that as per Clause 14.6 of the said Leave & License Agreement dated 14.08.2023, in the event of Licensor wished to sell, mortgage or transfer the said Premises, the Licensor shall obtain an acknowledgement from the purchaser/mortgagee/transferee, to be bound by the same terms and conditions as contained in this agreement including but not limited to the provisions relating to the License Period.
29. It is stated in Recital Para B of the said Leave & License Agreement dated 14.08.2023 that by Virtue of two separate Indenture of Conveyance dated 03.11.2008 and 06.01.2009, the Director of the Licensor (Morrill and Greenwood Developers Private Limited) Mr. Isamil Abdul Karim Balwa had purchased the land bearing Survey No. 12/9A collectively admeasuring 3855.86 sq. mtrs. **FOR AND ON BEHALF OF THE LICENSOR AND AS SUCH LICENSOR IS ABSOLUTELY SEIZED AND POSSESSED OF OR OTHERWISE WELL AND SUFFICIENTLY ENTITLED AS THE OWNER OF THE SAID LAND.** It may be noted that name of said Morrill and Greenwood Developers Private Limited is not reflected in Revenue Records. Further, all title documents are entered and executed in name of Mr. Isamil Abdul Karim Balwa, in his individual capacity.
30. It is observed that Certificate dated 05.09.2024 was issued by Bhomawat Gupta & Co. Chartered Accountant certifying that Plot of Land bearing Survey No. 12(9A) at Ghodbunder Road, Thane which was purchased in name of Mr. Ismail Abdul Balwa, one of Director of company in the year 2008 and the building constructed thereon are accounted/appearing/shown in the books of Morrill And Greenwood Developers Private Limited. From the content of the said certificate it appears that land was acquired by Mr. Ismail Abdul Balwa as the said land was agricultural land. It further certifies that the building constructed thereon area accounted in the books of said company.
31. No documents relating to granting development rights by Mr. Ismail Abdul Balwa in favor of Morrill And Greenwood Developers Private Limited is produced to us. Further, no documents relating to formation of society/condominium is produced to us. **In view of these facts and for abundant precautions, we recommend to create charge on captioned property by said Mr. Ismail Abdul Balwa along with Morrill And Greenwood Developers Private Limited.**
32. It is observed from the MCA portal, public documents that charge information, printout thereof is annexed herewith, are uploaded in respect of the captioned borrower company. Bank may ensure the security provided for respective each open charge(s).



# The Legalist

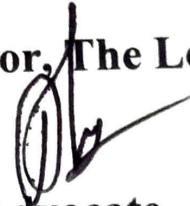
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33. Subject to what is stated hereinabove and relying on the documents submitted to us and the search caused in the concerned Sub-registrar office till 28.08.2024, we are of the opinion that **Mr. Ismail Abdul Karim Balwa along with Morrill And Greenwood Developers Private Limited**, have clear and marketable title to the captioned property.

For, The Legalist



Advocate



# Ministry Of Corporate Affairs

Date : 31-08-2024 8:09:9 am

## Company Information

CIN	U45400MH2007PTC170058
Company Name	MORRILL AND GREENWOOD DEVELOPERS PRIVATE LIMITED
ROC Name	ROC Mumbai
Registration Number	170058
Date of Incorporation	18/04/2007
Email Id	rco@balwagroup.com
Registered Address	4TH FLOOR, TECHNIPLEX - I, TECHNIPLEX COMPLEX, OFF VEER SAVARKAR FLYOVER, GOREGAON (WES, T), MUMBAI, Maharashtra, India, 400062
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	15,00,000
Paid up Capital (Rs)	15,00,000
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active



## Jurisdiction

ROC (name and office)	ROC Mumbai
RD (name and Region)	RD, Western Region

## Index of Charges

	11/8, admeasuring 1290 Sq. Mtrs. area, total admeasuring 4580 Sq. Mtrs. open land area of Village Ghodbunder
--	--

No Records Found

**Director/Signatory Details**

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00142209	ISMAIL ABDULKARIM BALWA	Director	18/04/2007	-	Yes
2	00142258	UMAR ABDULKARIM BALWA	Director	18/04/2007	-	Yes
3	02010853	RAFIQ HUSSEIN BALWA	Director	23/06/2020	-	Yes
4	02955562	SALMA HUSSEIN BALWA	Director	01/06/2017	-	Yes
5	02955564	SALEHA ISMAIL BALWA	Director	01/06/2017	-	Yes
6	00317135	HUSSEIN ABDULKARIM BALWA	Director	18/04/2007	-	Yes





# Search Report

Ref.: SBI-1449-1

Date: 28.08.2024

To,  
The Legalist,  
Mumbai.

**Property:** Wing C and D comprising floor and area stated in the table hereunder, in the building known as Indiplex -IV situated at Shanti Vidya Nagar Road, Village Ghodbunder, Thane 401107, constructed on land admeasuring 3810 sq. mtrs. bearing **Survey No. 12, Hissa No. 9A**, Village Ghodbunder, Taluka & District Thane in the Registration District and Sub-District of Thane;

Wing & Floor	Area (in sq. ft.)	Total Area (in sq. ft.)
Unit C Gr. floor	2,121.87	
Unit C 1st floor	2,121.87	
Unit C 2nd floor	2,121.87	6,365.61
Unit D Gr. floor	1,872.22	
Unit D 1st floor	1,872.22	
Unit D 2nd floor	1,872.22	5,616.66
<b>Total</b>		<b>11,982.27</b>

I have taken search from 1995 to 2024 (30 years), Challan No. MH007426811202425E for Rs. 750/- within the Sub-Registrar Office Thane.

## AT THANE SUB REGISTRAR OFFICE FROM 1995 TO 2024 (30 YEARS) COMPUTER – THANE

1995 to 2007 - Nil – No ENTRY  
2008 - ENTRY

<b>Development Agreement</b>	Av Rs. 22,38,890/-
<b>Scheduled Property</b>	of Open Land bearing (1) Survey No. 11/6, admeasuring 150 Sq. Mtrs. area, (2) Survey No. 11/7, admeasuring 3150 Sq. Mtrs. area, (3) Survey No. 11/8, admeasuring 1290 Sq. Mtrs. area & (4) Survey No. 12/9 A, admeasuring 3810 Sq. Mtrs. area of Village Ghodbuandar
<b>Name of Party</b>	Khatija Abdul Razaq Zokaria & others <b>And</b> M/s. Sushil Engineering through its Proprietor Suryanarayan R Yadav
<b>Exe Date:</b>	29.10.2007
<b>Reg Date:</b>	23.01.2008
<b>Document Serial No.</b>	Thane-4/839/2008

<b>Conveyance Deed</b>	Av Rs. 14,40,000/-
<b>Scheduled Property</b>	of Open Land bearing Survey No. 12/9 A, admeasuring 2024 Sq. Mtrs. area of Village Ghodbuandar
<b>Name of Party</b>	Khatija Abdul Razaq Zokaria & others <b>And</b> Ramjit Feku Yadav & 3 others
<b>Exe Date:</b>	12.09.2008
<b>Reg Date:</b>	12.09.2008
<b>Document Serial No.</b>	Thane-4/7790/2008

<b>Conveyance Deed</b>	Av Rs. 1,40,00,000/-
<b>Scheduled Property</b>	of Land bearing (1) Survey No. 11/6, admeasuring 150 Sq. Mtrs. area, (2) Survey No. 11/7, admeasuring 3140 Sq. Mtrs. area & (3) Survey No. 11/8, admeasuring 1290 Sq. Mtrs. area, total admeasuring 4580 Sq. Mtrs. open land area of Village Ghodbunder
<b>Name of Party</b>	Khatija Abdul Razaq Zokaria & others <b>And</b> Ismail Abdul Karim Balwa
<b>Exe Date:</b>	12.09.2008
<b>Reg Date:</b>	13.09.2008
<b>Document Serial No.</b>	Thane-4/7796/2008

# Search Report

<b>Conveyance Deed</b>	Av Rs. 38,84,360/-
<b>Scheduled Property</b>	<b>of</b> Open Land bearing Survey No. 12/9A part, admeasuring 1831.86 Sq. Mtrs. area of Village Ghodbuandar
<b>Name of Party</b>	Khatijabai Abdul Razaq Zokaria & others
	<b>And</b>
	Ismail Abdul Karim Balwa through its Constituted Attorney Muzahid Umar Kojar
<b>Exe Date:</b>	03.11.2008
<b>Reg Date:</b>	03.11.2008
<b>Document Serial No.</b>	Thane-4/9317/2008

2009 - ENTRY

<b>Conveyance Deed</b>	Av Rs. 60,00,000/-
<b>Scheduled Property</b>	<b>of</b> Open Land bearing Survey No. 12/9A part, admeasuring 2024 Sq. Mtrs. area of Village Ghodbuandar
<b>Name of Party</b>	Ramjit Feku Yadav & 3 others
	<b>And</b>
	Ismail Abdul Karim Balwa
<b>Exe Date:</b>	06.01.2009
<b>Reg Date:</b>	06.01.2009
<b>Document Serial No.</b>	Thane-4/107/2009

2010 to 2016 - Nil - No ENTRY

2017 - ENTRY

<b>Leave &amp; License</b>	Av Rs. 2,03,000/-
<b>Scheduled Property</b>	<b>of</b> Unit No. C & D, admeasuring 1113.18 Sq. Mtrs. area on the Ground Floor, 1 <sup>st</sup> Floor & 2 <sup>nd</sup> Floor of the Industrial building known as "Indiplex- IV" situated at near Reliance Receiving Station, Shanti Vidya Nagari Road, Mira Road East - 401107 (Survey No. 12/9A) of Village Ghodbundar
<b>Name of Party</b>	M/s. Moril & Greenwood Developers Private Limited through its Director Ismail A K Balva
	<b>And</b>
	M/s. Paneteriya Foods Private Limited through its Director Mohammed A Seliya
<b>Exe Date:</b>	21.02.2017
<b>Reg Date:</b>	27.02.2017
<b>Document Serial No.</b>	Thane-4/678/2017

2018 - ENTRY

<b>Leave &amp; License</b>	Av Rs. 4,43,417/-
<b>Scheduled Property</b>	<b>of</b> Unit No. C & D, admeasuring 11982.27 Sq. Ft. area on the Ground, 1 <sup>st</sup> Floor & 2 <sup>nd</sup> Floor of the building known as "Indiplex- IV" situated at near Reliance Receiving Station, Shanti Vidya Nagari Road, Mira Road East, Thane - 401101 (Survey No. 12/9A) of Village Ghodbundar
<b>Name of Party</b>	M/s. Moril & Greenwood Developers Private Limited through its Director Ismail A K Balva
	<b>And</b>
	Blis Chocolate India Private Limited through its CEO Vimal Sharma
<b>Exe Date:</b>	01.08.2018
<b>Reg Date:</b>	01.08.2018
<b>Document Serial No.</b>	Thane-4/6319/2018

2019 to 2022 - Nil - No ENTRY

2023 - ENTRY

<b>Leave &amp; License</b>	Av Rs. 6,86,289/-
<b>Scheduled Property</b>	<b>of</b> Unit No. C & D, admeasuring 11982.27 Sq. Ft. area on the Ground, 1 <sup>st</sup> Floor & 2 <sup>nd</sup> Floor of the Industrial building known as "Indiplex- IV" situated at near Reliance Receiving Station, Shanti Vidya Nagari Road, Mira Road East, Thane - 401101 (Survey No. 12/9A) of Village Ghodbundar
<b>Name of Party</b>	M/s. Moril & Greenwood Developers Private Limited through its Constituted Attorney Akbar Ali Abbas Sojar
	<b>And</b>

A

# Search Report

	Blis Chocolates India Private Limited through its Authorized Signatory CEO Vimal Sharma
<b>Exe Date:</b>	14.08.2023
<b>Reg Date:</b>	14.08.2023
<b>Document Serial No.</b>	Thane-10/14506/2023

2024 - Nil - No ENTRY

**Note: -**

1. Index II of Power of Attorney and Will is not available in records.
2. The computerized records of Sub-Registrar of Assurances are not maintained properly.
3. Index-II (Manual & computerized) are missing from the records and hence this search report is based upon the available Index-II and subject to torn records/ missing records.
4. All records available for public search in respect of captioned property is diligently verified in the search. However, computerized records are not updated in real time basis and there is time gap between the registration of document and availability of document for public inspection on the Government Portal. The transactions covered in the search report are based on the data available on the Government Portal as on date of search.

Yours truly,



**Avichal Gajera**

CHALLAN  
MTR Form Number-6

SBT-1449-1



MH007426811202425E		BARCODE		Date 28/08/2024-16:59:14	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee			TAX ID / TAN (If Any)		
Other Items			PAN No.(If Applicable)		
Office Name THD1_JT DIST REGISTRAR THANE URBAN			Full Name		THE LEGALIST
Location THANE			Flat/Block No.		
Year 2024-2025 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)		
			Units in Wing C D GR 1st 2nd FLR INDIPLEX-IV Vil Ghodbunder Thane		
			SR No 12/9A		
			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.	00040572024082847759 CK00DHCXN9
Cheque/DD No.			Bank Date	RBI Date	28/08/2024-17:24:00 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :  
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 दस्तांसाठी लागू नाही.  
Mobile No. : 9428491104



सूची क्र.2

दुय्यम निबंधक : ठाणे 4

दस्त क्रमांक : 839/2008

नोंदणी :

Regn:63m

2024  
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contact concern SRO office.

गावाचे नाव : घोडबंदर

(1) विलेखाचा प्रकार	करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
(2) मोबदला	रु.2238890
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 33400000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजे घोडबंदर,खुली जमीन एकूण क्षेत्र 8400 चौ.मि.1)सर्वे नं 11 हि नं 6 क्षेत्र 150 चौ.मि.2)सर्वे नं 11 हि नं 7 क्षेत्र 3150 चौ.मि.3)सर्वे नं 11 हि नं 8 क्षेत्र 1290 चौ.मि. 4)सर्वे नं 12 हि नं 9 अ क्षेत्र 3810 चौ.मि.
(5) क्षेत्रफळ	8400चौ.मि.खुली जमीन.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- १खतिजा अब्दुल रझाक झोकरीया २ अखतरी खलीलऊल रहमान चेलकर ३मोहम्मद अयुब चेलकर ४मोहम्मद अली चेलकर ५ शमसुन्निसा युसुफ तनकी - - वय:-50पत्ता:----पिन कोड:--पॅन नं:-- 2): नाव:-७ मोहम्मद अकिल चेलकर ६ अब्दुल रौफ चेलकर क्रं ६ स्वतः करीता व १ ते ५ आणि ७ चे कु.मु.म्हणून - - वय:-50पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:--
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-मे.सुशील इंजिनियरिंग चे प्रोप्रा सुर्यनारायण आर यादव - - वय:-48पत्ता:--पिन कोड:-- पॅन नं:--
(9) दस्तऐवज करून दिल्याचा दिनांक	29/10/2007
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2008
(11)अनुक्रमांक,खंड व पृष्ठ	839/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	334000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

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## गावाचे नाव : घोडबंदर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.1440000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 13825920
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे [गांव ] घोडबंदर क्रमांक 8 (मिरा भाईदर महानगरपालीका), उपविभागाचे नाव - 8/34 - यु-2) भू-विभाग घोडबंदर गावातील भू-भाग यु-1 वगळता गावातील सर्व मिळकती सर्व्हे क्रमांक. सदर मिळकत सर्व्हे. नंबर - 12 मध्ये आहे. मौजे घोडबंदर मधील सर्व्हे नं.12,हिस्सा नं.9 अ मध्ये 2024 चौ.मि.खुली जमीन.
(5) क्षेत्रफळ	2024 चौ.मि.खुली जमीन.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- १.खतिजा अब्दुल रझाक झकरीया २.अखतरी खलीलउर रहमान चेलकर ३. मोहम्मद अयुब चेलकर ४.मोहम्मद अली चेलकर ५.शमसुन्निसा युसुफ तनकी -- वय:- 48पत्ता:- -पिन कोड:-पॅन नं:- ABSPY9903D 2): नाव:- ६.अब्दुल रऊफ चेलकर ७.मोहम्मद अकिल चेलकर यांच्या तर्फे कु.मु.म्हणून सुर्यनारायण आर. यादव -- वय:- 48पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- 3): नाव:- सुर्यनारायण आर यादव --- वय:- 48पत्ता:- -पिन कोड:-पॅन नं:- ABSPY9903D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	4): नाव:-रामजीत फेकू यादव -- वय:- 51पत्ता:- ४पिन कोड:-पॅन नं - AAMPY3582H 5): नाव:- शिवपुजन रामदेव यादव -- वय:- 57पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- AAAPY2227R 6): नाव:- लालमन अमरदेव यादव -- वय:- 45पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- AAUPY2040C 7): नाव:- शाहबल रामलगन यादव -- वय:- 56पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- AAAPY1862C
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2008
(10)दस्त नोंदणी केल्याचा दिनांक	12/09/2008
(11)अनुक्रमांक,खंड व पृष्ठ	7790/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	691300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

सूची क्र.2

दुय्यम निबंधक : ठाणे 4

दस्त क्रमांक : 7796/2008

नोंदणी :

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गावाचे नाव : घोडबंदर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.14000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 27406000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन मौजे घोडबंदर मधील 1) सर्वे नं.11,हिस्सा नं.6,क्षेत्र 150 चौ.मी. 2) सर्वे नं.11,हिस्सा नं.7,क्षेत्र 3140 चौ.मी. 3) सर्वे नं.11,हिस्सा नं.8,क्षेत्र 1290 चौ.मी. एकूण क्षेत्र 4580 चौ.मि.खुली जमीन.
(5) क्षेत्रफळ	4580 चौ.मि.खुली जमीन.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- १.खतीजाबाई अब्दुल रज्जाक जकरीया २.अखतरी खलीलुरहेमान चेलकर ३.मोहम्मद अयुब चेलकर ४.मोहम्मद अली चेलकर ५.शमसुन्निसा युसुफ टनकी -- वय:- 48पत्ता:--पिन कोड:--पॅन नं:- AASPY9903D 2): नाव:- ६.अब्दुल रुफ चेलकर ७.मोहम्मद अकिल चेलकर यांच्या तर्फे कु.मु.म्हणून सुर्यनारायण आर. यादव -- वय:- 48पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:-- 3): नाव:-१. रामजीत फेकू यादव -- वय:- 51पत्ता:- ४पिन कोड:--पॅन नं:- AAMPY3582H 4): नाव:-२. शिवपुजन रामदेव यादव -- वय:- 57पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- AAAPY2227R 5): नाव:-३. लालमन अमरदेव यादव --- वय:-45पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- AAUPY2040C 6): नाव:- ४.संजय शाबल यादव -- वय:- 30पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:-±úÖö'ÖÖ 60 7): नाव:- ५.शाहबल रामलगन यादव -- वय:- 56पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- AAAPY1862C 8): नाव:- ६.सूर्यनारायण आर. यादव -- वय:-48पत्ता:- -पिन कोड:--पॅन नं:--
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	9): नाव:-ईस्माईल अब्दुल करीम बालवा -- वय:- 46पत्ता:--पिन कोड:--पॅन नं:- AABPB7570M
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2008
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2008
(11)अनुक्रमांक,खंड व पृष्ठ	7796/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1370300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

सूची क्र.2

दुय्यम निबंधक : ठाणे 4

दस्त क्रमांक : 9317/2008

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गावाचे नाव : घोडबंदर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.3884360
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 12909922
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे [गांव ] घोडबंदर क्रमांक 8 (मिरा भाईदर महानगरपालीका), उपविभागाचे नाव - 8/34 - यु-2) भू-विभाग घोडबंदर गावातील भू-भाग यु-1 वगळता गावातील सर्व मिळकती सर्व्हे क्रमांक. सदर मिळकत सर्व्हे नंबर - 12 मध्ये आहे. मौजे घोडबंदर मधील सर्व्हे नं.12,हिस्सा नं.9अ (पार्ट) क्षेत्र 1831.86 चौ.मि.खुली जमीन.
(5) क्षेत्रफळ	1831.86 चौ.मि.खुली जमीन.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- १.खतिजाबाई अब्दुल रझाक जाकरिया २.अखतरी खलिलूर रेहमान चेलकर ३.मोहम्मद अय्युब चेलकर ४.मोहम्मद अली चेलकर ५.शमसुन्निसा युसुफ टंकी -- वय:- 47पत्ता:--पिन कोड:--पॅन नं:- ABSPY9903D 2): नाव:- ६.अब्दुल रऊफ चेलकर ७.मोहम्मद अकिल चेलकर या सर्वांतर्फे कु.मु.म्हणून सुर्यनारायण आर. यादव -- वय:- 47पत्ता:-वरीलप्रमाणेपिन कोड:--पॅन नं:- 3): नाव:- सुर्यनारायण आर. यादव प्रोप्रा सुशिल इंजिनिरिंग -- वय:- 47पत्ता:--पिन कोड:--पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	4): नाव:-इस्माईल अब्दुल करीम बालवा तर्फे कु.मु.म्हणून मुझाहिद ऊमर कोजर -- वय:- 41पत्ता:- -पिन कोड:--पॅन नं:- AEIPK1030L
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/11/2008
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2008
(11)अनुक्रमांक,खंड व पृष्ठ	9317/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	645500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-



सूची क्र.2

दुय्यम निबंधक : ठाणे 4

दस्त क्रमांक : 107/2009

नोंदणी :

Regn.63m

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गावाचे नाव : घोडबंदर

(1)विलेखाचा प्रकार	अभिहस्तातरणपत्र
(2)मोबदला	रु.6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 13825920
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव इतर वर्णन विभागाचे नाव - मौजे [गांव ] घोडबंदर क्रमांक 8 (मिरा भाईंदर महानगरपालीका), उपविभागाचे नाव - 8/34 - यु-2) भु-विभाग घोडबंदर गावातील भु-भाग यु-1 वगळता गावातील सर्व मिळकती सर्व्हे क्रमांक. सदर मिळकत सर्व्हे. नंबर - 12 मध्ये आहे. मौजे घोडबंदर मधील सर्व्हे नं.12,हिस्सा नं.9अे पार्ट,क्षेत्र 2024 चौ.मि.खुली जमीन.
(5) क्षेत्रफळ	2024 चौ.मि.खुली जमीन.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रामजीत फेकू यादव -- वय:- 52पत्ता:--पिन कोड:--पॅन नं:- AAMPY3582H 2): नाव:- शिवपुजन रामदेव यादव -- वय:- 55पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- AAAPY2227R 3): नाव:- लालमन अमरदेव यादव -- वय:- 45पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- AAUPY2040C 4): नाव:- शाहबल रामलगन यादव -- वय:- 58पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- AAAPY1862C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	5): नाव:-ईस्माईल अब्दुल करीम बालवा -- वय:- 47पत्ता:--पिन कोड:--पॅन नं:-AABPB7570M
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/01/2009
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2009
(11)अनुक्रमांक.खंड व पृष्ठ	107/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	691300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

सूची क्र.2

दुय्यम निबंधक सह दु.नि. ठाणे 4

दस्त क्रमांक : 678/2017

नोंदणी :

Regn 63m

08-2024

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गावाचे नाव : 1) घोडबंदर

(1) विलेखाचा प्रकार	36-अ-लिव्ह अँड लायसन्सेस
(2) मोबदला	203000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे घोडबंदर, ता. जि. ठाणे येथील युनिट नं. सी आणि डी, तळमजला, 1 ला मजला, 2 रा मजला, इंडस्ट्रीयल बिल्डींगचे नाव इंडीप्लेक्स 4, रिलायन्स रीसिविंग स्टेशन जवळ, शांती विद्या नगरी रोड, मीरा रोड(पू)401107. सदर युनिट 60 महिने भाड्यासाठी दिलेला आहे. पहिले 42 महिने साठी भाडे 2,00,000/- नंतर च्या 18 महिनेसाठी भाडे 2,10,000/- तसेच दस्तात नमुद केल्याप्रमाणे( ( Survey Number : सर्वे नं 12 ; HISSA NUMBER : 9अ ; ) )
(5) क्षेत्रफळ	1) 1113.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मॉरील अँड ग्रीनवूड डेव्हलपर्स प्रा. लि. चे डायरेक्टर इस्माईल ए के बालवा -- वय:-54; पत्ता:-प्लॉट नं. -, माळा नं: 4 था, इमारतीचे नाव: टेक्निप्लेक्स-1, टेक्निप्लेक्स कॉम्प्लेक्स , ब्लॉक नं: वीर सावरकर फ्लायओव्हर, रोड नं: गोरगाव प मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAFCM4839B
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स पॅनेटेरिया फुड्स प्रा. लि. चे डायरेक्टर मोहम्मद ए. सेलिया -- वय:-26; पत्ता:-प्लॉट नं. -, माळा नं: 4 था, इमारतीचे नाव: टेक्निप्लेक्स-1, टेक्निप्लेक्स कॉम्प्लेक्स , ब्लॉक नं: वीर सावरकर फ्लायओव्हर , रोड नं: गोरगाव प मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAHCM3542K
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	678/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	31000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 6319/2018

नोंदणी :

Regn:63m

19-08-2024

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गावाचे नाव : 1) घोडबंदर

(1)विलेखाचा प्रकार	36-अ-लिव्ह अँड लायसन्सेस
(2)मोबदला	443417
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4250000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: सदनिका नं: युनिट नं. सी अँड डी, माळा नं: तळ,पहिला आणि दुसरा, इमारतीचे नाव: इंडीप्लेक्स 4, ब्लॉक नं: मीरा रोड पूर्व,ठाणे 401101, रोड नं: नियर रिलायस रिसीवींग स्टेशन शांति विद्या नगरी रोड( ( Survey Number : 12 ; HISSA NUMBER : 9A ; ) )
(5) क्षेत्रफळ	1) 11982.27 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॉरील अँड ग्रीनवुड डेव्हलपर्स प्राईवेट लीमीटेड चे संचालक इस्माईल ए. के. बालवा वय:-56; पत्ता:-, 4, टेक्निप्लेक्स 1, टेक्निप्लेक्स कॉम्प्लेक्स, गोरगांव पश्चिम, वीर सावरकर फ्लाइओवर , गोरगांव पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AAFCM4839B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्लिस चॉकलेट्स इंडिया प्राईवेट लीमीटेड चे सीइओ विमल शर्मा वय:-46; पत्ता:-प्लॉट नं: 2/ए - 3, माळा नं: तळ, इमारतीचे नाव: -, ब्लॉक नं: कोनेना अग्रहरा, रोड नं: फ्लोर मील रोड, एमइएस कॉलनी, कर्नाटक, बंगलोर. पिन कोड:-560017 पॅन नं:-AAGCB2435F
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/08/2018
(10)दस्त नोंदणी केल्याचा दिनांक	01/08/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6319/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	73000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 14506/2023

नोंदणी :

Regn 63m

29-08-2024

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concern SRO office.

गावाचे नाव : घोडबंदर

(1)विलेखाचा प्रकार	36-अ-लिव्ह अँड लायसन्सेस
(2)मोबदला	686289
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6862895.54
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: युनिट नं सी तळ,1ला व 2रा मजला व युनिट नं डी तळ,1ला व 2रा मजला इंडस्ट्रियल बिल्डिंग इंडीप्लेक्स 4 रिलायन्स रिसीविंग स्टेशन जवळ शांती विद्या नगरी रोड मीरा रोड पूर्व ठाणे 401101,कालावधी 60 महिने अनामत रक्कम रु.6862895.54/-,पहिले 12 महिने मासिक भाडे रु.562062.50/-,दुसरे 12 महिने मासिक भाडे रु.618268.75/-,तिसरे 12 महिने मासिक भाडे रु.680095.63/-,चौथा 12 महिने मासिक भाडे रु.748105.19/-,पाचवा 12 महिने मासिक भाडे रु.822915.71/- ( ( Survey Number : 12 Hissa No. 9A ; ) )
(5) क्षेत्रफळ	11982.27 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॉरील ऍण्ड ग्रीनवूड डेव्हलपर्स प्रा ली तर्फे मुखत्यार अकबर अली अब्बास सोजर वय:-32 पत्ता:-प्लॉट नं:-, माळा नं: 4था मजला , इमारतीचे नाव: टेक्नीप्लेक्स 1 टेक्नीप्लेक्स कॉम्प्लेक्स , ब्लॉक नं: वीर सावरकर फ्लायओव्हर , रोड नं: गोरेगांव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAFCM4839B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्लिस चॉकलेट्स इंडिया प्रा ली चे औथोराईस सिग्रेटरी सीईओ विमल शर्मा वय:-51; पत्ता:-प्लॉट नं: ऑफिस नं 2/ए 13 , माळा नं: तळ मजला , इमारतीचे नाव: फ्लोअर मिल रोड , ब्लॉक नं: एमईएस कॉलनी कोनेना अग्रहरा हाल पोस्ट , रोड नं: बंगलोर , कर्नाटक, बंगलोर. पिन कोड:-560017 पॅन नं:-AAGCB2435F
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	14506/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	112000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.