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Bhandup (West),
Mumbai - 400, 078.

Ref: DYW/LSR/2018

01/03/2018

To,
Branch Manager
Central Bank of India
Lala Lajpatrai College
Mumbai

Sir,

Sub: Legal Scrutiny Report in respect of Property owned by

SARIKA JITENDRA BHOSALE

A Flat No. 3303 , on the 33rd floor, admeasuring 43.79 sq. metres carpet area i.e.(471 Sq ft) in Tower NO T-2, known as ' CITRUS "Project under MahaRERA No.P51800000818 in the project known as "RUNWAL FORESTS" constructed on all that pieces and parcel of land admeasuring about 61,655.60 sq. metres, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 601/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situate at Village Kanjur, Taluka Kurla, Mumbai

With reference to your letter, I submit my Legal Scrutiny Report as hereunder:

1. Name and address
of the Mortgagor / title holder.

SARIKA JITENDRA BHOSALE

2. Details / description of the documents scrutinised

S.N o.	Date of Document	Name of Document	Whether Original/ Certified ? True copy/ Photostat
1	17/02/2018	Agreement for Sale	Agreement for Sale dated 17/02/2018, SARIKA JITENDRA BHOSALE has purchased from M/s. Wheelabrator Alloy Castings The said Agreement for Sale has been registered on 17/02/2018 under Serial No. KRL-1/1835/2018..
3	16/02/2018	Stamp Duty	The Stamp Duty of Rs.5,10,000/- being MTR Challan Form No. 6 dated 16/02/2018 bearing GRN No. MH010750008201718R
4	17/02/2018	Registration Receipt	The Registration Receipt bearing No. 2307 dated 17/02/2018 is for Rs. 35,440/-..

[Handwritten Signature]

Details / description of the Property/ ies

Item No.	Survey No, Khata No, House No, Site No.	Extent / Areas of Land/Buil di-ng	Location District/Village/ Municipality , etc	Sub-
1	A Flat No. 3303 , on the 33 rd floor, admeasuring 43.79 sq. metres carpet area i.e.(471 Sq ft) in Tower NO T-2, known as ' CITRUS "Project under MahaRERA No.P51800000818 in the project known as "RUNWAL FORESTS" constructed on all that pieces and parcel of land admeasuring about 61,655.60 sq. metres, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 601/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situate at Village Kanjur, Taluka Kurla, Mumbai	admeasuring 43.79 sq. metres carpet area i.e.(471 Sq ft)	constructed on all that pieces and parcel of land admeasuring about 61,655.60 sq. metres, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 601/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situate at Village Kanjur, Taluka Kurla, Mumbai	

Brief history of the property /ies and how the owner / mortgagor has derived the title.

1. M/s. Neosym Industry Ltd (formerly known as The Indian Smelting and Refining Co. Ltd.) was seized and possessed and otherwise well and sufficiently entitled to all that pieces and parcels of land admeasuring about 61,655.60 sq. metres, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 601/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situate at Village Kanjur, Taluka Kurla.
2. M/s. Wheelabrator Alloy Castings therefore became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.
3. The Government of Maharashtra has vide its order dated 11/07/2013 and 4/03/2014 permitted M/s. Wheelabrator Alloy Castings to close down the factory.
4. The Commissioner of Labour, Government of Maharashtra has vide its order dated 20/08/2013 issued a no- objection certificate in respect of the development of the said property.
5. The Municipal Corporation of Greater Mumbai has vide its letter bearing reference No. CHE/31275/DPES dated 15/01/2014, changed the user of the said property from Industrial to Commercial.
6. The Mumbai Municipal Corporation has issued the Intimation of Disapproval vide No. E.B/CE/1375/BPES/AS dated 06/09/2014 and vide the Commencement Certificate vide No. CE/1375/BPES/AS dated 07/01/2015 has sanctioned and approved the building plans.

7. The MCGM has issued Commencement Certificate bearing No.CHE/ES/1458/S/337 (NEW) which is endorsed from time to time and lastly on 22/12/2017 for full CC upto 35th floor for Tower No.1 subject to the terms and condition mentioned therein .
8. M/s. Wheelabrator Alloy Castings, the Developers developing 3 towers . 1 Tower consists of 2 Building known as "Palm and Citrus " Tower No.3 (Pine) and Tower No.4 (Oak) (Tower No. 1 to 4) as per approved plans and registered the Project under MahaRERA No.P51800000818
9. As per the Agreement for Sale dated 17/02/2018, SARIKA JITENDRA BHOSALE has purchased from M/s. Wheelabrator Alloy Castings, A Flat No. 3303 , on the 33rd floor, admeasuring 43.79 sq. metres carpet area i.e.(471 Sq ft) in Tower NO T-2, known as ' CITRUS "Project under MahaRERA No.P51800000818 in the project known as "RUNWAL FORESTS" constructed on all that pieces and parcel of land admeasuring about 61,655.60 sq. metres, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 601/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situate at Village Kanjur, Taluka Kurla, Mumbai for a total consideration of Rs. 1,01,96,763/-,(Govt Market Value Rs.90,12,568/-) and upon the terms and conditions mentioned therein. The said Agreement for Sale has been registered on 17/02/2018 under Serial No. KRL-1/1835/2018.
10. The Stamp Duty of Rs.5,10,000/- being MTR Challan Form No. 6 dated 16/02/2018 bearing GRN No. MH010750008201718R.
11. The Registration Receipt bearing No. 2307 dated 17/12/2018 is for Rs. 35,440/-.

BDR-3 7472/2016	MORTGAGE DEED A.V. Rs. 4000000000/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA KISHORKUMAR PANNALAL JAIN TO IDBI TRUSTESHIP SERVICES LTD.	19.07.2016 19.07.2016
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Schedule: CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Area 61,665.6 Sq. MTR. of Village Kanjur, Taluka & District Thane.

2017 : Entry

BDR-7 7058/2017	MORTGAGE DEED A.V. Rs. 1000000000/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA KISHORKUMAR PANNALAL JAIN TO ICICI HOME FINANCE COMPANY LTD.	25.05.2017 01.07.2017
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Schedule: CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Area 61,665.6 Sq. MTR. of Village Kanjur, Taluka & District Thane.

Search and Investigation:

5.1	The persons who is/are the present owner/ s of the property/ies.	SARIKA BHOSALE	JITENDRA
5.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property /ies.	Yes	
5.3	(a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify. (b) Leasehold immovable property/ies. (where the land/building (s) is/are leasehold, please verify the terms of the lease(s) the name and address(es) of the lessor (s) and whether any permission/NOC from the lessor (s)/company authority is required for transfer (such as mortgage, sale, etc.) of the property/ies).	Ownership	
5.4	Whether there is any restriction/prohibition under Personal laws of the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title.	No	
5.5	Whether the latest title deeds and the immediately previous title deeds are available in originals	Yes	
5.6	Whether the building tax/land revenue has paid, up to date.	Yes	
5.7	Whether any dues recoverable as land revenue Are outstanding.	No	
5.8	In case the facility is sought for construction purpose:- whether the land has been converted under the Land Revenue laws? If not required to be converted, give reasons.	yes	
5.9	Whether the land is affected by any revenue and Tenancy legislation? If so, how and to what extent And the remedy, if any,	No	
5.10	Whether the permission under the Urban Land (ceiling and Regulation) Act, 1976 is necessary or not?	NA	
5.11	Is there any other special enactment like Land Acquisition Act and other State Legislation's/Provisions of which are applicable to the property/ies and affecting the title?	NA	
5.12	(a) Is /Are the property/ies free from encumbrances. (b) Please give detailed account of creation of charge / mortgage or redemption's for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases.	NOC and Charge Release Letter from IDBI TRUSTESHIP SERVICES LTD. And ICICI HOME FINANCE COMPANY LTD.	
5.13	Whether the proposed equitable mortgage by Deposit of title deeds is possible? If so, what are The documents to be deposited? If deposit is not Possible, can there be a simple mortgage or by a Registered mortgage or by	Yes, As mentioned under Clause No. 8 herein after,	

	any other mode of Mortgage ?	
5.14	Whether the property /ies is /are freehold or Leasehold or self occupied or tenanted? If tenanted, Whether the property/ies can be taken as mortgage And what precautions to be taken?	Freehold
5.15	if owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title Is affected by its Memorandum and Article of Association, Partnership deed, Trust deed or rules Or bye laws and what are the precautions to be Taken under rules or bye -laws and also how the Right to create mortgage is affected by Hindu Religious and Endowments Laws and /or Wakf Deed or Wakf Act, as the case may be.	N.A
5.16	if property /ies to be mortgage is /are flat/apartment in residential or commercial complex, how far independent titles is ensured and how the enjoyment of common areas and facilities are ensured to the flat - owner (mortgagor); what are the documents of title available for creating mortgage ? Documents/records to be taken from builder /owner and their bankers.	Independent title deeds for flats are available .
5.17	Flats owned/controlled by societies:- special Requirements to be taken if society refuse to note Bank lien / interest.	NA
5.18	Please state the names of the persons who should Join in the creation of mortgage of the property/ies Either by deposit of title deeds or by registered Mortgage, etc.	SARIKA BHOSALE JITENDRA
5.19	Any additional documents/ precautions, required to Be taken. Investigation under Income tax Act, 1961: (A) Please investigate whether any action has been Initiated by the Tax Recovery officer under Section 222. (B) Please also investigate as to whether the Provisions of section 230-A are to be complied with andlf so whether the same are complied with. (C) Please also advise whether any prior permission Of the concerned assessing officer under section 281(1) Is required for any transfer (by way of sale , mortgage, Gift, exchange or any other mode of transfer whatsoever)Of the immovable property/ies. (D) Please also investigate as to whether the provisionsOf Chapter XX-A and Chapter XX-C have been complied With and whether any transaction under section 269AB Is registered and whether any acquisition proceedings Under Chapter XX-A and Chapter XX-C have been Initiated against the immovable	N A

P/MZ

	<p>property. If any acquisition Proceedings etc. are pending or have been finalised and/ Or are pending with the courts, please give full details Thereof along with the necessary documentary evidence.</p> <p>(E) Finally please also investigate as to whether any Other proceedings under the IT ACT, 1961 are pending</p>	
6.	<p>search in respect of companies registered under the companies Act, 1956.</p> <p>(A) (please search the Index and the register of charges /file or folder containing forms - 13) and provide information on (i) charges subsisting on the property/ies and undertaking of the company , and the brief particulars of the documents creating the charge. ii) the dates of creation, nature (mortgage /hypothecation etc. whether first/second or pari-passu charge) and the extent (i.e. the amount covered) of each charge holder (v) modifications (if any in each charge and the dates thereof (vi) satisfaction of charge, if any, recorded within the previous 6 months (vii) whether any receiver or manager of the company has been appointed under section 137 of the Companies Act 1956 and (viii) whether any debentures have been issued by the company and the nature and value of the charge securing them as well as the details of the property/ies on which such charge has been created . please obtain certified copies of the relevant documents, also please investigate whether, any Form 8/13 along with the relevant documents have been received in the ROC's office which is pending for registration. If so, full particulars there of should be provided. Further, please verify whether any application is pending with the ROC seeking his Condensation of delay for filing the charges.</p> <p>(B) Please verify whether any proceedings are Pending and or whether any order has been Passed/issued U/S 391 and 394 of the Companies act. 1956.</p>	NA
7	<p>Investigation in regard to Agricultural Land:-</p> <p>a) whether land is surplus. If so, give specific details</p> <p>b) whether the land is under self-cultivation.</p> <p>c) If land is owned in different Khatas or is under joint share, give specific share in each Khata.</p> <p>d) if consolidation of holding /acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the state enactment.</p>	NA

<p>e) whether any prior/ hidden charges exists against the land Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrance certificate.</p> <p>f) whether mutation has been completed in case of existing charges /pending charges.</p> <p>g) Inspection of land on the spot in regard to the Quality of land (such as irrigated/ unirrigated /waterLogged, etc.) in order to enable the bank toDetermine its value.</p> <p>h) whether any Government loan/taccavis/Co-op loan etc, have been raised against the land, and if so, details about the charges / encumbrances may be specified.</p>	
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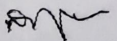
Permission and Sanctions

1. The Government of Maharashtra has vide its order dated 11/07/2013 and 4/03/2014 permitted M/s. Wheelabrator Alloy Castings to close down the factory.
2. The Commissioner of Labour, Government of Maharashtra has vide its order dated 20/08/2013 issued a no- objection certificate in respect of the development of the said property.
3. The Municipal Corporation of Greater Mumbai has vide its letter bearing reference No. CHE/31275/DPES dated 15/01/2014, changed the user of the said property from Industrial to Commercial.
4. The Mumbai Municipal Corporation has issued the Intimation of Disapproval vide No. E.B/CE/1375/BPES/AS dated 06/09/2014 and vide the Commencement Certificate vide No. CE/1375/BPES/AS dated 07/01/2015 has sanctioned and approved the building plans.
5. The MCGM has issued Commencement Certificate bearing No.CHE/ES/1458/S/337 (NEW) which is endorsed from time to time and lastly on 22/12/2017 for full CC upto 35th floor for Tower No.1 subject to the terms and condition mentioned therein

8) Documents to be deposited with Bank

All Originals

1. As per the Agreement for Sale dated 17/02/2018, whereby SARIKA JITENDRA BHOSALE has purchased from M/s. Wheelabrator Alloy Castings, A Flat No. 3303 , on the 33rd floor, admeasuring 43.79 sq. metres carpet area i.e.(471 Sq ft) in Tower NO T-2, known as ' CITRUS "Project under **MahaRERA No.P51800000818** in the project known as "RUNWAL FORESTS" constructed on all that pieces and parcel of land admeasuring about 61,655.60 sq. metres, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 601/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situate at Village Kanjur, Taluka Kurla for a total consideration of Rs. 1,01,96,763/-,(Govt Market Value Rs.90,12,568/-) and upon the terms and conditions mentioned therein. The said Agreement for Sale has been registered on 17/02/2018 under Serial No. KRL-1/1835/2018.



2. The Stamp Duty of Rs.5,10,000/- being MTR Challan Form No. 6 dated 16/02/2018 bearing GRN No. MH010750008201718R.
3. The Registration Receipt bearing No. 2307 dated 17/02/2018 is for Rs. 35,440/-.
4. NOC from Builders in Bank's Format
5. NOC and Charge Release Letter from IDBI Trusteeship Services Limited and ICICI Home Finance Company Ltd

CERTIFICATE

I have scrutinised the original / Xerox copies title deeds intended to be, deposited relating to the property/ies to be offered as security by way of equitable mortgage / etc, and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage / registered mortgage etc. is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/ registered mortgage etc., and I further certify that:-

1. There are no prior mortgages / charges whatsoever as could be seen from the encumbrance certificate for the period from 1985 to 2018 pertaining to the immovable property/ies covered by the above said title deeds.
NOC and Charge Release Letter from IDBI TRUSTEESHIP SERVICES LTD And ICICI HOME FINANCE COMPANY LTD.
2. There are no prior Mortgage /charge to the extent of which are liable to be cleared or satisfied by complying with the following:-
NOC and Charge Release Letter from IDBI TRUSTEESHIP SERVICES LTD And ICICI HOME FINANCE COMPANY LTD.
3. There are claims from minor/s and his / their interest in the property/ies is Are to the extent of NIL (specify the share of minor's with name).
4. The undivided share of the minor/s is NIL (specify the share of the minor/s).
5. The property/ies is /are subject to the payment of Rs. NIL (Specify the liability that is fastened or could be fastened on the property/ies).
6. Provision of Urban Land (Ceiling & Regulation) Act 2976 are not applicable. If applicable permission is obtained.
7. Holdings /acquisition is in accordance with the provision of the Land Reform Act.
8. Search Report from: S.R.KADAM , Searcher , Mumbai
9. The mortgage if created will be perfect and available to the bank for the liability of the intending borrower SARIKA JITENDRA BHOSALE
10. I certify that SARIKA JITENDRA BHOSALE have a valid, clear and marketable title to the property /ies shown above, subject to
 - a) payment of entire consideration as per Agreement for Sale dated As per the Agreement for Sale dated 17/02/2018 between SARIKA JITENDRA BHOSALE AND M/s. Wheelabrator Alloy Castings
 - b) NOC and Charge Release Letter from IDBI TRUSTEESHIP SERVICES LTD And ICICI HOME FINANCE COMPANY LTD.



Signature of the Advocate

Place: Mumbai

Date: 01/03/2018

S. R. KADAM

S E A R C H E R
MUMBAI

Cell: 9029369559

01.03.2018

D.Y. WANI

Advocate, High Court,
Mumbai

Ref: Investigation title of the property bearing Flat No. T2-3303, 33rd Floor, Adm. Area 48.16 Sq.Mtr. Building known as, CITRUS RUNWAL FOREST, CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A to 83, 607, 607/1 to 31, 607A, 607D, of Village Kanjur, Taluka & District Thane.

Owner: SARIKA JITENDRA BHOSALE

Sir,

As per your instructions I have taken search of above mentioned property in Sub- Registrars Offices at Mumbai, Bandra, Chembur and Nahur from 1986 & 2018 (33 Years).

I have found following documents registered therein during the course of search

AT MUMBAI & BANDRA SRO-REGISTRAR OFFICE FROM 1986 TO 2017 (33 YEARS) MANUAL

1986		
To	:	Nil
1991		
1992	:	Torn
1993		
To	:	Nil
1998		
1999		
To	:	Nil
2004		
2005		
To	:	Nil
2016		
2017	:	Not Ready
2018	:	Not Ready

AT CHEMBUR & NAHUR SRO-REGISTRAR OFFICE FROM 1995 TO 2018 (24 YEARS) COMPUTER & MANUAL (KURLA 1, 2, 3, 4 & 5)

1995		
To	:	Sent for Reindexing
2001		

2002		
To	:	Nil - Mix Page

2004

2005 : Entry

BDR-7 5135/2005	<p style="text-align: center;">CONVEYANCE DEED A.V. Rs.2000000/-</p> <p style="text-align: center;">SIR MOHD. YUSUF KHOT TRUST TYHROUGH POA ABDUL RASHID ABDUL REHMAN YUSUF THROUGH POA CHAIRMAN SHRI HARUN ALIM A. R. YUSUF</p> <p style="text-align: center;">TO</p> <p style="text-align: center;">THE INDIAN SMELTING & REFINING CO.LTD. THROUGH PRESIDENT SHRI S. K. BHANDARI</p>	11.06.2005 10.08.2005
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Schedule: Leasehold Land Area 32365 Sq.Mtr. Survey No. 86 to 91, CTS No. 596,596/1 597, 597/1 to 7, 598, 598/1 to 3, 603, 604, 605, 605/1 to 17, 607, 607/1 to 34 of V Kanjur, Taluka & District Thane.

BDR-3 7802/2005	<p style="text-align: center;">RECTIFICATION DEED A.V. Rs.1/-</p> <p style="text-align: center;">SIR MOHD. YUSUF KHOT TRUST TYHROUGH POA ABDUL RASHID ABDUL REHMAN YUSUF THROUGH POA CHAIRMAN SHRI HARUN ALIM A. R. YUSUF</p> <p style="text-align: center;">TO</p> <p style="text-align: center;">THE INDIAN SMELTING & REFINING CO.LTD. THROUGH PRESIDENT SHRI S. K. BHANDARI</p>	18.11.2005 18.11.2005
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Schedule: Document No. BDR-7/5135/2005, Survey No. 86 to 91, CTS No. 596,596/1 597, 597/1 to 7, 598, 598/1 to 3, 603, 604, 605, 605/1 to 17, 607, 607/1 to 34 Area 32365 Sq. Mtr. instead of CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 603, 604, 605, 605/1 to 17, 607A, 607/1 to 31, Total Area 3376.2 Sq. Mtr. Survey No. 86 to 91, of Village Kanjur, Taluka & District Thane.

2006

To : Nil - Mix Page

2012

2013 : Entry

BDR-3 9392/2013	<p style="text-align: center;">MORTGAGE DEED A.V. Rs. 1000000000/-</p> <p style="text-align: center;">VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA RAMESH P. LUNKAD</p> <p style="text-align: center;">TO</p> <p style="text-align: center;">ICICI HOME FINANCE CO. LTD.</p>	24.10.2013 06.11.2013
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Schedule: Land & Structure CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Residential Project Runwal Forest Saleable Area Area 1690240 Sq. ft. of Village Kanjur, Taluka & District Thane.

2014 : Entry

BDR-13 4190/2014	RECONVEYANCE DEED A.V. Rs. 0/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA RAMESH P. LUNKAD TO ICICI HOME FINANICE CO. LTD.	23.05.2014 26.05.2014
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Schedule: Mortgage Document No. BDR-3/9392/2013 CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Residential Project Runwal Forest Saleable Area Area 1690240 Sq. ft. of Village Kanjur, Taluka & District Thane.

BDR-13 4258/2014	MORTGAGE DEED A.V. Rs. 4000000000/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA KISHORKUMAR PANNALAL JAIN TO IDBI TRUSTEESHIP SERVICES LTD.	27.05.2014 27.05.2014
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Schedule: CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Area 61,665.6 Sq. MTR. of Village Kanjur, Taluka & District Thane.

2015 : Entry

BDR-7 8548/2015	MORTGAGE DEED A.V. Rs. 1250000000/- RUNWAL REAL ESTATES PVT. LTD. THROUGH DIRECTGOR SUBODH SUBHASH RYUNWAL VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA RAMESH P. LUNKAD TO GDA TRUSTEESHIP LTD.	10.09.2015 11.09.2015
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Schedule: Total Flats (Units 82) Area 100075 Sq. ft. 12 Towers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, Runwal Forest CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D of Village Kanjur, Taluka & District Thane.

BDR-3 11562/2015	MORTGAGE DEED A.V. Rs. 400000000/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA RAMESH P. LUNKAD TO IDBI TRUSTEESHIP SERVICES LTD.	23.12.2015 23.12.2015
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Schedule: CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Area 61665.6 Sq.Mtr. of Village Kanjur, Taluka & District Thane.

2016 : Entry

BDR-3 7471/2016	RECONVEYANCE DEED A.V. Rs. 0/- IDBI TRUSTEESHIP SERVICES LTD. TO VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA KISHORKUMAR PANNALAL JAIN	19.07.2016 19.07.2016
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Schedule: Mortgage Document No. BDR-3/4258/2014, CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Area 61,665.6 Sq. MTR. of Village Kanjur, Taluka & District Thane.

BDR-3 7472/2016	MORTGAGE DEED A.V. Rs. 4000000000/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA KISHORKUMAR PANNALAL JAIN TO IDBI TRUSTEESHIP SERVICES LTD.	19.07.2016 19.07.2016
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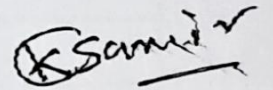
Schedule: CTS No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605/1 to 17, 606, 606/1 to 83, 607A, 607/1 to 31 & 607D Area 61,665.6 Sq. MTR. of Village Kanjur, Taluka & District Thane.

2017 : Entry

BDR-7 7058/2017	MORTGAGE DEED A.V. Rs. 1000000000/- VALLEYBRATER ALLOY COSTINGS LTD. THROUGH DIRECTOR SUBODH S. RUNWAL THROUGH POA KISHORKUMAR PANNALAL JAIN TO ICICI HOME FINANCE COMPANY LTD.	25.05.2017 01.07.2017
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Note : Manual & Computer Index II are not Properly Maintained & hence the Search is taken on available and accessible record Only.

The Government Fee is paid vide Government Challan.



Sameer Kadam
Search Clerk

CHALLAN
MTR Form Number-6

GRN	MH010613268201718E	BARCODE	[Barcode]				Date	19/02/2018-17:50:15	Form ID	
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Search Fee Other Items					TAX ID (If Any)				
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4					PAN No.(If Applicable)				
Location	MUMBAI					Full Name	ADVOCATE D Y WANI			
Year	2017-2018 One Time					Flat/Block No.				
Account Head Details			Amount In Rs.		Premises/Building					
0030072201	SEARCH FEE		750.00		Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)	SEARCH FOR 30 YEARS FOR PROPERTY AT MUMBAI				
					Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00		Words					
Payment Details					FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA					Bank CIN	Ref. No.	02300042018021982809	001538461		
Cheque-DD Details					Bank Date	RBI Date	19/02/2018-17:51:33	Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सधर चलन "दाइय ऑफ पेमेंट" अर्धे नमुद कारणसारीच लागु आठ. इतर कारणसारी क्तिपा नोदणी न करवायाच्या दरतासारी लागु नाही.
 Mobile No. : Not Available