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**Legaleye Associates**

Advocates, High Court

Partners :  
Mr. Prakash Shenoy  
Ms. Radhika Koteshwar  
Email : legaleye9@gmail.com

Office : Shop No. 255 & 256,  
V-MALL, Western Express Highway,  
Next to Saidham, Thakur Complex,  
Kandivali (E), Mumbai - 400 101.  
Tel.: 42644001, 49760153 / 28543571  
Mob.: 9819110865, 9820830676

**Ref. No. LEA/JSBL/TSR/0622**

**Date: 03.10.2024**

To,  
The Manager,  
Janata Sahakari Bank Limited, Pune,  
Kandivali Branch,  
Mumbai.

Dear Sir,

**REF: TITLE SEARCH REPORT IN RESPECT OF AN UNIT BEARING NO. 20 ADMEASURING 495 SQ.FT ON THE GROUND FLOOR IN THE BUILDING KNOWN AS "ASHA INDUSTRIAL ESTATE" OF THE SOCIETY KNOWN AS "ASHA HEAVY INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED" SITUATED AT VEER SAVARKAR MARG, VIRAR(EAST) 401303. OWNED BY MR. VIJAY RADHESHYAM SONTHALIA.**

We, on the basis of the copies of title deeds forwarded to us pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit our report as under :-

**1. Name(s) and Addresses of the Mortgagor(s)/Title holder (s).**

**MR. VIJAY RADHESHYAM SONTHALIA.**

**2. Copies of title Deeds seen by us.**

1. Articles of Agreement dated 22.08.1986 executed by and between M/s. Asha Builder (Builder) and Mr. Vijay Radheshyam Sonthalia (Purchaser).
2. Registration receipt dated 19.08.1986 for Rs. 965/- issued by the office of the sub registrar of Assurances, Mumbai towards registration charges.
3. Share Certificate No. 012 dated 01.01.1995 issued by Asha Heavy Industrial Premises Co-operative Society Limited in favour of Mr. Vijay R. Sonthalia.
4. Title Report dated 24.01.1984 compiled by C.P. Solanki Advocate High Court Bombay.
5. Title Clearance Report dated 04.08.2023 compiled by Law Veritas West Associates and Legal Consultants.
6. NOC dated 18.10.2008 issued by Asha Heavy Industrial Premises Co-operative Society Limited.
7. Extract Property Tax issued by Vasai-Virar City Municipal Corporation.
8. Typical Floor Plan.

**3. Description of immovable property**

Survey No./ Hissa No.	Location
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(KR)

Survey No. 30, Hissa No. 8/1, 8/2 and Survey No. 30, Hissa No. 2, 3 and 1/4	Village- Virar
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An Unit bearing No. 20 admeasuring 495 sq. ft on the Ground Floor in the building known as "**Asha Industrial Estate**" of the society known as "**Asha Heavy Industrial Premises Co-operative Society Limited**" constructed on the pieces and parcels of land bearing Survey No. 30, Hissa No. 8/1, 8/2 and Survey No. 30, Hissa No. 2, 3 and 1/4 situate, lying and being at Village Virar, within the limits of Virar Grampanchayat and within the area of the Panchayat Samiti Vasai and Zilla Parishad Thane, in Taluka and Registration District Sub District Vasai and District and Registration District Thane and under bounded as follow :

On or towards the East by: Survey No. 30 Hissa No. 2, 3 and 1/4.

On or towards the West by: Property belonging to Madhusudhan J. Choudhari.

On or towards the North by: Railway Line.

On or towards the South by: Tamhore's House.

#### 4. Search in Sub-Registrar's Office

##### i. Location of Property

- ❖ All those piece and parcel of land bearing Survey No. 30, Hissa No. 8/1, 8/2 and Survey No. 30, Hissa No. 2, 3 and 1/4 situate, lying and being at Village Virar, within the limits of Virar Grampanchayat and within the area of the Panchayat Samiti Vasai and Zilla Parishad Thane, in Taluka and Registration District Sub District Vasai and District and Registration District Thane (**Said Property**) were originally owned seized and possessed by M/s. Asha Builders, having its office at, 17, Sainath Road, Malad (West), Mumbai 400064 (**Original Owners**).
- ❖ The Builders i.e. Asha Builders had submitted the building plans and layouts of the Building to the competent authority for approval and the Municipal Corporation of Greater Mumbai approved the same.
- ❖ After obtaining permission from the competent authority, the Builders had constructed buildings known as "**ASHA INDUSTRIAL ESTATE**" on the said property and entered into Agreement for Sale with various prospective purchasers.
- ❖ In terms of an Articles of Agreement dated 22.08.1986 M/s. Asha Builder had agreed to allot An Unit bearing No. 20 admeasuring 495 sq. ft. on the Ground Floor in the building known as "**Asha Industrial Estate**" situated at Veer Savarkar Marg, Virar (East) 401303 in favour of Mr. Vijay Radheshyam Sonthalia for consideration and subject to terms and conditions mentioned therein.

# Legaleye Associates

Advocates, High Court

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Partners :  
Prakash Shenoy  
S. Radhika Koteswar  
Email : legaleye9@gmail.com

- ❖ The said Articles of Agreement dated 22.08.1986 is registered with the office of the sub registrar of assurances, Mumbai under serial No. PBBM/3366/1986 dated 19.08.1986 against payment of Rs. 965/- towards registration charges.
- ❖ The Purchasers of various flats in the said building have formed a society known as **"Asha Heavy Industrial Premises Co-operative Society Limited"**, a housing society registered under the Provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. TNA/VSI/GNL/O/736/94-95 dated 15.09.1994 (**Society**).
- ❖ The Society had allotted 5 shares of Rs. 50/- each bearing distinctive Nos. from 56 to 60 under Share Certificate bearing No. 012 on 01.01.1995 in the name of Mr. Vijay R. Sonthalia and as the bonafide member enjoined upon them the right to occupy the said Unit bearing No. 20 admeasuring 495 sq. ft. (15X33 ft) on the Ground Floor in the building known as **"Asha Industrial Estate"** of the society known as **"Asha Heavy Industrial Premises Co-operative Society Limited"**, situate at Veer Savarkar Marg, Virar (East) 401303.

## ii. Search and Investigation

- We have caused search in the office of Sub-Registrar of Assurances, Virar for a period of 30 years from 1995 to 2024 (upto 03.10.2024) and observations made by the search clerk are given in the report. Subject to the observations made therein. We certify that the title is clear.
- MTR form No. 6 dated 03.10.2024 for Rs. 325/- and Receipt dated 03.10.2024 for Rs. 425/- issued by the Sub-Registrar, are enclosed herewith for your kind perusal and records.

## iii. Confirm and state that the Copies of title deeds submitted are the copies registered before the Registrar of Assurance.

We confirm that the documents i.e.

Articles of Agreement dated 22.08.1986 is registered with the office of the sub registrar of Assurances, Mumbai dated 19.08.1986.

## iv. Whether property is ancestral and/or under joint ownership. If so, details of the co- parceners/Karta and/or the co-owners. The respective shares should be incorporated specifically

Not Applicable

## v. Minor's interest.

(KR)

(Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved, what precautions are to be taken to protect Bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property.)

No Minors interest observed in the flow of Title

vi. **Documents pending for registration**

(The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned Sub-Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders' should be specified)

No

5. **Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.**

N.A

6. **Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations**

Not earmarked for acquisition under Land Acquisition Act 1984.

7. **Leasehold immovable Property (Where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).**

Not Applicable.

8. **Investigation under Income Tax Act 1961**

(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept)

An Undertaking / Declaration from the Mortgagor that there are no proceedings pending under Income Tax Act, must be obtained and taken on record.

**9. Investigation in regard to agricultural land.**

(Investigate and search the necessary records, etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws.)

Not Applicable.

**10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.**

Not Applicable

**11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title**

Not Applicable

**12. If it is a property owned by the Company the additional safeguards like search before the Registrar of Assurances to be obtained be stated.**

Not Applicable.

**CERTIFICATE**

We certify that the title **MR. VIJAY RADHESHYAM SONTHALIA** as valid, clear, absolute and marketable title and free from any encumbrances. If **MR. VIJAY RADHESHYAM SONTHALIA** personally present and deposit the following title deeds in original with intention to create mortgage, it will satisfy the requirement of creation of mortgage:-

1. Original Articles of Agreement dated 22.08.1986 executed by and between M/s. Asha Builder (builder) and Mr. Vijay Radheshyam Sonthalia (Purchaser).
2. Original Registration receipt dated 19.08.1986 for Rs. 965/- issued by the office of the sub registrar of Assurances, Mumbai towards registration charges.
3. Original Share Certificate No. 012 dated 01.01.1995 issued by Asha Heavy Industrial Premises Co-operative Society Limited in favour of Mr. Vijay R. Sonthalia.
4. NOC from the Society i.e. **"ASHA HEAVY INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED"** to the effect that there is no lien registered in the Book of the Society as well as there are no dues pending to the Society from the flat owner and also confirming, marking lien in the Books of Society in favour of the Bank and this "NOC" must be obtained directly or confirmation from the society must be obtained and preserved on record



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5. Copy of Occupation/Completion certificate and/or Approved Plan issued by the competent authority need to be obtained. And against execution of Mortgage Documents such as Memorandum of Entry (adequately stamped in the prescribed format of the Bank) and other usual documents generally obtained as per the systems and procedures of the Bank.

Inspection of the security must be carried out.  
End use of the loan must be confirmed.

Needless to mention the Bank must ensure that the Mortgagors give intimation of mortgage to the concerned registration office within 30 days from the dated of mortgage in compliance with section 89 B and 89 C of the Indian registration Act, 1908.

We further confirm that the documents are legally enforceable & in case of any eventualities of default, the bank can enforce their rights under the Provision of the SARFAESI Act 2002 for recovery of the outstanding debts.

In our opinion the title to the said **Unit No. 20** is clear, marketable and free from encumbrances.

**Yours faithfully,**  
**LEGALEYE ASSOCIATES**

*K. Radhika*  
**ADVOCATES**



MH009152012202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Oct 2024	Receipt	Receipt no.: 1113671593
	Name of the Applicant :	Sanjay Gopinath Ghagare
	Details of property of which document has to be searched :	Dist :Palghar Village :Virar S.No/CTS No/G.No. : 30
	Period of search :	From :2008 To :2024
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH009152012202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php</a> '.		

**CHALLAN**  
**MTR Form Number-6**



152289202425E		BARCODE		Date 03/10/2024-09 53 53		Form ID	
Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Sanjay Gopinath Ghagare	
PUNE				Flat/Block No.			
2024-2025 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		325.00		Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Flat 20 Ground Floor Survey No 30 Virar Vasai 1995 to 2007 13 years			
				Amount In		Three Hundred Twenty Five Rupees Only	
				Words			
Total		325.00					
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF BARODA				Bank CIN		Ref. No.	
Cheque-DD Details				02003942024100300081		1405767270	
Cheque/DD No.				Bank Date		RBI Date	
				03/10/2024-09:55:28		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 882495535

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
sadr calaõa "Talp Aa"i pomõMaT" maQyao õamaud karNaasaaZlca laagau Aaho.(tr karNaaMsaaZl ikMiaa õaaõdMNal õa kraiaayacyaa dstaMsaaZl laagau õaahl.

Mobile No. : 9136233579



# SEARCH REPORT

Mr. Sanjay Ghagare  
Date 3<sup>rd</sup> October, 2024

To,  
**Legaleye Associates**  
Advocate High Court,  
Mumbai 400001

A/c. MR. VIJAY RADHASHYAM SONTHALIA

Sub: Investigation of Title in respect of a premises being Premises No. 20 on the Ground Floor Constructed all that piece and parcel of bearing Survey No. 30, Hissa No. 8/1 & 8/2, situate at Village Virar, Taluka Vasai in the Registration District and Sub-Registration District of Vasai.

**Dear Sir/Madam,**

As per Your instruction, I have Taken Search in Respect of above Mentioned property in Sub-Registries office at Virar for the period from 1995 to 2024. (30 Years).

I Have Found Following Registered Therein During the Course of Online Search (Please See the pages attached herein)

## SUB-REGISTRAR OFFICE AT VIRAR

1995	
To	
2001	Some pages Torn
2002	
To	
2015	Nil
2016	
To	
2024	Nil

**Remarks:** - Intimation for Mortgage of Bank in respect of the said Flat/Shop is not reflecting online Kindly confirm the same from the customer Borrower.

The Government Fee is paid vide Receipt Nos. 1113671593/24, & MH009152289202425E/24, dated 3<sup>rd</sup> October, 2024 and the same is enclosed herewith.

  
Sanjay Ghagare