



CHALLAN
MTR Form Number-6



GRN	MH007018175202425E	BARCODE	[Barcode]				Date	20/08/2024-21:07:05	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	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	Rakesh Kadam					
Location	MUMBAI									
Year	2024-2025 From 01/01/1995 To 31/12/2001			Flat/Block No.	Office No - 9010					
Account Head Details		Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE		175.00	Road/Street							
			Area/Locality		Kolekalyan					
			Town/City/District							
			PIN							
			Remarks (If Any)							
			Village - Kolekalyan. Office No - 9010. CTS No - 4207. 1995 To 2001. 07							
			Years							
			Amount In		One Hundred Seventy Five Rupees Only					
Total		175.00	Words							
Payment Details			FOR USE IN RECEIVING BANK							
PUNJAB NATIONAL BANK										
Cheque-DD Details			Bank CIN	Ref. No.	03006172024082100064	558698760				
Cheque/DD No.		Bank Date	RBI Date	20/08/2024-21:08:37	Not Verified with RBI					
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

Department ID : Mobile No. : 9867771504
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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

MH002109361202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Aug 2024	Receipt	Receipt no.: 1113573957
	Name of the Applicant :	RAKESH BALKRISHNA KADAM
	Details of property of which document has to be searched :	Dist :Mumbai Sub-urban District Village :Kolekalyan S.No/CTS No/G.No. : 4207
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH002109361202425E		
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 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

GEETA SAHA
B.SC., LL.B.
(Advocate - Bombay High Court)

Office Address:
401 A, SHRIJI CHAMBERS
60, JANMABHOOMI MARG,
FORT, MUMBAI - 400 001
Phone: 9930030058 Email Id: geetasahaveerkar@gmail.com

Residence Address:
GEET VILA, BUNGLOW NO.2
UMELMAN, MANICKPUR
VASAI (WEST) - 401 202

Annexure-B

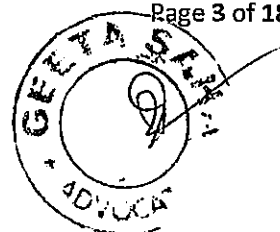
Report of Investigation of Title in respect of immovable Property

RE: All that piece and parcel of bearing Office Premises No. GW9010, admeasuring 1417 square feet carpet area equivalent to 2024 square feet Saleable/built up area on 9th Floor, Tower No. G, West Core, Bharat Diamond Bourse Complex constructed on all that piece and parcel of land bearing Plot No. C-28, C.T.S No. 4207 G-Block, Bandra Kurla Complex situated lying at Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai ("Property")

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, D/3, West Core, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra (West), Mumbai - 400051.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c	Name of the Borrower.	M/s. D. Navinchandra Exports Private Limited
2	a	Type of Loan	Term Loan/Working Capital
	b	Type of property	Commercial
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s. D. Navinchandra Exports Private Limited
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	M/s. Platinum Diamonds Private Limited was incorporated on 01.09.2005 under the provisions of Companies Act, 1956 and subsequently changed its name to M/s. D. Navinchandra Exports Private Limited through a fresh Certificate of Incorporation dated 19.04.2010 under the provisions of Companies Act. 1956 and is now validly existing under the

			Companies Act, 2013 and having a Corporate Identity Number U51398MH2005PTC155937 and having its registered office at GW-8101, 9th Floor, G-Tower, Bharat Diamond Bourse Bandra Kurla Complex, Bandra(West), Mumbai City, Mumbai, Maharashtra, India, 400051.
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a	Value of Loan (Rs. in crores)	
5	a	Complete or full description of the immovable property (ies) offered as security including the following details.	Office Premises bearing No. GW9010, admeasuring 1417 square feet carpet area equivalent to 2024 sq. ft. Saleable/Built up Area on 9 th Floor, Tower No. G, West Wing, Bharat Diamond Bourse Complex constructed on all that piece and parcel of land bearing Plot No. C-28, C.T.S No. 4207 G-Block, Bandra Kurla Complex situated and lying at Village Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai.
	B	Survey No.	C.T.S No. 4207
	c	Door/House no. (in case of house property)	Office Premises No. GW9010
	d	Extent/ area including plinth/ built up area in case of house property	1417 square feet Carpet area equivalent to 2024 sq. ft. Saleable/Built up Area
	e	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Taluka Andheri, Registration District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai.
6	a	Particulars of the documents scrutinized serially and chronologically.	As detailed below

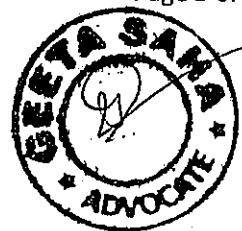
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	As detailed below	
Sr. No.	Date	Name / Nature of document	Original/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	06.09.2009	Occupancy Certificate Ref. No. TCP(P-2)/BKC-27(CC)/G/C 26/V/T-7 & 7B/1010/2009 issued by MMRDA	Copy	
2.	01.04.2010	Index II of 3277 of 2010	Copy	
3.	10.06.2010	Property Card of C.T.S. No. 4207	Copy	
4.	10.06.2010	Property Card Extracts of the CTS No.4207	Copy	
5.	10.08.2010	Index II of 08434 of 2010	Copy	
6.	16.11.2010	Share Certificate No. G/1847 issued 2024 Equity Shares of Rs. 1000/- each bearing distinctive Nos. from 1196162 to 1198185 dated 06.11.2010 issued by M/s Bharat Diamond Bourse to M/s. ESKAY Enterprises transferred to M/s. D. Navinchandra Exports Private Limited on 04.06.202 under transfer no.T-1258 and Registered Folio No. 18064 endorsed on the reverse of the Share Certificate.	Original	
7.	20.01.2024	Authority Cum Consent letter of M/s. Eskay Enterprises	Scanned Copy	
8.	12.02.2024	Provisional NOC bearing reference no.BDB/CS/T/SE/SV/93/2024/4 2664 for creating transfer of Block of shares with Occupancy Rights dated 12.02.2024 issued by Bharat Diamond Bourse to M/s. ESKAY Enterprises in favour of M/s.Eskay Enterprises	Original	
9.	19.04.2024	Special Power of Attorney authorized by Mr. Ajesh Navinchandra Mehta Director of M/s. D. Navinchandra Exports Private Limited to authorize Mr.	Original	



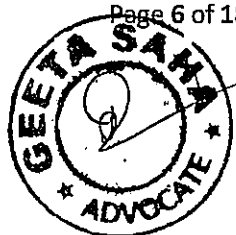
		Dhimant M. Shah and Mr. Bhavesh B. Pandya jointly and/or severally with respect to the Premises bearing unit No. GW9010 to appear before Sub-Registrar of Assurances or any other Competent Authority for registration of the said Property		
10.	03.05.2024	Consent of Assignment bearing reference no. L&EC/BKC(G)/BDB(C-28)/Assign.Part-10/840/2024 issued by MMRDA in regard to Allotment of the unit of the Premises No. GW9010 constructed on Plot No. C-28, C.T.S No. 4207, G-Block, Bandra Kurla Complex issued to Bharat Diamond Bourse for assignment of the said Property by Eskay Enterprises to M/s. D. Navinchandra Exports Private Limited	Original	
11.	24.05.2024	Index II of document no. 11729 of 2010	Copy	
12.	28.05.2024	Registered Sale Deed cum Transfer dated 28.05.2024 executed between M/s ESKAY Enterprises as the "Vendor" of the One Part and M/s. D. Navinchandra Exports Private Limited as the "Purchaser" of the Other Part registered under serial No. BDR4-05452 of 2024 by Sub-Registrar office at Andheri-2	Original	
13.	28.05.2024	Original Registration Receipt No. 5984 of for document no. 05452 of 2024	Original	
14.	01.07.2024	Maintenance Bill Received issued by Bharat Diamond Bourse under Invoice No. 34530 for Office No. GW9010 in the name of M/s. D. Navinchandra Exports Private Limited	Scanned Copy	
15.	08.07.2024	Electricity Supply Bill issued by Tata Power Limited to M/s. Eskay Enterprises for the Consumer No (CA No.): 900000915669	Scanned Copy	
16.	21.08.2024	Online search on the website of Ministry of Corporate Affairs to view the index of charges of M/s. D. Navinchandra Exports Private Limited	online	



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)	Yes, the certified copies as detailed above are verified and compared with the original title deeds.
	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).	Yes
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
	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
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Andheri (1,2,3,4,5 6,7 & 8)
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
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.	Please refer SCHEDULE A- Flow of Title at the end of this report.



	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 Search conducted for 30 years from 1995 to 2024
	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.	NA
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.)	Occupancy Rights
		If Ownership Rights,	
	a	Details of the Conveyance Documents	NA
	b	Whether the document is properly stamped.	NA
	c	Whether the document is properly registered.	NA
		If leasehold, whether,	The said Property is constructed on the leasehold land taken on Lease by Bharat Diamond Bourse from MMRDA under a lease deed dated 31st March 2010 registered under registration no.BDR9-03277-2010
	a	The Lease Deed is duly stamped and registered	NA
	b	The lessee is permitted to mortgage the Leasehold right,	NA
	c	duration of the Lease/unexpired period of lease,	NA
	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.	NA
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA
	f	Right to get renewal of the leasehold rights and nature thereof.	Lease deed not examined or verified. However, until the expiry of lease deed the Mortgagor has occupancy rights on the said Property



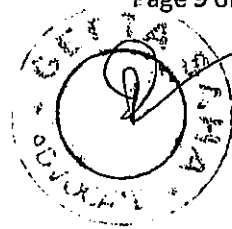
	If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	Yes
a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Yes
b	the mortgagor is competent to create charge on such property?	Yes
c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	NOC from BDB has to be obtained prior to creation of charge
	If occupancy right, whether,	Yes
a	Such right is heritable and transferable,	Yes
b	Mortgage can be created.	Yes
12	Has the property been transferred by way of Gift/Settlement Deed	NA
a	The Gift/Settlement Deed is duly stamped and registered;	NA
b	The Gift/Settlement Deed has been attested by two witnesses;	NA
d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	NA
e	The Gift/Settlement Deed transfers the property to Donee;	NA
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?	NA
g	Whether the Donee is in possession of the gifted property?	NA
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;	NA
i.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
13	Has the property been transferred by way of partition / family settlement deed	NA
a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	NA
b	Whether mutation has been effected	NA



c	Whether the mortgagor is in possession and enjoyment of his share.	NA
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	NA
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.	NA
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?	NA
14	Whether the title documents include any testamentary documents /wills?	NA
a	In case of wills, whether the will is registered will or unregistered will?	NA
b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
c	Whether the property is mutated on the basis of will?	NA
d	Whether the original will is available?	NA
e	Whether the original death certificate of the testator is available?	NA
f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	NA
g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	NA
15.	Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/other institutions?	NA
a)	Any restriction in creation of charges on such properties?	NA
b)	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	NA
16.	a) Where the property is a HUF/joint family property?	NA
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.	NA



	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	NA
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	NA
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	NA
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA
18		Is the property an Agricultural land	NA
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	NA
	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?	NA
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	NA
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.)?	NA
	b	Additional aspects relevant for investigation of title as per local laws.	NA
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?	No
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, as per the documents provided
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA



	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?	No
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	NA
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	NA
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	NA
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	The property belongs to a private limited company Board resolution to be obtained prior to creation of mortgage. No prior charges on the said property is appearing on the ROC site
	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) ?	Search on ROC Website for the Vendee Company does not reveal any charge.
	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)?	No
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	NA
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.	Yes
25	a	Whether any POA is involved in the chain of title during the period of search?	No



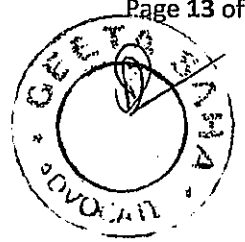
b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	NA
c	In case the 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).	Yes, Special Power of Attorney authorized by Mr. Ajesh Navinchandra Mehta Director of M/s. D. Navinchandra Exports Private Limited to Mr. Dhimant M. Shah and Mr. Bhavesh B. Pandya jointly and/or severally with respect to the Premises unit No. GW9010 to appear before Sub-Registrar of Assurances or any other Competent Authority
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.	NA
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? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	NA ii) Yes iii) Special iv) 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?)	Yes, POA was in force and not revoked or had become invalid on the date of execution of the document.
g	Please comment on the genuineness of POA?	Genuine and Registered before Sub-Registrar BBES
h	The unequivocal opinion on the enforceability and validity of the POA.	Enforceable and valid
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.	
27	I. If the property is a flat/apartment or residential/commercial complex	Office Premises



a	Promoter's/Land owner's title to the land/ building;	Clear and marketable
b	Development Agreement/Power of Attorney;	NA
c	Extent of authority of the Developer/builder;	Full
d	Independent title verification of the Land and/or building in question;	Yes
e	Agreement for sale (duly registered);	Yes
f	Payment of proper stamp duty;	Paid
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes, Registered Sale Deed cum Transfer dated 128.05.2024 executed between M/s ESKAY Enterprises. as the "Vendor" of the One Part and M/s. D. Navinchandra Exports Private Limited as the "Purchaser" of the Other Part registered under serial No. BDR4-05452 of 2024 by Sub-Registrar office at Andheri-2
h	Approval of building plan, permission of appropriate/local authority, etc.;	Obtained
l	Conveyance in favour of Society/ Condominium concerned;	NA
j	Occupancy Certificate/allotment letter/letter of possession;	Obtained
k	Membership details in the Society etc.;	Yes
l	Share Certificates;	Yes
m	No Objection Letter from the Society;	Yes required
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes, NOC required from BDB
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Yes
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	No
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
II. A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	NA
II. B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	NA



	I.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	NA
	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 promoter in the website of Real Estate Regulatory Authority?	NA
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 M
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.	30 years
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Maintenance Bill paid. Property tax bill not provided.
31	a	Urban land ceiling clearance, whether required and if so, details thereon	NA
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	To be obtained prior to creation of Mortgage
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Property being an office premises is not mutable under the records of rights.
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	as per the documents produced by the Mortgagor
33	a	Whether the property offered as security is clearly demarcated?	Yes, as per the documents.
	b	Whether the demarcation/ partition of the property is legally valid?	Yes, as per the documents.
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents, : a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Copy of the Latest Electricity bill has been examined
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	None



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 not provided.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	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.	NA
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	None
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. D. NAVINCHANDRA EXPORTS PRIVATE LIMITED

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 12.09.2024

Place: MUMBAI

Geeta Saha
 (GEM & SSHA)
 ADVOCATE
 ADVOCATE * SSHA

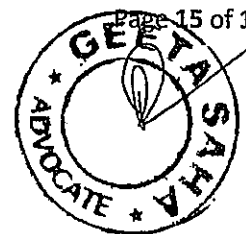
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Certificate of title

RE: All that piece and parcel of bearing Office Premises No. GW9010, admeasuring 1417 square feet carpet area equivalent to 2024 square feet Saleable/built up area on 9th Floor, Tower No. G, West Core, Bharat Diamond Bourse Complex constructed on all that piece and parcel of land bearing Plot No. C-28, C.T.S No. 4207 G-Block, Bandra Kurla Complex situated lying at Village Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai ("Property")

I have examined the Original and Certified true copies of the Title Deeds and copies of other documents 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:

- 1 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.
- 2 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.
- 3 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.
- 4 There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1995 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
- 5 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**
- 6 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**
- 7 The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **M/s. D. Navinchandra Exports Private Limited**
- 8 I certify that **M/s. D. NAVINCHANDRA EXPORTSPRIVATE LIMITED** has / have an absolute, clear and marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.



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

- a) Original Allotment Letter dated 16.11.2010 duly registered under Serial No.BDr-9-11729-2010 on 16.11.2010
- b) Original Registered Sale Deed cum Transfer dated 28.05.2024 registered under serial No. BDR4-05452 of 2024 by Sub-Registrar office at Andheri-2;
- c) Original of Registration Receipt of 05452 of 2024;
- d) Copy of Index II of 05452 of 2024;
- e) Original Share Certificate No. G/1847 dated 6.11.2010 transferred in the name of M/s D. Navinchandra Exports Pvt. Ltd;
- a) Copy of Occupancy Certificate Ref. No. TCP(P-2)/BKC-27(CC)/G/C 26/V/T-7 & 7B/1010/2009 dated 06.09.2009 issued by MMRDA;
- b) Original Provisional NOC bearing reference no.BDB/CS/T/SE/SV/93/2024/42664 for creating transfer block of Shares and Occupancy Rights dated 12.02.2024 issued by Bharat Diamond Bourse to M/s. ESKAY Enterprises for transferring to M/s. D. Navinchandra Exports Private Limited;
- c) Copy of Consent of Assignment bearing reference no. L&EC/BKC(G)/BDB(C-28)/ Assign.Part-10/840/2024 dated 03/05.2024 issued by MMRDA
- d) NOC issued by Bharat Diamond Bourse to the bank for creating mortgage;
- e) Latest receipt for payment of maintenance charges;
- f) Latest Property tax bill;
- g) Latest electricity bill;
- h) Certified True Copy Board Resolution from D. Navinchandra Exports Private Limited; and
- i) Certified True copy (self-certified) of MOA and AOA of M/s D. Navinchandra Exports Private Limited.

ADDITIONAL DOCUMENT TO BE OBTAINED AND PROCEDURES TO BE FOLLOWED AFTER MORTGAGE CREATION:

- a) Registered Mortgage Deed to be executed by M/s. D. Navinchandra Exports Private Limited.
- b) Charges to be registered with ROC within the prescribed time frame post mortgage creation by M/s. D. Navinchandra Exports Private Limited.
- c) Charges to be filed with CERSAI, within the prescribed time limit.

9 There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

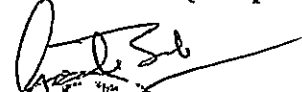

10 It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

RE: All that piece and parcel of bearing Office Premises No. GW9010, admeasuring 1417 square feet carpet area equivalent to 2024 square feet Saleable/built up area on 9th Floor, Tower No. G, West Core, Bharat Diamond Bourse Complex constructed on all that piece and parcel of land bearing Plot No. C-28, C.T.S No. 4207 G-Block, Bandra Kurla Complex situated lying at Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai ("Property")

Date:12.09.2024

Place: MUMBAI

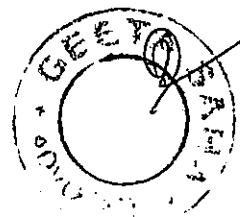



**SCHEDULE A
FLOW OF TITLE**

RE: All that piece and parcel of bearing Office Premises No. GW9010, admeasuring 1417 square feet carpet area equivalent to 2024 square feet Saleable/built up area on 9th Floor, Tower No. G, West Core, Bharat Diamond Bourse Complex constructed on all that piece and parcel of land bearing Plot No. C-28, C.T.S No. 4207 G-Block, Bandra Kurla Complex situated lying at Village Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai ("Property")
=====

On review and scrutiny of the title documents, we observe the flow of title as follows:

1. Mumbai Metropolitan of Development Authority (MMRDA) was well and sufficiently possessed of all that piece and parcel of Plot No.C-28 at G, Block and complex bearing CTS No.4207, lying being and situated at Village-Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban (hereinafter referred to as **said "Plot"**).
2. Bharat Diamond Bourse, is a Company registered under the provisions of Section 25 of the Companies Act, 1956 (hereinafter referred to as the "**said BDB**"), with the main object of establishing a Bourse for the promotion or export of Gem & Jewellery from India and to provide for this purpose, infrastructure and other facilities in India for Indian and overseas buyers and sellers of Gem & Jewellery. The said BDB has in pursuance of its Memorandum and Articles of Association acquired the said Plot for the construction of the Bourse comprising of buildings thereon to be use and occupied in accordance with the provisions of the Articles of Association of the said BDB.
3. The said BDB had by way of two Agreements to Lease dated 01/03/1993 and 18/05/1993, with MMRDA acquired lease of two pieces of the land which were duly amalgamated into Plot No.C-28 at G-Block, Bandra Kurla Complex, situated and lying in CTS No.4207, Village Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban ("**said Plot**").
4. Subsequently, in pursuance to the above two agreements, said BDB has executed and registered the Lease Deed dated 31st March, 2010 with MMRDA in respect of the said Plot, under registration no.BDR9-03277-2010 on 31st March 2010.
5. The said Bharat Diamond Bourse has in accordance with the Intimation of Disapproval (IOD) and Commencement Certificate (CC) granted by the concerned authority constructed a commercial office complex comprising of eight towers known as "Bharat Diamond Bourse Complex" on the said Plot having several offices and premises therein to be occupied and used in term of the objects of articles rules and regulations of the Bharat Diamond Bourse, MMRDA and MCGM from time to time.
6. By way of Occupancy Certificate bearing No. TCP(P-2)/BKC-27(CC)/C26/V/T-7&7B/1010/2009 dated 06.09.2009, issued by MMRDA, MMRDA permitted right to occupy.
7. Subsequently by way of an Allotment Letter dated 16.11.2010 duly registered under Serial No.BDR-9-11729-2010 on 16.11.2010 executed between the said BDB and M/s Eskay Enterprises, the said BDB has allotted to M/s Eskay Enterprises, the said Property bearing no. GW9010 admeasuring 1417 sq. ft. Carpet Area equivalent to 2024 sq. ft. Saleable/Built up Area in "G" Tower, West Core on the 9th Floor in the Building known as Bharat Diamond Dourse Complex constructed on the said Plot.
8. The said BDB has also allotted to M/s Eskay Enterprises Block of Shares comprising of 2024 Equity Shares having face value of Rs.1,000/- each bearing Distinctive Nos. 1196162 to

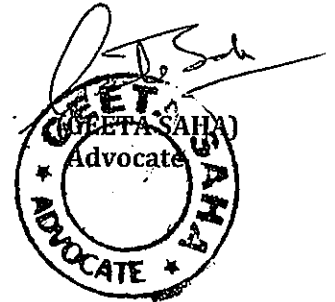


1198185 (both inclusive) held under Share Certificate No. G/1847 in respect of the said Property.

9. Pursuant to the above M/s. ESKAY Enterprises as the Vendor/Transferor was in Exclusive use, Occupation and uninterrupted possession of the said Property.
10. By way of a Consent of Assignment bearing reference no. L&EC/BKC(G)/BDB(C-28)/Assign.Part-10/840/2024 issued by MMRDA, MMRDA granted its consent to assign the unit of the Premises No. GW9010 constructed on Plot No. C-28, C.T.S No. 4207, G-Block, Bandra Kurla Complex by Eskay Enterprises to M/s. D. Navinchandra Exports Private Limited.
11. By, a Registered Sale Deed cum Transfer dated 28.05.2024 executed between M/s. ESKAY Enterprises as the "Vendor" of the One Part and M/s. D. Navinchandra Exports Pvt. Ltd. as the "Purchaser" of the Other Part duly registered under serial No. BDR4-05452 of 2024, with sub registrar office at Andheri-2, the said vendor sold the said Property bearing no. GW9010 admeasuring 1417 sq. ft. Carpet Area equivalent to 2024 sq. ft. Saleable/Built up Area in "G" Tower, West Core on the 9th Floor in the Building known as Bharat Diamond Bourse Complex to M/s. D. Navinchandra Exports Pvt. Ltd. for proper consideration as mentioned therein.
12. Pursuant to the above Sale Deed cum Transfer the said Bharat Diamond Bourse issued Memorandum of transfer of shares corresponding to the Office Premises No. GW9010 in the name of M/s. D. Navinchandra Exports Pvt. Ltd. vide endorsement dated 04.06.2024 on the reverse of the Share Certificate No. G/1847
13. Pursuant to the above M/s. D. Navinchandra Exports Private Limited as the Purchaser/Transferee is in Exclusive use, Occupation and uninterrupted possession of the said Office Premises.
14. We are of the opinion that M/s. D. Navinchandra Export Pvt. Ltd., had paid the full consideration to the vendor and obtained quiet, vacant and peaceful possession of the captioned Property and also have a clear, valid and marketable title free from all encumbrances to the said Property.

Date:12.09.2024

Place: MUMBAI



SEARCH REPORT

Subject: in respect of:

Ref:- In respect Of Office Premises No – GW - 9010, 9TH Floor, adm – 1417 sq. feet carpet i.e. 2024 sq. feet built up area, West Wing, in the Building known as “**BHARAT DIAMOND BOURSE COMPLEX**”, “**TOWER NO – G**”, situate at land bearing CTS No – 4207, Plot No – C/28, G - BLOCK, at Village –**Kolekalyan**, Taluka - **Andheri**, Dist – **Mumbai Suburban**.

BELONGING TO :- M/s D NAVINCHANDRA EXPORT PVT LTD

Dear Sir/Madam,

Under your instruction I have taken search in respect of the said property for 30 Years i.e. 1995 to 2024 and paid a necessary charges of Rs - 750/- to the Sub-Registrars Office, Online GRN No - **MH007018175202425E, MH002109361202425E** & Receipt bearing No - **1113573957/2024** dated **20/08/2024**

During the course of my searches the following details were found.

AT THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCES OF ANDHERI (1,2,3,4,5 6,7 & 8) MANUAL & COMPUTER RECORDS FROM 1995 to 2024.

From 1995	-Index II records are in torn condition
From 1996	-Index II records are in Some Pages Torn
From 1997	-Index II records are in Some Pages Torn
From 1998	-Index II records are in Some Pages Torn
From 1999	-Index II records are in Some Pages Torn
From 2000	-Index II records are in Some Pages Torn
From 2001	-Index II records are in Some Pages Torn
From 2002	- Nil
From 2003	- Nil
From 2004	- Nil
From 2005	- Nil
From 2006	- Nil
From 2007	- Nil

From 2008 - Nil

From 2009 - Nil

From 2010 **Transaction**

(1) Mode of Document:-Agreement To Lease

Schedule of Property :-adm – 80941.62 sq. mtrs area,situate at land bearing CTS No – 4207, Plot No – C/28, G - BLOCK, at Village –Kolekalyan, Taluka - Andheri, Dist – Mumbai Suburban.

Registered Agreement To Lease Made betweenM/s MUMBAI METROPOLITAN REGION DEVELOPMANT AUTHORITYANDM/s BHARAT DIAMOND BOURSE

Agreement Value :- 0/-

Market Value :- 3545608000 /-

Execution Date:- 31/03/2010

Reg. Date:- 31/03/2010

Document No:- AND3/3277/2010

(2) Mode of Document:-Agreement For Sale

Schedule of Property :- In respect Of Office Premises No – GW - 9010, 9TH Floor, adm – 2024 sq. feet area, along with 2 carparking, West Wing, in the Building known as “BHARAT DIAMOND BOURSE COMPLEX”, “TOWER NO – G”, situate at land bearing CTS No – 4207, Plot No – C/28, G - BLOCK, at Village –Kolekalyan, Taluka - Andheri, Dist – Mumbai Suburban.

Registered Agreement For Sale Made betweenM/s BHARAT DIAMOND BOURSEANDM/sESKAY ENTERPRISES

Agreement Value :- 0/-

Market Value :- 2234500/-

Execution Date:- 09/11/2010

Reg. Date:- 16/11/2010

Document No:- AND3/11729/2010

From 2011 - Nil

From 2012 - Nil

From 2013 - Nil

From 2014 - Nil

From 2015 - Nil

From 2016 - Nil

From 2017 **Transaction**

(1) Mode of Document:-Leave And License

Schedule of Property :- In respect Of Office Premises No – GW - 9010, 9TH Floor, adm – 2024 sq. feet built up area, West Wing, in the Building known as “**BHARAT DIAMOND BOURSE COMPLEX**”, “**TOWER NO – G**”, situate at land bearing CTS No – 4207, Plot No – C/28, G - BLOCK, “Licensor an interest Free **Deposit Of Rs – 13,00,000/-**, Licensee For a **Period Of 60 Months**, &**Monthly License Fee Rs – 2,53,000/-, 2,90,950/-, 30,36,000/-**, at Village –**Kolekalyan**, Taluka - **Andheri**, Dist – **Mumbai Suburban**.

Registered Leave And License Made between**M/sESKAY ENTERPRISESAND M/s ALLEGIANT COLLECTIONS**

Agreement Value :- 268180/-

Market Value :- 1300000/-

Execution Date:- 20/01/2017

Reg. Date:- 20/01/2017

Document No:- AND2/516/2017

From 2018 - Nil

From 2019 - Nil

From 2020 - Nil

From 2021 - Nil

From 2022 **Transaction**

(1) Mode of Document:-Leave And License

Schedule of Property :- In respect Of Office Premises No – GW - 9010, 9TH Floor, adm – 2024 sq. feet built up area, West Wing, in the Building known as “**BHARAT DIAMOND BOURSE COMPLEX**”, “**TOWER NO – G**”, situate at land bearing CTS No – 4207, Plot No – C/28, G - BLOCK, “Licensor an interest Free **Deposit Of Rs – 15,00,000/-**, Licensee For a **Period Of 36 Months**, &**Monthly License Fee Rs – 4,04,800/-, 4,45,280/-, 48,57,600/-**, at Village –**Kolekalyan**, Taluka - **Andheri**, Dist – **Mumbai Suburban**.

Registered Leave And License Made between**M/sESKAY ENTERPRISESAND M/s AADI DIAMONDS AND JEWELLERY PRIVATE LIMITED**

Agreement Value :- 418293/-

Market Value :- 1500000/-

Execution Date:- 31/05/2022

Reg. Date:- 31/05/2022

Document No:- AND2/5687/2022

From 2024

Transaction, Available And loose Index II

(1) Mode of Document:-Sale Deed

Schedule of Property :- In respect Of Office Premises No – GW - 9010, 9TH Floor, adm – 1417 sq. feet carpet i.e. 2024 sq. feet built up area, West Wing, in the Building known as “BHARAT DIAMOND BOURSE COMPLEX”, “TOWER NO – G”, situate at land bearing CTS No – 4207, Plot No – C/28, G - BLOCK, at Village –Kolekalyan, Taluka - Andheri, Dist – Mumbai Suburban.

Registered Sale Deed Made between M/sESKAY ENTERPRISES AND M/s D NAVINCHANDRA EXPORT PVT LTD

Agreement Value :- 68816000/-

Market Value :- 70245000/-

Execution Date:- 28/05/2024

Reg. Date:- 28/05/2024

Document No:- AND2/5452/2024

Date:12.09.2024

Place: MUMBAI

