



ADVOCATE

KOMAL N. JAIN{BLS. LLB}

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REF No. 73/K/2025

30th January, 2025

To,
The Manager,
Union Bank of India,
Rokadia Lane Branch
Borivali(West)
Mumbai

Dear Sir/Madam,

TITLE SEARCH REPORT (TSR)

1.	Date of receipt of original title deeds/documents from the Branch.	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents along with Title Search report.	Name & designation of the official to whom the original title deeds/documents along with Title Search report is delivered.
	Copy of title Deeds on	Mr. M.P. Bhokta (Chief Manager)	30/01/2025	Mr. M.P. Bhokta (Chief Manager)
2.	Name of the Account and details of the Borrower: M/s. Saj Hotels Pvt. Ltd. as owners			
	Full Description of the Property			
3.1	Nature of Immovable Property: All that pieces or parcels of land bearing Survey No.18, Hissa No.2, adm. 1-99-0 HRP thereabouts of Village Metgutad, Taluka Mahabaleshwar, District Satara, Sub-Registration District and Taluka Mahabaleshwar and within the limits of Grampanchayat Metgutad. Boundaries of Immovable Property: - East: Survey No. 18/3 West: Survey No. 18/1 South: Road North: Forest			
3.2	(i) Survey No: Survey No.18, Hissa No.2 of Village Metgutad. (ii) Hissa No: N.A. (iii) Gut No: N.A. (iv) Town Survey No: N.A.			



	(v) Khasra No. N.A. (vi) Patta No. N.A. (vii) Khatha No. N.A. (viii) Plot No. N.A. (ix) CTS No. N.A (x) Sector No. : N.A
3.3	Number/Identification details as per building map/plan All that pieces or parcels of land bearing Survey No.18, Hissa No.2, adm. 1-99-0 HRP thereabouts of Village Metgutad, Taluka Mahabaleshwar, District Satara, Sub-Registration District and Taluka Mahabaleshwar and within the limits of Grampanchayat Metgutad.
3.4	Extent of Property: All that pieces or parcels of land bearing Survey No.18, Hissa No.2, adm. 1-99-0 HRP thereabouts of Village Metgutad, Taluka Mahabaleshwar, District Satara, Sub-Registration District and Taluka Mahabaleshwar and within the limits of Grampanchayat Metgutad.
3.5	Name/s of the Owner/s M/s. Saj Hotels Pvt. Ltd.
3.6	Nature of Ownership <input type="checkbox"/> Freehold <input checked="" type="checkbox"/> <input type="checkbox"/> Lease hold (mention the residual lease term clearly) <input type="checkbox"/> License <input type="checkbox"/> Undivided Interest (mention the shares) <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) <input type="checkbox"/> Assignee/Grantee of Govt. <input type="checkbox"/> Cultivating tenant <input type="checkbox"/> Title only by possession (mention whether adverse possession/or others) <input type="checkbox"/> As a member/share holder of society <input type="checkbox"/> As a mortgagee <input type="checkbox"/> As a servient owner of easement right <input type="checkbox"/> Any other (Please mention the nature of ownership here)
4.	Tracing of Title 1. Whereas 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar were the owners of land bearing Survey No.18, Hissa No.2, adm. 1-99-0 HRP thereabouts of Village Metgutad, Taluka Mahabaleshwar, District Satara, Sub-Registration District and Taluka Mahabaleshwar and within the limits of Grampanchayat Metgutad (hereinafter referred to as the said Property).



2. Whereas by a Sale Deed dated 07/02/1981 made between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the one part and Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the purchaser of the other part, vendors conveyed the said property to the purchaser), on the terms and conditions mentioned therein.
3. Whereas the said Sale Deed dated 07/02/1981 was registered under registration No. 155 in Book No. 1 on dated 07/02/1981.
4. Whereas Collector of Mahableshtar has issued N.A. Permission bearing Order No. NA/SR-15/81 dated 10/06/1981 for the said land bearing Survey No. 18/2 of Village Metgutad.
5. Whereas by a Sale Deed dated 04/08/1981 made between **Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar** as the Vendor of the one part and **M/s. Saj Hotels Pvt. Ltd.** as the purchaser of the other part, vendors conveyed the said property to the purchaser), on the terms and conditions mentioned therein.
6. Whereas the said Sale Deed dated 04/08/1981 was registered at Satara under registration No.41 of 1981 dated 04/08/1981.
7. Whereas in Sale Deed dated 07/02/1981, vendors executed sale deed without mentioning their Designation & others errors, these errors rectified by executing a Rectification Deed dated 27/01/1983 executed between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21)



Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the first Part and Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the Purchasers of the other part, duly stamped and registered at Wai under registration No. WAI-1-108-1983 dated 27/01/1983.

8. Whereas by a Confirmation Deed dated 27/01/1983 executed between Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the one part and Dhondiba Mahadu Bavalekar & Dagdu Balu Bavalekar of the other part, confirmed the said Sale Deed dated 07/02/1981.
9. Whereas the said M/s. Saj Hotels Pvt. Ltd. has taken loan by executing Equitable mortgage deed dated 15/12/2016 registered under Serial No. Mahabaleshwar-866/2016 with Union Bank of India and thereafter both parties executed Deed of Re Conveyance Mortgage dated 19/10/2018 registered under Serial No. Mahabaleshwar-690/2018 for the same and released the said property.
10. Whereas Deed of Lease dated 28/11/2018 registered under Serial No. Mahabaleshwar-778/2018 the said M/s. Saj Hotels Pvt. Ltd leased the said Plot of land bearing **Survey No. 18/2A**, Adm., **14000** sq. meters., and and total 78 rooms in the resort building constructed on it, area 5679.55 sq. m. and as mentioned in the document, the furniture, fixtures and fittings, comfort facilities are included in the income as per, lying, being and situated within the Village limits of **Methutad** to M/s. Mahindra Holiday and Resort India Limited for the period of 9 years. (in that case bank is advised to obtain an Undertaking from the licensee i.e. M/s. Mahindra Holiday and Resort India Limited with respect to free access to flat as and when required for inspection and to vacant the flat immediately and handover the possession of flat to bank in case if the loan turns into NPA and bank get possession of flat in SARFESIA).
11. Whereas M/s. Latim Lifestyle and Resorts Limited has availed credit facility against the said property i.e. Survey No. 18/2 of Village Metgutad & other properties with UNITY Small finance Bank and thereafter said Bank has issued No Dues Letter dated 09/02/2024 for the same.
12. Whereas as per Sanction Letter dated 16/12/2023, M/s. Latim Lifestyle and Resorts Limited has availed credit facility and for the same the said property i.e. Survey No. 18/2 of Village Metgutad & other properties was mortgaged by **M/s. Saj Hotels Pvt. Ltd.** with **Aditya Birla Finance Limited** (Bank is advised to obtain No Dues Letter from **Aditya Birla Finance Limited**).
13. Whereas it is observed that the said property is under jurisdiction of Grampanchayat and Grampanchayat does not issue occupancy certificate,



	<p>however Grampanchayat is collecting the property tax, in the case bank can rely on property tax bill and can create a valid mortgage.</p> <p>14. Since the Borrower is Company i.e. M/s. Saj Hotels Pvt. Ltd., I recommend the Bank to also do the verification of the Company records at the Registrar of Companies and obtain True Copy of the Resolution from the Company with regards to the mortgage of the said property and also the person to sign all the mortgage documents.</p> <p>15. Bank can create valid Simple/Registered mortgage for the said Property of M/s. Saj Hotels Pvt. Ltd. (subject to mortgage charge of Aditya Birla Finance Limited)</p>		
5.	Title deeds/document details under which ownership is acquired		
	Name/Nature of Deed	Details like office of the Regn., Regn. No & Date	
	Original Sale Deed dated 07/02/1981 made between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the one part and Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the purchaser of the other part, duly stamped and registered.	(Registration No. 155 in Book No. 1 dated 07/02/1981).	
	-	Original Sale Deed dated 04/08/1981 made between Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the Vendor of the one part and M/s. Saj Hotels Pvt. Ltd. as the purchaser of the other part, duly stamped and registered	(registration No.41 of 1981 dated 04/08/1981).



-	Original Rectification Deed dated 27/01/1983 executed between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the first Part and Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the Purchasers of the other part, duly stamped and registered	(Registration No. WAI-1-108-1983 dated 27/01/1983).
	Original Confirmation Deed dated 27/01/1983 executed between Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the one part and Dhondiba Mahadu Bavalekar & Dagdu Balu Bavalekar of the other part.	-
	Copy of N.A. Permission bearing Order No. NA/SR-15/81 dated 10/06/1981 issued by Collector of Mahableshwar.	-
	7/12 Extract	
	Latest Property tax receipt	
6.	<p><i>List of encumbrances</i></p> <p>1) Nature of encumbrance: the said property is mortgaged with Aditya Birla Finance Limited.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Charge under contract <input type="checkbox"/> Mortgage: there is mortgage charge of Aditya Birla Finance Limited on the said property. <input type="checkbox"/> Negative Lien <input type="checkbox"/> Lease/tenancy <input type="checkbox"/> Right of Maintenance /reversion 	



	<ul style="list-style-type: none"> <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption rights <input type="checkbox"/> Right to specific performance under an agreement to sell <input type="checkbox"/> Liens/First Charge under laws <input type="checkbox"/> Right of reversion to Government <input type="checkbox"/> Lis pendency <p>2) Name of the person in whose favor encumbrance is subsisting: M/s. Latim Lifestyle and Resorts Limited</p> <p>3) Date on which encumbrance has come into existence: As per Sanction Letter dated 16/12/2023 of Aditya Birla Finance Limited</p>
7.	<p>View on encumbrance</p> <p>I have caused to take the search for 30 years of the available records in the concerned office/s of sub Registrar of assurances through searcher, and there a is mortgage charge of Aditya Birla Finance Limited which may come into the category of encumbrances, Search report dated 30/01/2025.</p>
8.	<p>Regulatory Issues:</p> <p>Clearly provide the following details: -</p> <ul style="list-style-type: none"> <input type="checkbox"/> Whether the property is affected by Land Ceiling Law: No. <input type="checkbox"/> Whether the property is affected by Land fragmentation Law: No <input type="checkbox"/> Whether the property is affected by Forest law: No <input type="checkbox"/> Whether the property is affected by Planning Law: No <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law: No <input type="checkbox"/> Whether the property is affected by rent restriction/control Law: No <input type="checkbox"/> Whether the property is affected by Environment Law: No <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law: No <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks: No.
9.	<p>Views on regulatory hurdles: N.A</p>
10.	<p>List of documents/deeds provided to the Advocate and perused by her</p> <p>1. Copy of Sale Deed dated 07/02/1981 made between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the one part and Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the purchaser of the other part, duly stamped and registered. (Registration No. 155 in Book No. 1 dated 07/02/1981).</p>




	<p>2. Copy of Sale Deed dated 04/08/1981 made between Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the Vendor of the one part and M/s. Saj Hotels Pvt. Ltd. as the purchaser of the other part, duly stamped and registered (registration No.41 of 1981 dated 04/08/1981).</p> <p>3. Copy of Rectification Deed dated 27/01/1983 executed between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the first Part and Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the Purchasers of the other part, duly stamped and registered (Registration No. WAI-1-108-1983 dated 27/01/1983).</p> <p>4. Copy of Confirmation Deed dated 27/01/1983 executed between Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the one part and Dhondiba Mahadu Bavalekar & Dagdu Balu Bavalekar of the other part.</p> <p>5. Copy of N.A. Permission bearing Order No. NA/SR-15/81 dated 10/06/1981 issued by Collector of Mahableshwar.</p> <p>6. 7/12 Extract.</p> <p>7. Copy of Sanction Letter dated 16/12/2023 of Aditya Birla Finance Limited.</p> <p>8. Copy of No Dues Letter dated 09/02/2024 of UNITY Small finance Bank.</p> <p>9. Copy of Latest Tax receipt.</p>
11.	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined: None
12.	List of further documents called for, examined, and perused: The documents provided to me as per Point No. 10 were enough to carry out title search report and further documents are not necessary.
13.	Whether the documents examined are duly stamped as per the Stamp Act Yes
14.	Whether the Registration endorsements are in order Yes
15	Certificate of examination "This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the



	documents sham and fictitious"
16.	<p>Certificate of title</p> <p>I hereby certify that the title M/s. Saj Hotels Pvt. Ltd. as the Owner over the above said property is clear and marketable and unencumbered. (subject to mortgage charge of Aditya Birla Finance Limited)</p> <p>I further certify that there are no claims from minor/s and his/their interest in the said property and bank will be able to enforce SARFAESI Act, if required against the property offered as security.</p> <p>I further certify that, the title deeds, as stated hereinabove, are genuine and a valid Simple/registered mortgage can be created as recited hereinabove</p>
17.	<p>List of documents to be deposited for creating the Simple/Registered mortgage</p> <ol style="list-style-type: none"> 1. Original Sale Deed dated 07/02/1981 made between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the one part and Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the purchaser of the other part, duly stamped and registered. (Registration No. 155 in Book No. 1 dated 07/02/1981). 2. Original Sale Deed dated 04/08/1981 made between Shri. Shrinivas Mahadev Sane & Shri Vyankatesh Gangadhar Adkar as the Vendor of the one part and M/s. Saj Hotels Pvt. Ltd. as the purchaser of the other part, duly stamped and registered (registration No.41 of 1981 dated 04/08/1981). 3. Original Rectification Deed dated 27/01/1983 executed between 1) Dhondu Ravji Bavalekar, 2) Shankar Babaji Bavalekar, 3) Dagdu Balu Bavalekar, 4) Ganpat Bahiru Bavalekar, 5) Sadashiv Mahahu Bavalekar, 6) Dagdu Shiva Bavalekar, 7) Mrs. Jijabai Haribhau Pawar, 8) Shankar Vithoba Bavalekar, 9) Mahadev Vithoba Bavalekar, 10) Sitaram Vithoba Bavalekar, 11) Ganpat Lakshman Bavalekar, 12) Sadumahadu Bavalekar, 13) Anada Dhondu Bavalekar, 14) Maruti Krushna Bavalekar, 15) kondabai . Rama Bavalekar, 16) Ramu Bala Bavalekar, 17) Narayan Ramchandra Gol, 18) Narayan Bala Bavalekar, 19) Ramchandra Nayaran Bavalekar, 20) Radhabai Sadashiv Chaudhary, 21) Baburao Narayan Bavalekar, 22) Kondu Bhiva Bavalekar, 23) Dagdu Tukaram Bavalekar, 24) Lakshman Ramchandra Bavalekar, 25) Dhondu Sakharam Bavalekar, 26) Baburao Sakharam Bavalekar, as the Vendor of the first Part and Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the Purchasers of the other part, duly stamped and registered (Registration No. WAI-1-108-1983 dated 27/01/1983).



4. Original Confirmation Deed dated 27/01/1983 executed between Shri. Shrinivas Mahadev Sane & Shri. Vyakatesh Gangadhar Adakar as the one part and Dhondiba Mahadu Bavalekar & Dagdu Balu Bavalekar of the other part.
5. Copy of N.A. Permission bearing Order No. NA/SR-15/81 dated 10/06/1981 issued by Collector of Mahableshwar.
6. True Copy of the Resolution from the Company with regards to the mortgage of the said property and also the person to sign all the mortgage documents.
7. Undertaking from the licensee i.e. M/s. Mahindra Holiday and Resort India Limited
8. Copy of 7/12 Extract
9. Latest Property tax receipt.

This is to certify that the above documents if taken would create valid **Simple/Registered Mortgage** by deposit of title deed.

18. **Any other suggestion or Advise to protect the security interest of the Bank**

After loan is sanctioned, Bank's Charge/lien is to be registered with the said 7/12 **Extract** and confirmation to this effect to be obtained and held on record.

Before as well as after the disbursement of credit facility to the Borrower/s/Mortgagor, the Bank is advised to cause the Personal Visit, of the mortgaged property and, obtain and bring on records, The Personal Visit Report and the Inspection Report of the Authorized Officer of The Bank

To protect bank interest, branch is advised to obtain genuineness certificate from empanelled advocate comparing the certified copy of agreement for sale duly obtained from sub registrar office compared with the original document to be deposited before Disbursement of Loan amount /creation of equitable mortgage.

Further CERSAI charge to be created and confirmation be held on record.

Bank is advised to obtain interim search report before disbursement of loan amount and creation of mortgage.

Bank is advised to obtain vetting report of mortgage after creation of mortgage to ensure the mortgage has been created in order.

Place: Mumbai
Date: 30/01/2025.

Yours faithfully
Komal N. Jain


Advocate





CHALLAN
MTR Form Number-6



GRN	MH013469568202425U	BARCODE					Date	31/12/2024-12:13:38	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	MBL_MAHABALESHWAR SUB REGISTRAR			Full Name	A K JHA					
Location	SATARA									
Year	2024-2025 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)	Methutad 30 Year					
				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.	00040572024123160733	CPAEQFNJC9			
Cheque/DD No.				Bank Date	RBI Date	31/12/2024-12:24:14	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

Mobile No. : 9768419806

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH015284000202425U	BARCODE			Date	30/01/2025-12:42:38	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	MBL_MAHABALESHWAR SUB REGISTRAR			Full Name	A K Jha			
Location	SATARA							
Year	2024-2025 One Time			Flat/Block No.				
	Account Head Details	Amount In Rs.	Premises/Building					
	0030072201 SEARCH FEE	25.00	Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Village Metgutad 01 Year					
			Amount In	Twenty Five Rupees Only				
Total		25.00	Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	Ref. No.	00040572025013055140	CPAETGQOH5	
Cheque/DD No.				Bank Date	RBI Date	30/01/2025-12:24:43	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 :

Mobile No. : 9768419806

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सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

To,
The Manger,
Union Bank of India,
Rokadia Lane Branch,
Borivali.

30/01/2025

Dear Sir,

RE: Investigation of All that pieces or parcels of land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts situate lying and being situate at Village Karanjale, Taluka Junnar, District Pune, Sub-Registration District and Taluka Junnar and within the limits of Grampanchayat Khubi.

Name of Owner: - M/s. Saj Hotels Pvt. Ltd.

As per your instruction I have taken search of above mentioned property from 1996 TO 2025. Following documents registered therein during the course of searches (30 years).

SEARCH

Year	Entry
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	Nil
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	Equitable mortgage deed dated 15/12/2016 registered under Serial No. Mahabaleshwar-866/2016 at the office of Sub – Registrar Mahabaleshwar, regarding the on Plot of land bearing Survey No. 18/2A, Adm., 14000 sq. meters., and all the constructions, furniture, fixtures and amenities therein, including the entire property, lying, being and situated within the Village limits of Methutad, by



	and between M/s. Saj Hotels Pvt. Ltd. referred to as the party of the first part and M/s. Union Bank of India referred to as the party of the second part.
2017	NIL
2018	<p>Deed of Re Conveyance Mortgage dated 19/10/2018 registered under Serial No. Mahabaleshwar-690/2018 at the office of Sub – Registrar Mahabaleshwar, regarding the on Plot of land bearing Survey No. 18/2A, Adm., 14000 sq. meters., and all the constructions, furniture, fixtures and amenities therein, including the entire property, lying, being and situated within the Village limits of Methutad, by and between M/s. Saj Hotels Pvt. Ltd. referred to as the party of the first part and M/s. Union Bank of India referred to as the party of the second part.</p> <p>Deed of Lease dated 28/11/2018 registered under Serial No. Mahabaleshwar-778/2018 at the office of Sub – Registrar Mahabaleshwar, regarding the on Plot of land bearing Survey No. 18/2A, Adm., 14000 sq. meters., and and total 78 rooms in the resort building constructed on it, area 5679.55 sq. m. and as mentioned in the document, the furniture, fixtures and fittings, comfort facilities are included in the income as per, lying, being and situated within the Village limits of Methutad, by and between M/s. Saj Hotels Pvt. Ltd. referred to as the party of the first part and M/s. Mahindra Holiday and Resort India Limited referred to as the party of the second part</p>
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL
2025	NIL

Komal N. Jain

Komal
Advocate

