



ADVOCATE

KOMAL N. JAIN{BLS. LLB}

Office add.: Office No 402, 4th floor, Vaishali Shopping Centre,
Beside Natraj Market, S.V. Road, Malad West, Mumbai 400064
Res. add.: Flat no. 201 Heaven Star beside Jhanvi Nursing Home,
Private Limited, Turel Pakhadi Road, Malad West, Mumbai - 400 064.
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advocatekomalnain@gmail.com
Contact No.: 9619608877 / 7977158390 • Tel. No.: 022 28905021

REF No. 74/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 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. Boundaries of Immovable Property: - TOWARDS EAST: Gut No. 170/172 TOWARDS WEST: Gut No. 161/162/163			



	TOWARDS NORTH: Gut No 165 TOWARDS SOUTH: Gut No. 173/174
3.2	(i) Survey No: N.A. (ii) Hissa No: N.A. (iii) Gut No: Gut No. 171/2, Gut No. 173/1A, Gut No. 173/1B, & Gut No. 173/2A of Village Karanjale Taluka Junnar, District Pune (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 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.
3.4	Extent of Property: 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.
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 mortgagagee <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 Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah were the owners of the 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. (hereinafter referred to as the said Land).

2. Whereas Divisional Officer Junnar Sub-Division Khed (Pune) has issued N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 for the said land bearing Gut No. 171/2, Gut No. 173/1A, Gut No. 173/1B, & Gut No. 173/2A of Village Karanjale.
3. Whereas the said Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah executed registered Power of Attorney dated 06/09/2004 registered under serial No. 1767/2004 dated 06/09/2004 in favour of Shri Tejpal Sumatilal Shah for the sale of the said land.
4. Whereas by a Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the purchaser of the other part, vendors conveyed the 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 to the purchasers, on the terms and conditions mentioned therein.
5. Whereas the said Sale Deed dated 16/03/2009 was registered under registration No. JNR-541-2009 dated 16/03/2009.
6. Whereas Divisional Officer Junnar Sub-Division Khed (Pune) has issued Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 for the said land bearing Gut No. 171/2, Gut No. 173/1A, Gut No. 173/1B, & Gut No. 173/2A of Village Karanjale in the name of Pradip Arjun Shinde & Others.
7. Whereas Town Planning and Valuation Department (Pune Branch) has issued Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land.



8. Whereas the said **M/s. Hotel Sushant Holiday Resort** availed credit facility against the said property by executing 1) Deed of Mortgage dated 30/04/2012 registered under Serial No. Junanr/883/2012 at the office of Sub – Registrar Junnar AND 2) Deed of Mortgage dated 30/04/2013 registered under Serial No. Junanr/1030/2013 at the office of Sub – Registrar Junnar with **Bank of Maharashtra** and thereafter both parties **executed** Deed of Re Conveyance Mortgage dated 26/04/2016 registered under Serial No. Junanr/1127/2016 at the office of Sub – Registrar Junnar, regarding the above said (Deed No. 1030/2013 & 883/2012) and released the said property.
9. Whereas the said M/s. Saj Hotels Pvt. Ltd. has applied for getting stamp duty exemption for purchase of land (Admeasuring 17,611.20 Sq.Mtrs.) for Resort tourism project at. Gat No.171/2, 173/1A, 173/18, 173/2A, Village-Karanjale, and thereafter Maharashtra Tourism Development Corporation Ltd. has issued NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015.
10. Whereas by a Conveyance Deed dated 07/01/2016 made between **Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah** as the vendor of the one part and **M/s. Saj Hotels Pvt. Ltd.** as the purchaser of the other part, vendors conveyed the 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 to the purchasers, on the terms and conditions mentioned therein.
11. Whereas the said Conveyance Deed dated 07/01/2016 was registered under **registration No. JNR-71-2016 dated 07/01/2016.**
12. Whereas on the said Conveyance Deed dated 07/01/2016 Stamp Duty Rs. 100/- has been paid.
13. Whereas M/s. Latim Lifestyle and Resorts Limited has availed credit facility against the said property i.e. Gut No. 171/2, 173/1A, Gut No. 173/1B, Gut No. 173/2A, of Village Karanjale & other properties with UNITY Small finance Bank and thereafter said Bank has issued No Dues Letter dated 09/02/2024 for the same.
14. Whereas as per Sanction 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. Gut No. 171/2, 173/1A, Gut No. 173/1B, Gut No. 173/2A, of Village Karanjale & 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**)

15. Whereas it is observed that the said property is under jurisdiction of Grampanchayat and Grampanchayat does not issue occupancy certificate, however Grampanchayat is collecting the property tax, in the case bank can rely on property tax bill and can create a valid mortgage.

16. **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.**

17. Whereas from N.A. Permission bearing Order No. NA/SR-15/81 dated 10/06/1981 issued by Collector of Mahableshwar observed that the said property under jurisdiction of Grampanchayat. Since the property is old Occupancy Certificate/Building Completion Certificate is not available for the said property. However bank can rely on property tax bill can create a valid mortgage.

18. 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)**

5.	Title deeds/document details under which ownership is acquired	
	Name/Nature of Deed	Details like office of the Regn., Regn. No & Date
	Original Power of Attorney dated 06/09/2004 executed by Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah in favour of Shri Tejpal Sumatilal Shah, duly stamped and registered	(registered under serial No. 1767/2004 dated 06/09/2004).
-	Original Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the	(Registration No. JNR-541-2009 dated 16/03/2009).



		purchaser of the other part, duly stamped and registered (Registration No. JNR-541-2009 dated 16/03/2009).	
-		Original Conveyance Deed dated 07/01/2016 made between Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah 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. JNR-71-2016 dated 07/01/2016).	(Registration No. JNR-71-2016 dated 07/01/2016).
		Copy of N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 issued by Divisional Officer Junnar Sub-Division Khed (Pune).	
		Copy of Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 issued by Divisional Officer Junr Sub-Division Khed (Pune).	-
		Copy of Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land issued by Town Planning and Valuation Department (Pune Branch).	-
		Copy of NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015 issued by Maharashtra Tourism Development Corporation Ltd. in favour of M/s. Saj Hotels Pvt. Ltd..	
		7/12 Extract	
		Latest property Tax Receipt	

6. *List of encumbrances*

1) **Nature of encumbrance: the said property is mortgaged with Aditya Birla Finance Limited.**

- Charge under contract
- Mortgage: there is mortgage charge of Aditya Birla Finance Limited on the said property.**
- Negative Lien
- Lease/tenancy
- Right of Maintenance /reversion
- Charge by operation of Law
- Preemption rights
- Right to specific performance under an agreement to sell



	<ul style="list-style-type: none"> <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.	Views on regulatory hurdles: N.A
10.	<p>List of documents/deeds provided to the Advocate and perused by her</p> <ol style="list-style-type: none"> 1) Copy of Power of Attorney dated 06/09/2004 executed by Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah in favour of Shri Tejpal Sumatilal Shah, duly stamped and registered (registered under serial No. 1767/2004 dated 06/09/2004). 2) Copy of Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the purchaser of the other part, duly stamped and registered (Registration No. JNR-541-2009 dated 16/03/2009). 3) Copy of Conveyance Deed dated 07/01/2016 made between Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah 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. JNR-71-2016 dated 07/01/2016).



	<p>4) Copy of N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 issued by Divisional Officer Junnar Sub-Division Khed (Pune).</p> <p>5) Copy of Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 issued by Divisional Officer Junr Sub-Division Khed (Pune).</p> <p>6) Copy of Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land issued by Town Planning and Valuation Department (Pune Branch).</p> <p>7) Copy of NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015 issued by Maharashtra Tourism Development Corporation Ltd. in favour of M/s. Saj Hotels Pvt. Ltd..</p> <p>8) 7/12 Extract.</p> <p>9) Copy of Sanction Letter dated 16/12/2023 of Aditya Birla Finance Limited.</p> <p>10) Copy of No Dues Letter dated 09/02/2024 of UNITY Small finance Bank.</p> <p>11) Copy of Latest property Tax Receipt.</p>
11.	<p>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</p>
12.	<p>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.</p>
13.	<p>Whether the documents examined are duly stamped as per the Stamp Act Yes</p>
14.	<p>Whether the Registration endorsements are in order Yes</p>
15	<p>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"</p>
16.	<p>Certificate of title 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. **List of documents to be deposited for creating the Simple/Registered mortgage**

- 1) Original Power of Attorney dated 06/09/2004 executed by Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah in favour of Shri Tejpal Sumatilal Shah, duly stamped and registered (registered under serial No. 1767/2004 dated 06/09/2004).
- 2) Original Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the purchaser of the other part, duly stamped and registered (Registration No. JNR-541-2009 dated 16/03/2009).
- 3) Original Conveyance Deed dated 07/01/2016 made between **Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah** 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. **JNR-71-2016 dated 07/01/2016**).
- 4) No Dues Letter dated 09/02/2024 of UNITY Small finance Bank.
- 5) LOD from **Aditya Birla Finance Limited**.
- 6) No Dues Letter from **Aditya Birla Finance Limited**.
- 7) Copy of N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 issued by Divisional Officer Junnar Sub-Division Khed (Pune).
- 8) Copy of Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 issued by Divisional Officer Junr Sub-Division Khed (Pune).
- 9) Copy of Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land issued by Town Planning and Valuation Department (Pune Branch).
- 10) Copy of NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015 issued by Maharashtra Tourism Development Corporation Ltd. in favour of M/s. Saj Hotels Pvt. Ltd..
- 11) Copy of 7/12 Extract
- 12) 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	MH013470167202425U	BARCODE					Date	31/12/2024-12:17:39		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	JUN_JUNNAR SUB REGISTRAR					Full Name	A K JHA				
Location	PUNE										
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)	Karanjale 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.	00040572024123161149	CPAEQFNZX1		
Cheque/DD No.						Bank Date	RBI Date	31/12/2024-12:24:18	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

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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



CHALLAN
MTR Form Number-6



GRN	MH015284443202425U	BARCODE			Date	30/01/2025-12:45:33		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	JUN_JUNNAR SUB REGISTRAR				Full Name	A K Jha		
Location	PUNE				Flat/Block No.			
Year	2024-2025 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		25.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	Village Karanjale 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.	00040572025013055488	CPAETGQYU1	
Cheque/DD No.				Bank Date	RBI Date	30/01/2025-12:24:46	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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी 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	Deed of Transfer dated 16/03/2009 registered under Serial No. Junanr/541/2009 at the office of Sub – Registrar Junnar, regarding the above said S.No. 171/2 Area 01 is 91.1 R Size 01 Rs 10 paise Out of which 32g permission area excluding area not requiring permission Area 00 is 37 R, S.No. 173/138 Area 00 is 18.6 R Size 00 Rs 37 paise Out of which Area 00 is 10.01 R, S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise Out of which Area 00 is 20.09 R, S.No. 173/1b Area 00 He 18.6 R Size 00 Rs 38 Paise Out of which Area 00 He 10.01 R, Total 00 He 78 R Hotel Pad Non-Agricultural Land Jhadjadora Accordingly, the hotel buildings in the said non-agricultural land are as follows: 1) Gram Panchayat No. 183 New No. 166 Stone, Cement Construction, Load Bearing 14 x 14 = 196 sq.ft, 14 x 14 = 196 sq.ft, Total 588 sq.ft (54.64 sq.m.), 2) Gram Panchayat No. 184 New No. 165 stones, construction in cement, load bearing 70 x 30 = 2100 sq.ft.,



	(195.16 sq.m.), 3) Gram Panchayat No. 185 New No. 167 stones, construction in cement, load bearing 26 x 14 = 364 sq.ft., 26 x 14 = 364 sq.ft., total 728 sq.ft. (67.66 sq.m.), 4) Gram Panchayat No. 186 New No. 168 stones, construction in cement, load bearing 30 x 17 = 510 sq.ft, 30 x 17 = 517 sq.ft, 40 x 15 = 600 sq.ft, total 1620 sq.ft (150.55 sq.m.), total construction 468 sq.m. and remaining space 7342 sq.m. Income., lying, being and situated within the Village limits of Karanjale, by and between Tejpal Sumtilal Shah & others referred to as the party of the first part and Pradeep Arjun Shinde referred to as the party of the second part.
2010	NIL
2011	NIL
2012	Deed of Mortgage dated 30/04/2012 registered under Serial No. Junanr/883/2012 at the office of Sub – Registrar Junnar, regarding the above said S.No. 171/2 Area 01 is 14.9 R Size 01 Rs 10 paise. S.No. 173/1A Area 00 is 18.6 R Size 00 Rs 37 paise. S.No. 173/1B Area 00 is 18.6 R Size 00 Rs 38 paise. S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise. Non-agricultural land area 17611.20 sq.m. There are existing buildings and buildings under construction. Property in village Mouje Khubi Gram Panchayat No. 183 Area 2100 sq.ft Gram Panchayat No. 184 Area 588 sq.ft Gram Panchayat No. 185 Area 728 Sq.Ft Gr.Pt.Mn.No. 186 Area 1620 sq.ft, lying, being and situated within the Village limits of Karanjale, by and between M/s. Hotel Sushant Holiday Resort, referred to as the party of the first part and M/s. Bank of Maharashtra referred to as the party of the second part.
2013	Deed of Mortgage dated 30/04/2013 registered under Serial No. Junanr/1030/2013 at the office of Sub – Registrar Junnar, regarding the above said S.No. 171/2 Area 01 is 14.9 R Size 01 Rs 10 paise. S.No. 173/1A Area 00 is 18.6 R Size 00 Rs 37 paise. S.No. 173/1B Area 00 is 18.6 R Size 00 Rs 38 paise. S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise. Non-agricultural land area 17611.20 sq.m. There are existing buildings and buildings under construction. Property in village Mouje Khubi Gram Panchayat No. 183 Area 2100 sq.ft Gram Panchayat No. 184 Area 588 sq.ft Gram Panchayat No. 185 Area 728 Sq.Ft Gr.Pt.Mn.No. 186 Area 1620 sq.ft, lying, being and situated within the Village limits of Karanjale, by and between M/s. Hotel Sushant Holiday Resort, referred to as the party of the first part and M/s. Bank of Maharashtra referred to as the party of the second part.
2014	NIL
2015	NIL
2016	Deed of Conveyance dated 07/01/2016 registered under Serial No. Junanr/71/2016 at the office of Sub – Registrar Junnar, regarding the above said Gat No. 171/2 Area 0 ha. 78.9 R + Po.Kh. 0 ha. 41 R Size 1 Rs. 10 paise. Gat No. 173/1A Area 0 ha. 13.1 R + Po.Kh. 0 ha. 05.5 R Size 0 Rs. 37 paise. Gat No. 173/1B Area 0 ha. 13.1 R + Po.Kh. 0 ha. 05.5 R Size 0 Rs. 38 paise. Gat No. 173/2A Area 0 ha. 23.2 R + Po.Kh. 0 ha. 03.2 R Size 0 Rs. 94 paise. The total area of all these Gats is 2 ha 92.8 R i.e. 18390 sq. m. Out of this, the area acquired for the dam is 500 sq. m. and the area acquired for the road is 278.80 sq. m. The remaining area is 17611.20 sq. m. Out of this, Gram Panchayat No. 183 (Old No. 165) area is 2100 sq. ft. Gram Panchayat No. 184 (Old No. 166) area is 588 sq. ft. (three rooms) Gram Panchayat No. 185 (Old No. 167) area is 728 sq. ft. (two rooms) All the above R. C. C. constructions. Gram Panchayat No. 186 (Old No. 168) area is 1110 sq. ft., lying, being and situated within the Village limits of Karanjale, by and between Pradeep Arjun Shinde & othes referred to as



the party of the first part and M/s. Saj Hotel Pvt. Ltd. referred to as the party of the second part.

Deed of Re Conveyance Mortgage dated 26/04/2016 registered under Serial No. Junanr/1127/2016 at the office of Sub – Registrar Junnar, regarding the above said (Deed No. 1030/2013 & 883/2012) S.No. 171/2 Area 01 is 14.9 R Size 01 Rs 10 paise. S.No. 173/1A Area 00 is 18.6 R Size 00 Rs 37 paise. S.No. 173/1B Area 00 is 18.6 R Size 00 Rs 38 paise. S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise. Non-agricultural land area 17611.20 sq.m. There are existing buildings and buildings under construction. Property in village Mouje Khubi Gram Panchayat No. 183 Area 2100 sq.ft Gram Panchayat No. 184 Area 588 sq.ft Gram Panchayat No. 185 Area 728 Sq.Ft Gr.Pt.Mn.No. 186 Area 1620 sq.ft, lying, being and situated within the Village limits of Karanjale, in the name of M/s. Bank of Maharashtra.

2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL
2025	NIL

Komal N. Jain

Komal
Advocate

