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Dated 12th March, 2025

To,

The Chief Manager,
Bank of Baroda,
Tardeo Branch,
Mumbai.

Dear Sir,

Sub. :- Title Opinion Report certifying non-
encumbrance of the property in the
shape of PEB Structure Godown bearing
No. 2 admeasuring about 6250 sq.
Ft equivalent 557.62 sq mtrs building No.
194 constructed on Land bearing survey
No. 55/14 lying , being and situated at
village Gundavli , Taluka Bhiwandi, Distt
Thane Sub Registration District
Bhiwandi, Registration District and
District Thane.

1.Description and area of Property : All that piece and parcel of
Proposed to be mortgaged with land being Godown bearing
boundaries.Specific number No. 2 admeasuring 6250 sq
and address of plot, house , ft equivalent to 557.62 sq.



building, flat, shop etc.

mtrs. constructed on the land bearing survey No. 55/14 undivided common interest in the land beneath the premises bearing Survey No. 2, Hissa No 5/1, 5/2,5/3/,5/4,6,7,, Survey No. 4, Hissa No. 1,2,3,4 Paiki , 4 Paiki , 5 to 9 , Survey No. 5, Hissa No. 1 to 7 , Survey No. 6, Survey No. 10, Survey No. 11, Hissa No. 1/1, 1/2, 2, 3/A, 3/B, 3/C, , 3/D, , 4 Paiki , Survey No. 12 Hissa No. 1 Paiki, 1 Paiki, 2,3,4 /A, 4/B , 4/C, 4/D,4/E, 4/F, 5,6,7 , 8/1, 8/2, Survey No. 13, Hissa No 1,2,,3, Paiki, 3 Paiki, 3 Paiki , 4,5,6, 7/1 , 7/2,8 to 11, Survey No. 14, Hissa No. 1 to 13, Survey No. 15, Hissa No. 1, 3,5,6 .Survey No. 16 Hissa No. 2/A, 2/B, , 2/C, 3,4 , Survey No. 17, Hissa No. 1, 3 to 6 , Survey No. 18 , Hissa No 1 to 5 , 6/A, 6/B, 6/C Paiki , 7 to 11, 12/A, 12/B , 12/C Survey No. 19 , Hissa No 1,2 , Survey No. 20 , Survey No. 21 , Hissa No. 1,2,3 /A, 3/B , 4 , Survey No 22 , Survey No. 23, Hissa No,. 1 to 3 , 5 to 10 , Survey No. 25 , Survey No. 26 , Hissa No 1 , 2/A , 2/B.2/C , 3 to 6 , 7/A, 7/B , 8 to 10, , 11/A, 11/B , 11/C , Survey No. 27 , Hissa No 1A , 1/B , 3/A , 3/B , 4/A , 4/B , 5 to 8 , 9/A, 9/B , 10 to 16, Survey No. 28 , Hissa No 1 to 4, 5/A, 5/B, 5/C, 6/A , 6/B, 6/C , Survey No. 29, Hissa No 1,2,3/A, 3/C 4,5, , Survey No.



31 , Hissa No. 1/1, ½, 2,
Survey No. 39 , Hissa No 1 to
5, , Survey No. 41, Hissa No 1
to 5 lying being and situated
at village Gundavli, Taluka
Bhiwandi , Distt Thane within
the limits of Gundavli
Grampanchayat , Talathi Saja
Purna , Sub Registration
District & Taluka Bhiwandi
and Registration Disrict and
Distt Thane .

2. Nature of the Property : Non Agricultural land. The
(Whether Agricultural, Non- Agricultural, Commercial
Residential or Industrial. If Non Agricultural the reference
and date of conversion order
from the competent Authority
should be mentioned

Gundavali Grampanchaya
granted permission for
construction vide its resolution
dt 15-12-2008.

3. Name of the Mortgagors and their status ; M/s Shri Hari
In the A/c (Whether individual, sole proprietor : Earthmovers
Partner, Director/ Karta , Trustee , Agent or Pvt Ltd.
Guarantor or Co borrower . In case the Mortgager
is Partner/ Trustee/Director who is mortgaging
the property on behalf of Partnership /Company,
/ Trust whether he or She has the Authority . Copy of
the Resolution /Memorandum and Article of Association
/Trust Deed etc whether examined and verified.

4.a) Whether any minor, lunatic : Not Applicable



or undischarged insolvent

is involved.

b) Confirm that the mortgagers :- Yes

have sufficient title and capacity

to contract.

c) Precautionary steps to be taken :- No.

5. Nature of Mortgagors right or title in the property : Freehold

(Whether leasehold, free hold , co-owner or joint (ULC Act not

Owner or any other type -state specifically) applicable)

If lease hold then period of Lease and if Free hold

Whether urban land Ceiling Act applies and permission to be

obtained .

6. Source of the property : Self acquired property.

i.e Self acquired or Ancestral

if Ancestral then mode of succession

and whether original WILL/ Probate is available.

7. Whether the Mortgagor : The Company is the sole owner

is Co-owner/joint owner of the property.

and or any partition of property

is made between the members

of the Family through Family Deed.

8. Whether the Mortgagor is in : The bank officer may be deputed

exclusive possession of the to verify the actual physical

property proposed to be possession of the Mortgagor

mortgaged



9. Whether the property is mutated: Yes. The property in Municipal/revenue records and Mortgagors name is reflecting and if not, reason thereof mutated in the name of M/s Indian Corporation. The name of Mortgager will appear after registration of Sale Deed in the office of Sub Registrar .
10. Whether any restriction for creation of mortgage is imposed under Central/State/ Local Laws if yes, then specify whose consent or permission would be required for creation of mortgage. : No.
11. Whether all the original Title Deeds Including antecedent Title Deeds and other relevant Title are available . : The following documents are available & scrutinized.
- i) Draft of Sale Deed dt 7th Feb , 2025 to be executed between M/s Indian Corporation through its proprietor Sh Rudrapratap Ramsudarshan Tripathi as vendor and M/s Shri Hari Earthmovers Pvt Ltd through its Director Sh Arun Madanlal Bhalotia as purchaser .
- ii) 7/12 extracts maintained by village panchayat
- iii) Memorandum of



Understanding dt
18-01-2005 executed
between M/s Indian
Corporation through its
Director Rudrapratap
R. Tripathi as Developer
Party of first part and
M/s Shri Hari Earthmovers
Pvt Ltd.as purchaser
party of second part.

iv) Copy of approved plan of
Godown No. 2.

- 12 Whether the Advocate has personally: Sale Deed has not
visited the Sub-Registrar/Revenue/ been executed so far.
Municipal office and examined
13. Whether the search is made for 30 Sale Deed is not
years .if no, reason thereof registered .
14. Details of Documents examined/ : Refer to point No. 11.

Chain of Title

1. All that piece and parcel of land bearing Survey No. 55/14
alongwith undivided common interest in the land beneath
the premises bearing Survey No. 2, Hissa No 5/1,
5/2,5/3/,5/4,6,7,, Survey No. 4, Hissa No. 1,2,3,4 Paiki , 4
Paiki , 5 to 9 , Survey No. 5, Hissa No. 1 to 7 , Survey No. 6,
Survey No. 10, Survey No. 11, Hissa No. 1/1, 1/2, 2, 3/A,
3/B, 3/C, , 3/D, , 4 Paiki , Survey No. 12 Hissa No. 1 Paiki, 1
Paiki, 2,3,4 /A, 4/B , 4/C, 4/D,4/E, 4/F, 5,6,7 , 8/1, 8/2,
Survey No. 13, Hissa No 1,2,,3, Paiki, 3 Paiki, 3 Paiki , 4,5,6,



7/1 , 7/2,8 to 11, Survey No. 14, Hissa No. 1 to 13, Survey No. 15, Hissa No. 1, 3,5,6 .Survey No. 16 Hissa No. 2/A, 2/B, , 2/C, 3,4 , Survey No. 17, Hissa No. 1, 3 to 6 , Survey No. 18 , Hissa No 1 to 5 , 6/A, 6/B, 6/C Paiki , 7 to 11, 12/A, 12/B , 12/C Survey No. 19 , Hissa No 1,2 , Survey No. 20 , Survey No. 21 , Hissa No. 1,2,3 /A, 3/B , 4 , Survey No 22 , Survey No. 23, Hissa No., 1 to 3 , 5 to 10 , Survey No. 25 , Survey No. 26 , Hissa No 1 , 2/A , 2/B.2/C , 3 to 6 , 7/A, 7/B , 8 to 10, , 11/A, 11/B , 11/C , Survey No. 27 , Hissa No 1A , 1/B , 3/A , 3/B , 4/A , 4/B , 5 to 8 , 9/A, 9/B , 10 to 16, Survey No. 28 , Hissa No 1 to 4, 5/A, 5/B, 5/C, 6/A , 6/B, 6/C , Survey No. 29, Hissa No 1,2,3/A, 3/C 4,5, , Survey No. 31 , Hissa No. 1/1, ½, 2, Survey No. 39 , Hissa No 1 to 5, , Survey No. 41, Hissa No 1 to 5 lying being and situated at village Gundavli, Taluka Bhiwandi , Distt Thane within the limits of Gundavli Grampanchayat Sub Registration District & Taluka Bhiwandi and Registration Disrict and Distt Thane was owned by M/s Indian Corporation as per land Revenue Records.

2 It is observed that M/s Indian Corporation entered into

Development Agreement with different land owners and purchased the developments rights on principal basis with a view to develop the aforesaid land and to construct a commercial Complex consisting of Godowns and Patra Shed Godowns / Industrial sheds on the aforesaid land lying being and situated at village Gundavli, Taluka Bhiwandi , Distt Thane within the limits of Gundavli Grampanchayat , Sub Registration District & Taluka Bhiwandi and Registration District and Distt Thane .

3. It is also observed that Gundavali Grampanchayat granted permission for construction on the aforesaid land and approved the plans and specifications for construction on the said property by passing the Resolution No. 5 (17) dated 15-12-2008.

4. It is also observed that Mumbai Metropolitan Region Development Authority granted permission for regularization for existing Industrial & storage buildings on the aforesaid land vide its letter dt 24th Jan, 2023.



5. M/s Indian Corporation vide Memorandum of Understanding

dt 18th January, 2025 through its proprietor Sh Rudrapratap Urmaliya Tripathi sold the PEB Structure Godown bearing No. 2 having height 18/25 ft from the plinth level Jumbo shed/patra shed admeasuring about 6250 sq ft equivalent to 557.62 sq mtrs lying being and situate at village Gundavli to M/s Shri Hari Earthmovers Pvt Ltd for sale consideration of Rs. 1,81,00,000/-plus tax. (Rs. One crore Eighty one lakh.) and on terms and conditions contained therein. Out of total consideration M/s Shri Hari Earthmovers Pvt Ltd. made advance payment of Rs. 81,00,000/- (Rs. Eighty one lakh) by cheque No. 000009 dated 16-12-2025 drawn on Bank of Baroda Tardeo Branch . After payment of entire sale consideration and after Registration of Sale Deed M/s Shri Hari Earthmovers Pvt Ltd will become the absolute owner of the aforesaid Godown No. 2 .

5. It is observed that M/s Shri Hari Earthmovers Pvt Ltd agreed to pay the balance amount of Rs. One Crore on or before the date of registration.

16. Whether there is any doubt/ suspicion: :- Sale Deed has not been about the genuineness of the original executed between the Documents. Parties so far.

17. **Title Certificate**

I have gone through the copy of the Memorandum of Understanding which is offered as a security by way of Equitable Mortgage and hereby certify that M/s Shri Hari Earthmovers Pvt Ltd do have an absolute, clear and marketable title over the property mentioned herein above and M/s Shri Hari Earthmovers Pvt Ltd .will create a valid Equitable Mortgage in



favour of the bank by depositing Regd Title Deed and other documents mentioned below. I further certify that there are no claims from any minors or any other claims and that the documents of the Title referred to above are perfect evidence of Title and that the said Equitable Mortgage if created and documents deposited as stated above, it do satisfy the requirement of creation of Equitable Mortgage property.

18. List of Documents to be deposited by Mortgagor

- i) Regd Sale Deed executed between M/s Indian Corporation and M/s Shri Hari earthmovers Pvt Ltd in Original.
- ii) Registration Receipts in original.
- iii) Index II in original.
- iv) Copy of Development Agreement .
- v) Copy of Gundavli Grampanchayat Resolution No. 13/2 dt 9.5.2005 for construction on the aforesaid land.
- vi) Copy of N.A Order
- vii) NOC for creation of Mortgage and lien noting in the records of Talathi .
- viii) Copy of 7/12 Extracts .
- ix) Copy of Board Resolution for creation of Mortgage of aforesaid Godown in favour of Bank of Baroda.
- x) Latest Income Tax payment receipts.

19 Any Addnl. formalities to be
Complied by Bank

i) The Bank to
Register Mortgage /
creation of Mortgage
at the relevant Sub-Registrar's
office as per clause 89 B of the
Maharashtra Act No. X of 2012.



li Lien noting with Registrar of Companies regarding mortgage of aforesaid Godown in favour of Bank of Baroda .

20. Whether the property is : The aforesaid property is
Enforceable under : enforceable under
SARFAESI ACT. SARFAESI Act.



Encl:- Search Report by Search Clerk.

Veena Kimari
VEENA KIMARI ADVOCATE