

MEHARIA & COMPANY[®]
SOLICITORS & ADVOCATES

105, Mumbai Samachar Marg, Fort, Mumbai 400 023
Phone +91 22 2266 3790, Email mumbai@mcolegals.in
Web www.mcolegals.in

BILL NO. MC/MUM/VB03/17/ 140

Date: 2

PCR

Asst. General Manager
VIJAYA BANK,
Hni Lokhandwala,
Trans Avenue Plot No 374-B/390,
Ground Floor, Near Versova,
Telephone Exchange, Opp Shanthi,
Mumbai

Sub: Legal opinion/title clearance in respect of Gala No. 114 on the first floor, admeasuring about 3015 sq.ft., built up area, i.e. 280.20 sq.mtrs., in building No. B-6, known as PARASNATH COMPLEX, at Village Val, Taluka Bhiwandi, Dist., Thane, land bearing Survey No. 73 ad 74/2, admeasuring about 2430 sq.mtrs., and 6300 sq.mtrs., at Village Val, Taluka Bhiwandi, Dist., Thane.

A/C : MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH

Dear Sir,

Please find enclosed herewith our search and opinion in respect of subject property. In this regard you are kindly requested to deposit Rs. 4750/- towards our bill of costs. The details are as under –

Meharia and Company
Bank - HDFC Bank Ltd.,
Current A/c no. 50200016274782,
Branch - Fort
IFSC Code HDFC00000060

Yours faithfully
For Meharia & Co.,



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LEGAL SCRUTINY REPORT

MC/MUM/VB03/17/238-140

Date: 20.03.2017

Asst. General Manager
VIJAYA BANK,
Hni Lokhandwala,
Trans Avenue Plot No 374-B/390,
Ground Floor, Near Versova,
Telephone Exchange, Opp Shanthi,
Mumbai

Sub: Legal opinion/title clearance in respect of Gala No. 114 on the first floor, admeasuring about 3015 sq.ft., built up area, i.e. 280.20 sq.mtrs., in building No. B-6, known as PARASNATH COMPLEX, at Village Val, Taluka Bhiwandi, Dist., Thane, land bearing Survey No. 73 ad 74/2, admeasuring about 2430 sq.mtrs., and 6300 sq.mtrs., at Village Val, Taluka Bhiwandi, Dist., Thane.

A/C : MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH

Dear Sir,

With reference to your intimation dated 16.03.2017 we submit our scrutiny report as hereunder:

1. Name & Address of Mortgagor/ Title holder :

MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH
B-202, PUSHPA VINOD-1, PUSHPA PARK,
SV ROAD, BORIVALI WEST MUMBAI - 400 092

2. Details / Description of document scrutinized:

Sl. No	Document No. & Date	Name of Office of Registrar where registered	Description of Document	Name of the Executants Executed by whom and in whose favour or issued by which office	Name of Beneficiary in whose favour the document is executed	Original/certified copy
01	Sub-Registrar BHIWANDI-2, under document	Sub-Registrar BHIWANDI-2	Sale Deed dated 23.12.2015 made between M/S. TOTAL SPACE MANAGEMENT PVT.	Sale Deed dated 23.12.2015 made between M/S. TOTAL SPACE MANAGEMENT PVT.	MR. HARDIK SANJIV SHAH AND MRS.	Original



	Sl. No. BVD-2-7355-2015 dated 23.12.2015		LTD., AND MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH. The said Deed has been registered with the office of Sub-Registrar BHIWANDI-2, under document Sl. No. BVD-2-7355-2015 dated 23.12.2015	SPACE MANAGEMENT PVT. LTD., AND MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH.	SMRUTI SANJIV SHAH.	
02			7/12 Extracts			Xerox
03			Grampanchayat Val vide its No. 2006/07 dated 29.01.2007 granted development permission in respect of subject property.			Xerox
04			Collector Thane vide its order No. SR-67/2006 dated 05.05.2007 granted NA permission for industrial purpose in respect of subject property.			Xerox
07			CIDCO vide its letter No. BP/2344/E/4227 dated 04.10.2007 approved the amended plans in respect of subject property.			Xerox

3. Details/description of property / properties:

Sl. No.	Document No. & Date	Survey No/Khata No/House No/Site No.	Extent/ Areas of Land	Location/Sub District/Dist. Village/ Municipality,	Boundary
01.	Sub-Registrar BHIWANDI-2, under document Sl. No. BVD-2-7355-2015 dated	Gala No. 114 on the first floor, admeasuring about 3015 sq.ft., built up area, i.e. 280.20 sq.mtrs., in building No. B-6, known as PARASNATH	2430 sq.mtrs., and 6300 sq.mtrs.,	Village Val, Taluka Bhiwandi, Dist., Thane	NORTH - FSI unit No. S-116 SOUTH - FSI Unit No. S-114 EAST - Road



23.12.2015	COMPLEX, at Village Val, Taluka Bhiwandi, Dist., Thane, land bearing Survey No. 73 ad 74/2, admeasuring about 2430 sq.mtrs., and 6300 sq.mtrs., at Village Val, Taluka Bhiwandi, Dist., Thane			WEST – Building No. B5
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4. Brief History of the property and how the owner/mortgagor has derived title?

The aforesaid piece or parcel of land bearing Survey No. 73 ad 74/2, admeasuring about 2430 sq.mtrs., and 6300 sq.mtrs., at Village Val, Taluka Bhiwandi, Dist., Thane, owned by GAJANAN DUNDYA PATIL, JAGANNATH DUNDYA PATIL AND BUDHYA DUNDHYA PATIL AND RATNU A CHINTU PATIL.

By Release Deed dated 27.09.2010 the said Ratnu A. Chintu Patil released his/her share in respect of subject property in favour of GAJANAN DUNDYA PATIL, JAGANNATH DUNDYA PATIL AND BUDHYA DUNDHYA PATIL, registered under document Sl. No. BVD-1-6778-2010 dated 27.09.2010.

The said GAJANAN DUNDYA PATIL, JAGANNATH DUNDYA PATIL AND BUDHYA DUNDHYA PATIL AND RATNU A. CHINTU PATIL, executed Power of Attorney in favour of M/S. MEGHDoot ENTERPRISES THROUGH RASIKLAL HIRJI SHAH.

By Sale Deed dated 15.09.2012 the said M/s. Meghdoot Enterprises through its partner and Power of Attorney holder of GAJANAN DUNDYA PATIL, JAGANNATH DUNDYA PATIL AND BUDHYA DUNDHYA PATIL AND RATNU A. CHINTU PATIL sold and transferred the aforesaid property being Survey No. 73, 74/2, of Plot No. B-6, building No. B-6-13, 14, 15, 16, 17 and Plot No. B-7, building No. 10, 11, 12, 13, 14, 15, 16 admeasuring about 3345.72 sq.mtrs., open land of Village Val to M/S. TOTAL SPACE MANAGEMENT PVT. LTD., registered under document Sl. No. BVD-2-7194-2012 dated 15.09.2012.

By Sale Deed dated 23.05.2013 the said M/s. Meghdoot Enterprises through its partner Pritesh R. Shah sold and transferred the aforesaid property being Survey No. 73, 74/2, building known as PARASHNATH COMPLEX, building No. B-6 Plinth No. 21 and 22 admeasuring about 183.27 sq.mtrs., of Village Val to M/S. TOTAL SPACE MANAGEMENT PVT. LTD., registered under document Sl. No. BVD-2-2786-2013 dated 23.05.2013.

Further the said Builders/Developers with desire to develop the aforesaid piece and parcel of land applied and obtained various permissions, orders and sanctions from various authorities.

Grampanchayat Val vide its No. 2006/07 dated 29.01.2007 granted development permission in respect of subject property.



Collector Thane vide its order No. SR-67/2006 dated 05.05.2007 granted NA permission for industrial purpose in respect of subject property.

Development Commissioner (Industries) vide its order No. 288/2006/C-6946 dated 02.03.2006 granted development permission for industrial purpose in respect of subject property.

Further the said Builders/Developers have carried out the construction in accordance to sanctions, permissions and orders in respect of the aforesaid piece and parcel of the land.

By an Sale Deed dated 23.12.2015 the said M/S. TOTAL SPACE MANAGEMENT PVT. LTD., sold and transferred the aforesaid Gala No. 114 on the first floor, admeasuring about 3015 sq.ft., built up area, i.e. 280.20 sq.mtrs., in building No. B-6, known as PARASNATH COMPLEX, at Village Val, Taluka Bhiwandi, Dist., Thane, to **MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH.** The said Deed has been registered with the office of Sub-Registrar BHIWANDI-2, under document Sl. No. BVD-2-7355-2015 dated 23.12.2015.

5.00	Search and investigation	
	(a) The persons who is/are the present Owner/s of the property/ies	MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH,
	(b) Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged & can create a valid charge on the property?	YES, AS PER CLASUE (4) ABOVE. they have absolute, clear and marketable title and can create to valid mortgage on the properties through N.O.C. from BUILDER/SOCIETY,
	(c) What is the nature of title of the owner, i.e. tenancy right, full owner ship occupancy right, possessory right, minor's right or any other type of right? Clarify.	OWNERSHIP
	(d) Leasehold immovable property; where the land/building/s is / are leasehold, please verify the terms of the lease(s) the name and address/es of the lessor(s) and whether any permission / NOC from the Lessor(s) authority is required for transfer (such as mortgage sale, etc., of the property/ies), and unexpired period of the Lease.	FREEHOLD PROPERTY
	(e) Whether there is any restriction / prohibition under personal law of the owner / mortgagor to hold the property under the title deed through which he has derived the title.	N.A.
	(f) Whether the latest title deed and the immediately previous title deeds are	YES



available in original	
(g) Whether building tax/land revenue has been paid up to date	YES, LATEST MAINT. PAID BILL FROM THE MUNICIPAL/SOCIETY/BUILDER TO BE OBTAINED.
(h) Whether any dues recoverable as Land Revenues are outstanding	YES, LATEST MAINT. PAID BILL FROM THE MUNICIPAL/SOCIETY/BUILDER TO BE OBTAINED.
(i) In case the loan facility sanctioned requires the conversion of land under the land Revenue Law, if yes give the details of conversion: if not required. Give reasons	N.A.
(j) Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any	NO
(k) Whether the permission under the Urban Land (Ceiling & Regulation) Act 1976 is necessary or not?	N.A.
(l) Is there any other special enactment like Land Acquisition and other State Legislations, the provisions of which are applicable to the property and affecting the title?	N.A.
(m) Is the property free from encumbrance?	YES
(n) Please give detailed account of creation of charge or redemption for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 years	We have caused to take an independent search for 30 years in the concerned Sub-Registrar office, please find enclosed herewith detailed search report with NIL encumbrance, subject to the availability and condition of the records in the concerned Sub-Registrar office.
(o) Whether equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage of a Registered Memorandum or any other mode of mortgage?	<p>YES, EQUITABLE MORTGAGE BY WAY OF DEPOSIT OF TITLE DEEDS.</p> <p>a. Original Registered Sale Deed dated 23.12.2015 made between M/S. TOTAL SPACE MANAGEMENT PVT. LTD., AND MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH,. The said</p>



	<p>Deed has been registered with the office of Sub-Registrar BHIWANDI-2, under document Sl. No. BVD-2-7355-2015 dated 23.12.2015</p> <p>b. Original Registration Receipt</p> <p>c. Original Stamp duty payment receipt</p> <p>d. Original Index-II</p> <p>e. Registered Sale Deed dated 23.05.2013 between M/s. Meghdoot Enterprises through its partner Pritesh R. Shah AND M/S. TOTAL SPACE MANAGEMENT PVT. LTD., registered under document Sl. No. BVD-2-2786-2013 dated 23.05.2013.</p> <p>f. NOC from the BUILDER/SOCIETY in respect of the premises in favour of Owner/Mortgagor for creation of equitable mortgage in favour of the bank.</p> <p>g. Original Payment Receipts</p> <p>h. Undertaking from the Borrower to submit the original share certificate as and when issued by the Society.</p> <p>Bank is advised that before the disbursement of loan it must obtain the personal visit and inspection report of bank official in respect of the above property.</p>
(p) Whether the property is freehold or lease hold or self occupied or tenanted? If tenanted, whether the property can be taken as mortgage and what precautions to be taken?	FREEHOLD PROPERTY as mentioned herein above.
(q) If owner is Company, Partnership firm,	The aforesaid property owned and



Trust, temple, Wakf or other legal person, how title is affected by its Memorandum and Articles of Association, Partnership deed or Rules of bye laws and what are the precautions to be taken under rules or bye-laws.	possessed by MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH.
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(r) If property to be mortgaged is a flat /apartment, in residential or commercial complex, how far, independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgagor), what are the documents / records to be taken from builders/owners/their bankers.	COMMERCIAL/ RESIDENTIAL, DOCUMENTS TO BE OBTAINED AS PER CLAUSE 5.(o) ABOVE
(s) Flats owned /controlled by societies special requirements to be taken if society refuses to note bank lien / interest.	Premises maintained by BUILDER/SOCIETY
(t) Please state the names of the persons who should join the creation of charge / mortgage of property either by deposit of title deeds or by registered mortgage, etc.,	AS PER THE DOCUMENTS OWNER SHOULD CREATE AN EQUITABLE MORTGAGE BY DEPOSITING ORIGINAL AGREEMENT
(u) Any additional documents required to be taken.	Mentioned in para No.5.(o)
(v) Investigation under Income Tax Act, 1961:- (Please investigate whether provisions of S-230-A and Chapter XX-C of the IT Act 1961 have been complied with and whether any acquisition proceedings under Section 222, Chapter XX-C have been initiated against the immovable property. If any acquisition proceedings are pending have been finalized, please give full details thereof along with the necessary documentary evidence. Please also advise whether any prior permission of the concerned Assessing Officer under Sec. 281(1) is required for any transfer (by way of sale, mortgage, gift, exchange or any other mode of transfer whatsoever) of the immovable property.	N.A.
6.0 Search in respect of companies registered under the Companies Act: I/We have conducted search in the index and the Register of charges/file (or folder containing forms-13) and provide information as under;	



Trust, temple, Wakf or other legal person, how title is affected by its Memorandum and Articles of Association, Partnership deed or Rules of bye laws and what are the precautions to be taken under rules or bye-laws.	possessed by MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH.
---	---

(r) If property to be mortgaged is a flat /apartment, in residential or commercial complex, how far, independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgagor), what are the documents / records to be taken from builders/owners/their bankers.	COMMERCIAL/ RESIDENTIAL, DOCUMENTS TO BE OBTAINED AS PER CLAUSE 5.(o) ABOVE
(s) Flats owned /controlled by societies special requirements to be taken if society refuses to note bank lien / interest.	Premises maintained by BUILDER/SOCIETY
(t) Please state the names of the persons who should join the creation of charge / mortgage of property either by deposit of title deeds or by registered mortgage, etc.,	AS PER THE DOCUMENTS OWNER SHOULD CREATE AN EQUITABLE MORTGAGE BY DEPOSITING ORIGINAL AGREEMENT
(u) Any additional documents required to be taken.	Mentioned in para No.5.(o)
(v) Investigation under Income Tax Act, 1961:- (Please investigate whether provisions of S-230-A and Chapter XX-C of the IT Act 1961 have been complied with and whether any acquisition proceedings under Section 222, Chapter XX-C have been initiated against the immovable property. If any acquisition proceedings are pending have been finalized, please give full details thereof along with the necessary documentary evidence. Please also advise whether any prior permission of the concerned Assessing Officer under Sec. 281(1) is required for any transfer (by way of sale, mortgage, gift, exchange or any other mode of transfer whatsoever) of the immovable property.	N.A.
6.0 <u>Search in respect of companies registered under the Companies Act:</u> I/We have conducted search in the index and the Register of charges/file (or folder containing forms-13) and provide information as under;	



(a) charge subsisting on the property and undertaking of the company and the brief particulars of the documents creating the charge	N.A.
(b) dates of creation, nature (mortgage / hypothecation, etc.)	N.A.
(c) Whether first or second charge and the specific property/ies on which any charge exists	N.A.
(d) the particulars of each charge holder	N.A.
(e) modifications if any, in each charge and the dates thereof	N.A.
(f) satisfaction of charge, if any, recorded during the previous six months	N.A.
(g) Whether any debentures have been created by the Company and nature and value of the charge securing them as well as the details of the property on which such charge has been created. Please obtain certified copies of the relevant documents. Also please investigate whether any form 8/13 along with relevant documents have been received in the ROC's Office, which is pending registration, if so, full particulars thereof should be provided. Further, please verify whether any application is pending registration. If so, full particulars thereof should be provided. Further, please verify whether any application is pending with the Registrar of Companies seeking his condonation of delay for filing the charge.	N.A.
7.0 Investigation in regard to Agricultural Land -	
(a) Whether land is surplus. If so, give specific details.	N.A.
(b) Whether the land is under self-cultivation.	N.A.
(c) If and is owned in different Khatas or is under joint share, give specific share in each khata.	N.A.
(d) If consolidation of holdings / acquisition proceedings, etc., is in progress in the area whether transfer of land is possible under State enactments.	N.A.
(e) Whether any prior/hidden charge exists against the Land, Non-encumbrance should be or a period of 12 years preceding the date of this nil-encumbrance certificate.	AS PER CLAUSE (4) ABOVE
(f) Whether mutation has been completed in case of existing charges / pending charges.	YES
(g) Inspection of land on the spot in regard to	N.A.



quality of land (such as irrigated /non-irrigated /water logged, etc.,) in order to enable the bank to determine its value.	
h) Whether any Government loan / Co-op. Loan, etc. have been raised against the land – details about the charges / encumbrances may be specified.	N.A.

C E R T I F I C A T E

- (1) I/We have gone through the original of title deeds intended to be deposited relating to the property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage. I further certify that:-
- (2) I/We further certify having verified the title deeds submitted for legal scrutiny with the records maintained at Sub-Registrar's Office and I hereby opine that to the best of my knowledge, the original title deed/s submitted for verification are genuine. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1988 to 2017 pertaining to the immovable property/ies covered by the above said title deeds.
- (3) There are claims from minor/s and his/their interest in the property / ies is to the extent of (specify the share of minors with names, if any). NIL
- (4) The undivided share of the minor/s is/are (Specify the share of minor/s, if any). NIL
- (5) The Property /ies is/are subject to the payment of Rs. ____/- (specify the liability that is fastened or could be fastened on the property/ies).
- (6) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable. If applicable, whether permission obtained? NIL
- (7) Holding / acquisition is in accordance with the provisions of the Reforms Act, N.A.
- (8) The mortgage, if created would be perfect and available to the bank for the liability of intending borrower, **MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH**, if the owner of the property deposits the document/s



We, hereby Certify that **MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH, has/have** a Clear, Valid and Marketable title in the properties shown above and the Bank will get a valid charge if the mortgage is created in the manner.

Yours faithfully.
FOR MEHARIA & CO.



SEARCH REPORT

Sub: Legal opinion/title clearance in respect of Gala No. 114 on the first floor, admeasuring about 3015 sq.ft., built up area, i.e. 280.20 sq.mtrs., in building No. B-6, known as PARASNATH COMPLEX, at Village Val, Taluka Bhiwandi, Dist., Thane, land bearing Survey No. 73 ad 74/2, admeasuring about 2430 sq.mtrs., and 6300 sq.mtrs., at Village Val, Taluka Bhiwandi, Dist., Thane.

A/C: MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH

As per your instructions I have taken search in the concerned office of Sub-Registrar. The details are as under –

1987 Nil 1988 Nil 1989 Nil 1990 Nil 1991 Nil 1992 Nil 1993 Nil 1994 Nil
1995 Nil 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 Nil

2010 – Entry of Release Deed dated 27.09.2010 between Ratnu A. Chintu Patil AND GAJANAN DUNDYA PATIL, JAGANNATH DUNDYA PATIL AND BUDHYA DUNDHYA PATIL, registered under document Sl. No. BVD-1-6778-2010 dated 27.09.2010.

2011 Nil


2012 – Entry of Sale Deed dated 15.09.2012 between M/s. Meghdoot Enterprises through its partner and Power of Attorney holder of GAJANAN DUNDYA PATIL, JAGANNATH DUNDYA PATIL AND BUDHYA DUNDHYA PATIL AND RATNU A. CHINTU PATIL AND M/S. TOTAL SPACE MANAGEMENT PVT. LTD., registered under document Sl. No. BVD-2-7194-2012 dated 15.09.2012.

2013 – Entry of Sale Deed dated 23.05.2013 between M/s. Meghdoot Enterprises through its partner Pritesh R. Shah AND M/S. TOTAL SPACE MANAGEMENT PVT. LTD., registered under document Sl. No. BVD-2-2786-2013 dated 23.05.2013.

2014 Nil

2015 – Entry of Sale Deed dated 23.12.2015 made between M/S. TOTAL SPACE MANAGEMENT PVT. LTD., AND **MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH**. The said Deed has been registered with the office of Sub-Registrar BHIWANDI-2, under document Sl. No. BVD-2-7355-2015 dated 23.12.2015

2016 Nil 2017 Nil


(Search Clerk)



ANNEXURE - A

**THE LIST OF DOCUMENTS TO BE OBTAINED FOR CREATION OF
EQUITABLE MORTGAGE**

- a. Original Registered Sale Deed dated 23.12.2015 made between M/S. TOTAL SPACE MANAGEMENT PVT. LTD., AND **MR. HARDIK SANJIV SHAH AND MRS. SMRUTI SANJIV SHAH,**. The said Deed has been registered with the office of Sub-Registrar BHIWANDI-2, under document Sl. No. BVD-2-7355-2015 dated 23.12.2015
- b. Original Registration Receipt
- c. Original Stamp duty payment receipt
- d. Original Index-II
- e. Registered Sale Deed dated 23.05.2013 between M/s. Meghdoot Enterprises through its partner Pritesh R. Shah AND M/S. TOTAL SPACE MANAGEMENT PVT. LTD., registered under document Sl. No. BVD-2-2786-2013 dated 23.05.2013.
- f. NOC from the BUILDER/SOCIETY in respect of the premises in favour of Owner/Mortgagor for creation of equitable mortgage in favour of the bank.
- g. Original Payment Receipts
- h. Undertaking from the Borrower to submit the original share certificate as and when issued by the Society.

Bank is advised that before the disbursement of loan it must obtain the personal visit and inspection report of bank official in respect of the above property.

ANNEXURE - B

DESCRIPTION OF PROPERTY

ALL THAT Gala No. 114 on the first floor, admeasuring about 3015 sq.ft., built up area, i.e. 280.20 sq.mtrs., in building No. B-6, known as PARASNATH COMPLEX, at Village Val, Taluka Bhiwandi, Dist., Thane, land bearing Survey No. 73 ad 74/2, admeasuring about 2430 sq.mtrs., and 6300 sq.mtrs., at Village Val, Taluka Bhiwandi, Dist., Thane.



ADV. VIJAY SINGH & ASSOCIATES

Adv. Vikram B. Singh
v. Akhilesh V. Singh

B.COM, LL.M.

Adv. Anamika S. Singh
Adv. Shreya V. Singh

21/A, SHREENATH SHOPPING CENTER, D.J. ROAD, VILE PARLE (W), MUMBAI-56.

Tel: 2611 4979/2663 0929

Email: adv.vijaysingh@gmail.com

Date: 27/04/2017

Chief Manager,
Vijaya Bank,
Lokhandwala Branch,
Trans Avenue Building,
Plot No. 1374-B, Ground Floor,
Near Versova Telephone Exchange,
Jankidevi School Road, S.V.P. Nagar,
MHADA, Andheri (West),
MUMBAI-400 053.

Sir;

SUB: LEGAL AUDIT IN RESPECT OF **M/s. SHAHAJ ENTERPRISES, Proprietor Mr. Hardik S Shah. Your sanction letter no. BR/CM/TJS/137/2016-2017 dated 31/03/2017**

CERTIFICATE

As requested by you vide your letter No. NIL, dated NIL, I have scrutinized the relevant papers/documents relating to the borrower's account mentioned above **and certify as under:**

(a) The entire set of loan documents (detailed given by way of Annexure-I to this certificate) has been subject to scrutiny and while doing so the relevant bank papers (detailed given by way of Annexure-II to this certificate) have been perused.

(b) The documents obtained by the branch are as per the system of documentation prescribed in bank's instructions "Manual of Documentation" and subsequent circulars.

(c) The documents obtained by the branch are correctly worded with regard to amount lent, rate of interest, repayment terms etc., in accordance with the Bank's sanction letter under reference and they are properly dated, adequately stamped and duly executed by the borrower as per their deed of constitution/bye-laws/resolution, as the case may be.

(d) The branch has obtained additional documents/ undertakings/ declaration etc., as stipulated in the loan sanction advice.

(e) While accepting mortgage of immovable property as security, branch has obtained all the documents as suggested in the legal opinion, additional safeguard, if any, stipulated have also been complied with and up to date Nil encumbrance certificate, tax paid receipts etc., have also been obtained.



ADV. VIJAY SINGH & ASSOCIATES

Adv. Vikram B. Singh
Adv. Akhilesh V. Singh

B.COM, LL.M.

Adv. Anamika S. Singh
Adv. Shreya V. Singh

21/A, SHREENATH SHOPPING CENTER, D.J. ROAD, VILE PARLE (W), MUMBAI-56.

Tel: 2611 4979/2663 0929

Email: adv.vijaysingh@gmail.com

(f) In the loan agreements, the full description of securities charged, place of storage etc. have also been filled up and there are no omissions.

(g) Affixation of Common Seal of the borrower company in the loan documents as provided in their Memorandum and Articles of Association, modification of charges with the Registrar of Companies within stipulated time etc., have been complied with. (Delete if the same is not applicable).

(h) The loan documents obtained by the branch are complete. There are no errors, omissions and they are valid and enforceable.

(i) The legal scrutiny has been done in terms of instructions contained in the Manual of Instructions/ Guidelines/ Head Office circulars and the searches has/ have been conducted made in the Registrar of Companies, Land Revenue Offices, Income Tax Department and concern Search Report is also available in the file and no adverse remarks prejudicial to the interest of the bank is found out in the Search Report except as observed in Annexure-III.

ii) Advocate/ Law Officer conducting the Legal Audit has to be specify as to whether the registration of the charge with ROC and / or Central Registry has been done or to be done.

Further,

1. That the title deeds/ documents of title deposited with the Bank are genuine and original by the Advocate scrutinized the Title Deeds in his LSR Report dated .

2. That the registration of absolute sale deed is in the name of person depositing the title deeds with the bank.

3. That the registration of the Deed of Memorandum of Deposit of Title Deeds in favour of the bank (wherever registration of EMDTD has taken place) in the Sub-Registrar's/Registrar's registers records has been carried out.

4. That the searches in the concerned Sub-Registrar/ Registrar's office and or Registrar of Companies has been carried out by the Advocate, scrutinized the title deeds on and produced the receipt of the Sub-Registrar/Registrar's Office/ Registrar of Companies Office to that effect and also verified and certified that the Mortgagor is the absolute owner of the property and the photographs of the mortgagor in the Sub-Registrar's/Registrar's Office (if available) and the photograph of the mortgagor in the Branch are of one and the same person, in the same name.

Other observations provided in Annexure III.

Adv. Vijay Singh



ADV. VIJAY SINGH & ASSOCIATES

Adv. Vikram B. Singh
v. Akhilesh V. Singh

B.COM, LL.M.

Adv. Anamika S. Singh
Adv. Shreya V. Singh

21/A, SHREENATH SHOPPING CENTER, D.J. ROAD, VILE PARLE (W), MUMBAI-56.

Tel: 2611 4979/2663 0929

Email: adv.vijaysingh@gmail.com

Date: 27/04/2017

Annexure II

(List of supporting documents perused)

NAME of the Borrower: M/s. SHAHAJ ENTERPRISES, Proprietor Mr. Hardik S. Shah.

Guarantors: Mr. Sanjiv S Shah & Mrs. Smruti S. Shah.

Nature of facility & limit: V-SWADESH CCH Limit Rs. 60,00,000/-

Sanction letter No. BR/CM/TJS/137/2016-2017 dated 31/03/2017 duly accepted & signed by the Proprietor of M/s. Shahaj Enterprises, MR. Hardik S. Shah.

Security: Primary Security: Hypothecation of entire Current Assets of the stocks and book debts and receivables.

Collateral Security: Equitable Mortgage of Gala No. 114, admg about 3015 sq. ft. on the 1st floor, in the Building No. B6, Parasnath Complex Bhiwandi constructed on land Bearing Survey No. 73 and 74/2 at Village and Taluka Bhiwandi, District Thane.

Adv. Vijay Singh

