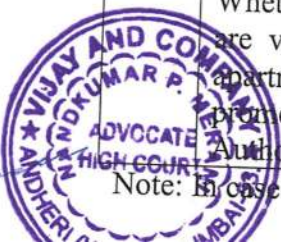


	<p>l) Share Certificates:</p> <p>m) No Objection Letter from the Society:</p> <p>n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.:</p> <p>o) Requirements, for noting the Bank charges on the records of the Housing Society, if any:</p> <p>p) If the Property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	<i>Under Charge/Mortgage with you</i>
31.	Period covered under Encumbrances Certificate and Name of Person/s in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	<i>30 years from 01.01.1990 to 30.06.2021.</i>
32.	Details regarding Property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Pl. Obtain Latest Mun/Assess., Tax Bill/ Receipt
33.	<p>a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>b) Whether No Objection Certificate under the Income Tax Act is required/obtained?</p> <p>c) Whether Permission u/s.281A of I.T. Act, obtained</p>	<p><i>No</i></p> <p>No notice of Pendency of any proceedings by I.T. Dept. is produced. Declaration by the Mortgagors to this effect shall be taken on record.</p> <p>Company vide Letter dtd.20.02.2020 has applied to Dy. Comm. Of Income Tax, Circle 11(1) (1)- Mumbai for issue of Permission u/s.281-A</p>
34.	Details of RTC extracts/mutation extracts/Katha extract pertaining to the Property in question.	<i>Not Applicable</i>
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	<i>Not Applicable-MIDC Property</i>
36.	<p>a) Whether the Property offered as security is clearly demarcated?</p> <p>b) Whether the demarcation/partition of the Property is legally valid?</p> <p>c) Whether the Property has clear access as per documents? (The Property should be legally accessible through normal carriers to transport goods to factories /houses, as the case may be).</p>	<p><i>Yes</i></p> <p><i>Yes</i></p> <p><i>Yes</i></p>
37.	<p>Whether the Property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>a) Document in relation to electricity connection:</p> <p>b) Document in relation to water connection:</p> <p>c) Document in relation to Sales Tax Registration, if any applicable:</p>	<i>Yes, Kindly obtain at-least 2 documents in this regards.</i>



	u) Other utility bills, if any.	
38.	In respect of the boundaries of the Property, whether there is a difference/discrepancy in any of Title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	<i>Yes, Available</i>
39.	If Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the Property on the said document and that in Title deeds. (If the valuation report and/or approved plan are not available at Time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	<i>Not Available</i>
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	<i>No</i>
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the Property offered as security?	<i>Yes</i>
	Property is SARFAESI compliant (Y/N)	YES.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	<i>Not Applicable</i>
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	<i>Yes</i>
44.	Additional aspects relevant for investigation of Title as per local laws.	<i>In case of Equitable Mortgage, Filing of E.M.Intimation with Local Sub-Registrar, is compulsory</i>
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	<i>Pl. file your charge with Seepz Authorities Local Sub-Registrar</i>
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	<i>M/s.Renaissance Global Ltd.-through Director/Rep</i>
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	<i>Not Applicable</i>
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	<i>Not Applicable</i>
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	<i>Not Applicable</i>
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	<i>Not Applicable</i>

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



Signature of Advocate
NANDKUMAR P. MERANI
B.Com., L.L.B., CAIIB
Advocate, High Court, Mumbai



Ann.I- List of Documents Verified- Copies

1. Letter of Execution of Sub-Lease Agreement bearing Ref No.SEEPZ-SEZ/EMS/Sub-Lease/LJ/07-08/6654 dtd.04.09.2008.
2. Sub-Lease (Adj. under Ref. bno.A/2241/2008-10.06.2008- at Office of Collector of Stamps, Andheri-on dtd.10.06.2008), executed between President of India- as Sub-Lessor, M/s.Chirag Design-as Confirming Party & M/s.L.J. Creation P. Ltd, as Sub-Lessee, registered under Sr. No.BDR-15-11227-2008 dtd.002.09.2008, with Sub-Registrar, Andheri-2.

Ann.II- Flow of Title

We have perused papers, documents, Search Report etc. and observe that Maharashtra Industrial Development Corporation, i.e. MIDC (Govt. of Maharashtra Undertaking) established under Maharashtra Industrial Development Act, 1961, is entitled to all that piece and parcel of land known as SEEPZ++ in Seepz Special Economic Zone, in Marol Industrial Area, (adm. approx. 46092.40 sq. mtrs.) within village limits of Vyaravali Parajapur, Taluka-Andheri, Registration Dist. and Sub-Dist. of Mumbai Suburban, i.e. said Property.

Government of India constituted a Santacruz Electronics Export Processing Zone, (hereinafter referred to as 'SEEPZ') for the purpose of encouraging export oriented Gems & Jewellery Industries in India and for earning foreign exchange on export of various kinds of Gems and Jewellery items from the SEEPZ Zone in the interest of national economy by establishing units in said Zone.

In terms of self financing scheme approved by Inter-Ministerial Committee of Ministry of Commerce, MIDC carved out 13 Plots from said Property. MIDC got constructed Bldg.SDF-VII, Gems & Jewellery Complex-II, at Plot No.F-1, Marol, MIDC, Seepz, Andheri (E), Mumbai-400096.

Letter of Execution of Sub-Lease Agreement bearing Ref No.SEEPZ-SEZ/EMS/Sub-Lease/LJ/07-08/6654 dtd.04.09.2008 was executed by

By Sub-Lease (Adj. under Ref. No.A/2241/2008-10.06.2008- at Office of Collector of Stamps, Andheri-on dtd.10.06.2008), executed between President of India- as Sub-Lessor, M/s.Chirag Design-as Confirming Party & M/s.L.J. Creation P. Ltd, as Sub-Lessee, whereby assignment of said Premises was made in favour of Sub-Lessee, for remaining period of lease, registered under Sr. No.BDR-15-11227-2008 dtd.002.09.2008, with Sub-Registrar, Andheri-2.

M/s.L.J. Creation P. Ltd. was merged with M/s.Renaissance Jewellery Ltd., in terms of Order of H.C. of Mumbai in O.O.C.J. Co. Petition No.788 of 2008- connected with Co. Application No.1275 of 2008- u/s.391 to 394 of Companies Act, 1956 and all the assets and liabilities of M/s.L.J. Creation P. Ltd. were taken over by M/s.Renaissance Jewellery Ltd. And thereafter name of M/s.Renaissance Jewellery Ltd. Is changed to M/s. Renaissance Global Ltd. (Formerly-M/s.Renaissance Jewellery Ltd.)

We have caused search at office of Sub-Registrar, Andheri for 30 years from 1990 to 30.06.2021, and have not observed any adverse transaction etc. as per available records. We opine that M/s.Renaissance Global Ltd, have/acquire/s valid, clear,



Marketable etc. title to said Plot/Property and is/are entitled to create Equitable Mortgage in Banks' favour, *subject to Charge/Mortgage in your favour*

Annexure-C

Certificate of title

- I have examined the Title Deeds intended to be deposited relating to the schedule Property/(ies) and offered as security by way of *Registered/Equitable/English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
 3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
 4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
 5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990 to 30.06.2021 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The Property is free from all Encumbrances, *subject to Charge/Mortgage in your favour*
 6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
 7. Minor/(s) and his/their interest in the Property/(ies) is to the extent of
(Specify the share of the Minor with Name). (Strike out if not applicable).
 8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower- M/s.Renaissance Global Ltd.
 9. I certify that M/s.Renaissance Global Ltd. (Formerly-M/s.Renaissance Jewellery Ltd.) has/have an absolute, clear and Marketable title over the Schedule Property/(ies). I further certify that the above title deeds are genuine- *To be certified Separately* and a valid mortgage can be created and the said Mortgage would be enforceable, *subject to Charge/Mortgage in your favour*
 10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable Equitable Mortgage:

Sub-Lease (Adj. under Ref. No.A/2241/2008-10.06.2008- at Office of Collector of Stamps, Andheri-on dtd.10.06.2008), executed between President of India- as Sub-Lessor, M/s.Chirag Design-as Confirming Party & M/s.L.J. Creation P. Ltd, as Sub-Lessee, registered under Sr. No.BDR-15-11227-2008 dtd.002.09.2008, with Sub-Registrar,



- Andheri-2 with Stamp Duty, Regn. Receipt, Index-II and Receipts for Deposit Payment/Consideration.
- (ii) NOC of Seepz authority/MIDC
 - (iii) Copy of Change in name of M/s.Renaissance Jewellery Ltd. (Formerly-M/s.Renaissance Jewellery Ltd.)
 - (iv) Copy of Latest Tax, Lease, Electricity and Maint. Bill/Receipt
 - (v) Copy of Occupancy Cert

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

12. It is certified that the Property is SARFAESI compliant.


SCHEDULE OF PROPERTY (IES)

Gala No.GJ-10, 2nd Floor, Basement Floor, SDF-VII, Gems & Jewellery Complex-II, Plot No.F-1 Out Plot No.60, Marol, MIDC, Seepz, Andheri (E), Mumbai-400096, situate at land bearing Plot No.F-1, Vill.Vyaravali, Taluka-Andheri, Dist.Mumbai Suburbs





CHALLAN
MTR Form Number-6

GRN MH0039713832202122E		BARCODE 		Date 23/07/2021-11:44:32		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1				Full Name		Vijay and Co	
Location MUMBAI							
Year 2021-2022 One Time				Flat/Block No.		T39 401	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			375.00		Road/Street Shastrinagar		
					Area/Locality Mumbai		
					Town/City/District		
					PIN 4 0 0 0 5 3		
			Remarks (If Any)				
			Search 15 years Plot F-1 MIDC Seepz VIII Marol				
Total			375.00		Amount In Words Three Hundred Seventy Five Rupees Only		
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.						02901792021071630292 504624569	
Name of Bank				Bank Date		RBI Date	
				23/07/2021-11:45:29		Not Verified with RBI	
Name of Branch				Bank-Branch		UNION BANK OF INDIA	
				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
sadr calana "Ta[p Aa^f pomoMaT" maQyao namaud karNaasaaZlca laagau Aaho.[tr karNaaMsaaZl ikMvaa naaodMNal na kravayaacyaa dstaMsaaZl laagau naahl.

Mobile No. :

SEARCH REPORT

401, 4th Floor, SunShine Bldg
Andheri (W), Mumbai-400053.

To,
Shri Nandkumar P. Merani,
Advocate, High Court, Mumbai.

Re: Search of Property Gala No.GJ-10, 2nd Floor, + Basement Floor, SDF-VII, Gems & Jewellery Complex-II, Plot No.F-1 Out Plot No.60, Marol, MIDC, Seepz, Andheri (E), Mumbai-400096, situate at land bearing Plot No.F-1, Vill.Vyaravali, Taluka-Andheri, Dist.Mumbai Suburbs

Belonging To: M/s.Renaissance Global Ltd.
(Formerly-M/s.Renaissance Jewellery Ltd.).


As per your instructions, I have taken Search in respect of above-mentioned Property, from 1990 to 30.06.2021 (30 Years), at office of Sub-Registrar, Andheri

1987 – 2007) Nil
2008) Entry
Sub-Lease under Sr. No.BDR-15-11225-2008 dtd.002.09.2008 ,

President of India
And
M/s.Chirag Design
And
M/s.L.J. Creation P. Ltd

2009-2021) Nil.

Remarks: Above Search Report is subject to Available Records


NANDKUMAR P. MERANI,
B.Com., L.L.B., CAIIB.
Advocate, High Court, Mumbai

