1	1) Share Certificates:	
	m) No Objection Letter from the Society:	
	n) All legal requirements under the local/Municip	
	laws, regarding ownership	of
	flats/Apartments/Building Regulation	
	Development Control Regulations, Co-operation	76
	Societies Laws etc.:	
	o) Requirements, for noting the Bank charges of	n
	the records of the Housing Society if any	
	p) If the Property is a vacant land and construction	n
	is yet to be made, approval of lay-out and other	er
	precautions, if any.	1
	q) Whether the numbering pattern of the units/flat	s
	tally in all documents such as approved planagreement plan, etc.	,
30.	Encumbrances, Attachments, and/or claims whether	
	of Government, Central or State or other Loca	. I Buge with
	authorities or Third Party claims, Liens etc. and	
	details thereof.	
31.	Period covered under Encumbrances Certificate and	20
	Name of Person's in whose favour the encumbrance	30 years from 01.01.1990 to 30.06.2021.
	is created and it so, satisfaction of charge if any	
32.	Details regarding Property tax or land revenue	Pl Ohtain Latast Manual
	other statutory dues paid/payable as on date and if	Tor.
33.	not paid, what remedy?	Receipt Bill/
33.	a) Urban land ceiling clearance, whether required	No
	and if so, details thereon.	(Sec. 1967)
	b) Whether No Objection Certificate under the	No notice of Pendency of any
	Income Tax Act is required/obtained?	proceedings by I.T. Dept. is
	c) Whether Permission u/s.281A of I.T. Act, obtained	produced. Declaration by the
		Mortgagors to this effect shall
		be taken on record.
		Company vide Letter
		dtd.20.02.2020 has applied to
		Dy. Comm. Of Income Tax,
		Circle 11(1) (1)- Mumbai for
34.	Details of RTC extracts/mutation extracts/Katha	issue of Permission u/s.281-A Not Applicable
25	extract pertaining to the Property in question	Not Applicable
35.	whether the name of mortgagor is reflected as assured	Not Applicable-MIDC Property
36.	in the revenue/Municipal/Village records?	
30.	a) Whether the Property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation/partition	
	b) Whether the demarcation/partition of the Property is legally valid?	Yes
	c) Whether the Property has clear access as per	
	documents! (The Property should be locally	Yes
	accessible through normal carriers to transport	
	goods to factories /houses, as the case may be).	
37.		
	Whether the Property can be identified from the following documents and discontinuous	Yes, Kindly obtain at-least 2
ND CO	following documents, and discrepancy/doubtful	documents in this regards.
Cana	Document in relation to electricity company?	-
OLA T	following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? Document in relation to electricity connection: Document in relation to water connection:	
counts	Document in relation to Sales Tax Registration if	
3	any applicable:	

18. 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 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.) 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. 41. Whether the Bank will be able to enforce SARFAESI Act, if required against the Property offered as security? Property is SARFAESI compliant (Y/N) 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. 43. Whether the governing law/constitutional documents of the mortgage of (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases. 44. Additional aspects relevant for investigation of Title as per local laws. 45. Additional aspects relevant for investigation of Title as per local laws. 46. The specific persons who are required to create mortgage/to deposit documents oreating mortgage. 47. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? 48. Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished, Whether the details of the apartment/plot in question Whether the details of the apartment/plot in question of the means or plots booked as upload	-	u) Other utility bills, if any.							
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Signature of Advocate

NANDKUMAR P. MERAN

B.Com., L.L.B. CAIDS

HIGH COURT

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 Penaissance Global Ltd. (Formerly-M/s.Renaissance Jewellery Ltd.)

We have aused search at office of Sub-Registrar, Andheri for 30 years from 1990 to wall of 2021, and have not observed any adverse transaction etc. as per available precords we opine that M/s.Renaissance Global Ltd, have/acquire/s valid, clear,

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,



- Andren-2 with Stamp Duty, Regn. Receipt, Index-II and Receipts for Deposit Payment/Consideration.
- NOC of Seepz authority/MIDC (ii)
- Copy of Change in name of M/s.Renaissance Jewellery Ltd. (iii) (Formerly-M/s.Renaissance Jewellery Ltd.)
- Copy of Latest Tax, Lease, Electricity and Maint. Bill/Receipt (iv)
- Copy of Occupancy Cert (v)
- There are no legal impediments for creation of the Mortgage under any 11. 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





CHALLAN MTR Form Number-6

Departm	ant Income			1 11 11	-11111			Date 23/07/2021-11	:44:32	Fo	rm I	D		
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Year	2021-2022 (2021-2022 One Time												
Account Head Details 0030072201 SEARCH FEE			ad Details Amount In Rs			Flat/Block No.		2.00002380594 (01)	T39 401					
					Premises/Building Road/Street		Shastrinagar							
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						Town/Cit	y/District							
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						Search 15 years Plot F-1 MIDC Seepz Vill Marol								
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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.

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.3., CAIIB. Advocate, High Court, Mumbai

