

# Padiyar & Co.

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### Annexure - B: Report of Investigation of Title in respect of immovable Property

|    |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| 1. | a) Name of the Branch/BU seeking opinion<br><br>b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.<br><br>c) Name of the Borrower                                                                                                                                    | State Bank of India<br><br>Bharat Diamond Bourse Bandra, Bandra (East), Mumbai.<br><br>Instruction received from the bank.<br><br><b>M/S. SHREE RAMKRISHNA EXPORTS PVT. LTD.</b><br><br><b>M/S. SHREE RAMKRISHNA EXPORTS PVT. LTD.</b><br><br>Private Limited Company                                                                                                                                                                                                                     |
| 2. | a) Name of the Property/concern/company/person offering the property (is) as security<br><br>b) Constitution of the Property/concern/person/body/authority offering the property for creation of charge.<br><br>c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | <b>M/S. SHREE RAMKRISHNA EXPORTS PVT. LTD.</b><br><br><b>M/S. SHREE RAMKRISHNA EXPORTS PVT. LTD.</b><br><br>Borrowers                                                                                                                                                                                                                                                                                                                                                                     |
| 3. | Complete or full description of the immovable property (ies) offered as security for creation of mortgage whether equitable/registered mortgage.                                                                                                                                                                                      | Office/Unit No.1202, admeasuring 7598.65 sq. ft. Carpet Area, Along with Terrace Admcasuring 547.53 SQ. FT. Carpet Area, On the 12 <sup>th</sup> Floor, Along with Allotment of 8 Car Parking Spaces, in The Basement of the Building Known As "The Capital", Situated on Plot No. C-70 in "G" Block, of BANDRA KURLA COMPLEX, Bearing CTS NO.4207, In The Revenuc Village Kolckalyan, Taluka Andheri And Registration, Sub District of Bandra, Registration District of Mumbai Suburban. |



|                                                                                       |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                               |                                                                  |                                                                                |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------|
| (a) City Survey No.                                                                   |                                                                                                                                                                                                                                                                                                                                       | CTS No.4207                                                                                                                                   |                                                                  |                                                                                |
| (b) Door No. (in case of house property)                                              |                                                                                                                                                                                                                                                                                                                                       | Office/Unit No. 1202.                                                                                                                         |                                                                  |                                                                                |
| (c) Extent/area including plinth/built up area in case of house property              |                                                                                                                                                                                                                                                                                                                                       | admeasuring 7598.65 sq. ft. Carpet Area, Along with Terrace Admeasuring 547.53 SQ. FT.                                                        |                                                                  |                                                                                |
| (d) Locations like name of the place, village, city, registration, sub-district, etc. |                                                                                                                                                                                                                                                                                                                                       | Lying being situated at Village Kolkalyan, Taluka Andheri And Registration, Sub District of Bandra, Registration District of Mumbai Suburban. |                                                                  |                                                                                |
| (c) Boundaries                                                                        |                                                                                                                                                                                                                                                                                                                                       | NA                                                                                                                                            |                                                                  |                                                                                |
| 4.                                                                                    | a) Particulars of the documents scrutinized - serially and chronologically<br>(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified<br><b>Note:</b> Only Originals or Certified extracts from the registering/land/revenue/other authorities be examined. |                                                                                                                                               |                                                                  |                                                                                |
| <b>Sr. No.</b>                                                                        | <b>Date</b>                                                                                                                                                                                                                                                                                                                           | <b>Name Nature of the Document</b>                                                                                                            | <b>Original/certified copy/certified extract/photocopy, etc.</b> | <b>In case of copies, whether the original was scrutinized by the advocate</b> |
| 1.                                                                                    | 19.07.2013                                                                                                                                                                                                                                                                                                                            | Agreement for sale dated 19.07.2013, executed between Wadhwa Group Holdings Private Limited and Shree Ramkrishna Exports Pvt. Ltd.            | Xerox Copy                                                       | Original not scrutinized                                                       |
| 2.                                                                                    | 19.07.2013                                                                                                                                                                                                                                                                                                                            | Registration Receipt dated.19.07.2013                                                                                                         | Xerox Copy                                                       | Original not scrutinized                                                       |
| 3.                                                                                    | 19.07.2013                                                                                                                                                                                                                                                                                                                            | Index No. II dated.19.07.2013                                                                                                                 | Xerox Copy                                                       | Original not scrutinized                                                       |



|     |                                                                                                                                                                                                                                                                         |            |                                                                                                                                                                        |             |                          |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|
|     | 4.                                                                                                                                                                                                                                                                      | 18/06/2013 | Allotment dated.18.06/2013 of Plot No.C-70 in G-Block of BKC-Consent for assignment of the premises of the premises to Wadhwagroup Holdings Pvt. Ltd. issued by MMRDA. | Xerox Copy  | Original not scrutinized |
|     | 5.                                                                                                                                                                                                                                                                      | 08/11/2012 | Allotment dated.08/11/2012 of Plot No. C-70 in G-Block of BKC to Raghuleela Leasing & Real Estates Pvt. Ltd. issued by MMRDA.                                          | Xerox Copy  | Original not scrutinized |
|     | 6.                                                                                                                                                                                                                                                                      | 06/04/2012 | Commencement Certificate dated.06/04/2012 issued by MMRDA.                                                                                                             | Xerox Copy  | Original not scrutinized |
|     | 7.                                                                                                                                                                                                                                                                      | 14/12/2012 | Occupancy Certificate dated.14/12/2012 issued by MMRDA.                                                                                                                | Xerox Copy  | Original not scrutinized |
|     | 8.                                                                                                                                                                                                                                                                      | 03/07/2013 | Consent fro Realse dated.03/07/2013 of units No. 1202 issued by ICICI Bank.                                                                                            | Xerox Copy  | Original not scrutinized |
|     | 9.                                                                                                                                                                                                                                                                      |            | Typical Floor Plan.                                                                                                                                                    | Xerox Copy  | Original not scrutinized |
| 5a. | Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR |            |                                                                                                                                                                        | Yes applied |                          |
| 5b. | i) Whether all pages in certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page                                                                                                                     |            |                                                                                                                                                                        | Yes         |                          |





|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|    | with the Original documents submitted?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                                                                                       |
|    | <p>ii) Where the certified copies of the title documents are not available, the Copy of provided should be compared with the Original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &amp; cautiously)</p>                                                                                                                                                                                             |                                                                                           |
| 6. | <p>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</p> <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</p> <p>c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</p>                                                                                                | <p><b>Yes (since 2003, records are available)</b></p> <p><b>Yes</b></p> <p><b>N/A</b></p> |
| 7. | <p>a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?</p> <p>c) Whether search has been made at all the offices named at (b) above?</p> <p>d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</p>  | <p>Andheri</p> <p>Andheri</p> <p><b>Yes</b></p> <p><b>No.</b></p>                         |
| 8. | <p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p><b>In case of property offered as security for loans of Rs.1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</b></p> | <p>Separate sheet is attached herewith.</p>                                               |



|            |                                                                                                                                                                                                                                |                            |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>9.</b>  | Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)                                      | Leasehold rights           |
| <b>10.</b> | If Leasehold whether                                                                                                                                                                                                           |                            |
|            | a) lease Deed is duly stamped and registered                                                                                                                                                                                   | yes                        |
|            | b) lessee is permitted to mortgage the Leasehold right,                                                                                                                                                                        | YES                        |
|            | c) duration of the Lease/unexpired period of lease,                                                                                                                                                                            | 80 years from 2008/68 yrs. |
|            | d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.                                                                                    | YES                        |
|            | e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?                                                                                                                                | N/A                        |
|            | f) Right to get renewal of the leasehold rights and nature thereof.                                                                                                                                                            | YES                        |
| <b>11.</b> | If Govt. grant/allotment/Lease-cum/Sale Agreement, whether :                                                                                                                                                                   | No                         |
|            | a) Grant/agreement, etc. provides for alienable rights to the mortgagor with or without conditions,                                                                                                                            | N/A                        |
|            | b) The mortgagor is competent to create charge on such property.                                                                                                                                                               | N/A                        |
|            | c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available                                                                          | N/A                        |
| <b>12.</b> | If occupancy right, whether;                                                                                                                                                                                                   | No                         |
|            | a) Such right is heritable and transferable,                                                                                                                                                                                   | N/A                        |
|            | b) Mortgage can be created.                                                                                                                                                                                                    | N/A                        |
| <b>13.</b> | Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion. | None                       |
| <b>14.</b> | If the property has been transferred by way of Gift/Settlement Deed, whether:                                                                                                                                                  | No                         |
|            | a) The Gift/Settlement Deed is duly stamped and registered;                                                                                                                                                                    | N/A                        |
|            | b) The Gift/Settlement Deed has been attested by two witnesses;                                                                                                                                                                | N/A                        |



|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|            | c) The Gift/Settlement Deed transfers the property to Donee;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>N/A</b>                                                                               |
|            | d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>N/A</b>                                                                               |
|            | e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>N/A</b>                                                                               |
|            | f) Whether the Donee is in possession of the gifted property;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>N/A</b>                                                                               |
|            | g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>N/A</b>                                                                               |
|            | h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>N/A</b>                                                                               |
| <b>15.</b> | <p>a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagee title thereon.</p> <p>d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?</p> | <p><b>No</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p> |
| <b>16.</b> | Whether the title documents include any testamentary documents /wills?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>No</b>                                                                                |
|            | a) In case of wills, whether the will is registered will or unregistered will?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>N/A</b>                                                                               |
|            | b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>N/A</b>                                                                               |
|            | c) Whether the property is mutated on the basis of will?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>N/A</b>                                                                               |
|            | d) Whether the original will is available?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>N/A</b>                                                                               |



|            |                                                                                                                                                                                                                                                                                                         |             |
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|            | e) Whether the original death certificate of the testator is available?                                                                                                                                                                                                                                 | <b>N/A</b>  |
|            | f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?                                                                                                                                                                            | <b>N/A</b>  |
|            | g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.) | <b>N/A</b>  |
| <b>17.</b> | a) Whether the property is subject to any wakf rights?                                                                                                                                                                                                                                                  | <b>No</b>   |
|            | b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?                                                                                                                                                 | <b>No</b>   |
|            | c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?                                                                                                                                                                                                             | <b>N/A</b>  |
| <b>18.</b> | a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.                                                                    | <b>No</b>   |
|            | b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?                                                                                                                                                                                           | <b>N/A</b>  |
| <b>19.</b> | a) Whether the property belongs to any trust or is subject to the rights of any trust?                                                                                                                                                                                                                  | <b>No</b>   |
|            | b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?                                                                                                                                                                          | <b>N/A</b>  |
|            | c) If so additional precautions/permissions to be obtained for creation of valid mortgage?                                                                                                                                                                                                              | <b>N/A</b>  |
|            | d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter                                                                                                                                                                                    | <b>N/A</b>  |
| <b>20.</b> | a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.                                                                                                                       | <b>N/A</b>  |
|            | b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?                                                                                                                | <b>N/A.</b> |
|            | c) In the case of conversion of Agricultural land for commercial purposes                                                                                                                                                                                                                               | <b>N/A</b>  |



|            | or otherwise, whether requisite procedure followed/permission obtained.                                                                                                                                                                                                                                                                                                                                                                                                           |                                                         |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>21.</b> | Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.),                                                                                                                                                                                                                     | <b>No</b>                                               |
| <b>22.</b> | a) Whether the property is subject to any pending or proposed land acquisition proceedings?<br>b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.                                                                                                                                                                                                                                                                     | <b>No</b><br><b>N/A</b>                                 |
| <b>23.</b> | a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?<br>b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?<br>c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings? | <b>NO</b><br><b>NO</b><br><b>NO</b>                     |
| <b>24.</b> | a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.<br>b) Property belonging to partners, whether thrown on hotchpot?<br>Whether formalities for the same have been completed as per applicable laws?<br>c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.                                                                                                | <b>No</b><br><b>N/A</b><br><b>N/A</b>                   |
| <b>25.</b> | a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.<br>b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.                          | <b>YES Property belongs to Pvt Ltd Co.</b><br><b>No</b> |





|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| b   | ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?                                                                                                                                                                                                                                  | <b>YES</b>                        |
| c   | iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?<br>Yes / No.                                                                                                                                                                                                                                                                         | <b>Charge of BOI (Consortium)</b> |
| d   | iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?<br>Yes/No.                                                                                                                                                                                                                                                                                                                                      | <b>No</b>                         |
| 26. | In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.                                                                                                                                                                                                                                                                                            | <b>N/A</b>                        |
| 27. | a) Whether any POA is involved in the chain of title?                                                                                                                                                                                                                                                                                                                                                                                                    | <b>No</b>                         |
|     | b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.                                                                                                                                                             | <b>N/A</b>                        |
|     | c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Property Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of Property's/Property's (Builder's POA) or (ii) other type of POA (Common POA). | <b>N/A</b>                        |
|     | d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.                                                                                                                                                                                                                                                                                                                | <b>N/A</b>                        |
|     | e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.                                                                                                                                                                                                                                                                                                                                    | <b>N/A</b>                        |
|     | i) Whether the original POA is verified and the title investigation is done on the basis of original POA?<br>ii) Whether the POA is a registered one?<br>iii) Whether the POA is a special or general one?                                                                                                                                                                                                                                               | <b>N/A</b>                        |



|            |                                                                                                                                                                                                                                                                    |                      |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            | iv Whether the POA contains a specific authority for execution of title document in question?                                                                                                                                                                      |                      |
|            | f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)                                          | <b>N/A</b>           |
|            | g) Please comment on the genuineness of POA?                                                                                                                                                                                                                       | <b>N/A</b>           |
|            | h) The unequivocal opinion on the enforceability and validity of the POA?                                                                                                                                                                                          | <b>N/A</b>           |
| <b>28.</b> | Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed. | No                   |
| <b>29.</b> | If the property is a Property/Flat or residential/commercial complex, check and comment on the following:                                                                                                                                                          | Office/Unit          |
|            | a) Promoter's/Land owner's title to the land/building;                                                                                                                                                                                                             | Clear and marketable |
|            | b) Development Agreement/Power of Attorney;                                                                                                                                                                                                                        | Verified             |
|            | c) Extent of authority of the Developer/builder                                                                                                                                                                                                                    | Full                 |
|            | d) Independent title verification of the Land and/or building in question                                                                                                                                                                                          | verified             |
|            | e) Agreement for sale (duly registered);                                                                                                                                                                                                                           | Yes                  |
|            | f) Payment of proper stamp duty                                                                                                                                                                                                                                    | Paid                 |
|            | g) Requirement of registration of sale agreement, development agreement, POA, etc.;                                                                                                                                                                                | Registered           |
|            | h) Approval of building plan, permission of appropriate/local authority, etc.;                                                                                                                                                                                     | Yes, approved        |
|            | i) Conveyance in favour of Society/ Condominium concerned.                                                                                                                                                                                                         | Not Known            |
|            | j) Occupancy Certificate/allotment letter/letter of possession;                                                                                                                                                                                                    | YES required         |
|            | k) Membership details in the Society etc.;                                                                                                                                                                                                                         | YES                  |
|            | l) Share Certificates                                                                                                                                                                                                                                              | YES issued           |
|            | m) No Objection Letter from the Society;                                                                                                                                                                                                                           | YES required         |



|     |                                                                                                                                                                                                                                                                                              |                                                                             |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|     | n) All legal requirements under the local/Municipal laws, regarding ownership of Properties/Flats/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;                                                                                                  | YES                                                                         |
|     | o) Requirements, for noting the Bank charges on the records of the Housing Society, if any                                                                                                                                                                                                   | At Society's record                                                         |
|     | p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.                                                                                                                                                                   | No                                                                          |
|     | q) Whether the numbering pattern of the Properties/Properties tally in all documents such as approved plan, agreement plan, etc.                                                                                                                                                             | Yes                                                                         |
| 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.                                                                                                                           | <b>Subject to charge of BOI (Consortium)</b>                                |
| 31. | The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.                                                                                                                       | <b>30 Years</b>                                                             |
| 32. | Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?                                                                                                                                                                 | Paid.                                                                       |
| 33. | a) Urban land ceiling clearance, whether required and if so, details thereon.<br>b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.                                                                                                                         | <b>N/A</b><br><b>C/A</b><br><b>certificate/Declaration may be obtained.</b> |
| 34. | Details of RTC extracts/mutation extracts/Katha extract Pertaining to the property in question.                                                                                                                                                                                              | Verified by us.                                                             |
| 35. | Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?                                                                                                                                                                                                | Yes in the Revenue Record                                                   |
| 36. | a) Whether the property offered as security is clearly demarcated?<br>b) Whether the demarcation/ partition of the property is legally valid?<br>c) Whether the property has clear access as per documents?                                                                                  | <b>Yes</b><br><b>Yes</b><br><b>Yes</b>                                      |
| 37. | Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?<br>a) Document in relation to electricity connection;<br>b) Document in relation to water connection;<br>c) Document in relation to Sales Tax | <b>Yes.</b>                                                                 |





|            |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
|            | Registration, if any applicable;<br>d) Other utility bills, if any.                                                                                                                                                                                                                                                                                                                                                              |                                           |
| <b>38.</b> | In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the 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.                                                                                                                                                        | <b>No.</b>                                |
| <b>39.</b> | If the 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 the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.) | <b>Valuation Report Verified</b>          |
| <b>40.</b> | 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.                                                                                                                                                                                                                                                               | <b>Nil</b>                                |
| <b>41.</b> | Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?                                                                                                                                                                                                                                                                                                                      | <b>Yes.</b>                               |
| <b>42.</b> | 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.                                                                                                                                                                | <b>N/A</b>                                |
| <b>43.</b> | 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.                                                                                                                                                                                                                                      | <b>Yes</b>                                |
| <b>44.</b> | Additional aspects relevant for investigation of title as per local laws.                                                                                                                                                                                                                                                                                                                                                        | <b>N/A</b>                                |
| <b>45.</b> | Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security                                                                                                                                                                                                                                                                                                                            | <b>Registered Mortgage created</b>        |
| <b>46.</b> | The specific persons who are required to create mortgage/to deposit documents creating mortgage.                                                                                                                                                                                                                                                                                                                                 | <b>SHREE RAMKRISHNA EXPORTS PVT. LTD.</b> |
| <b>47.</b> | a. Whether the Real Estate Project comes Under (Regulation and Development) Act, 2016?                                                                                                                                                                                                                                                                                                                                           | <b>N/A.</b>                               |
|            | b. Whether the Project is registered with the Real Estate Regulatory Authority? If so, the Details of such registration are to be furnished,                                                                                                                                                                                                                                                                                     | <b>N/A.</b>                               |
|            | c. Whether the registered agreement for sale as prescribed in the Above Act/Rules there Under is executed?                                                                                                                                                                                                                                                                                                                       | <b>N/A.</b>                               |



|  |                                                                                                                                                                                                   |             |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|  | d. Whether the Details of the apartment/plot in question are verified with the list of apartments or Plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? | <b>N/A.</b> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|

Place: Mumbai



Signature of the Advocate

### Annexure – C: Certificate of Title

1. I have examined the copies of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered 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 of Registered Mortgage is created, it will satisfy the requirements of creation of Registered 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 the 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 the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries..
5. There is prior mortgage/charges of encumbrances, **BOI (Consortium)** whatsoever as could be seen from the encumbrances certificate for the period from 1990 to 2020 pertaining to the immovable property i.e. covered by above said title deeds. The Property is free from all encumbrances,
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) **(Not Applicable.)**.
7. Minor (s) and his / their interest in the property (ies) to the extent of (specify the share of minor with name) strike out if not applicable **(Not Applicable).**





8. The Mortgage if created will be available to the bank for the liability of the intending borrower and **SHREE RAMKRISHNA EXPORTS PVT. LTD., Subject to charge of BOI (Consortium)**

9. Certify that **SHREE RAMKRISHNA EXPORTS PVT. LTD.**, have an absolute clear and marketable title over the schedule property/(ies). I Further certify that the above title deed are genuine and a valid mortgaged can be created and the said mortgaged would be enforceable, **Subject to charge of BOI (Consortium)**

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 mortgage:

|     |                                                                                                                                                                                  |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Original Agreement for sale dated 19.07.2013, executed between Wadhwa Group Holdings Private Limited and Shree Ramkrishna Exports Pvt. Ltd.                                      |
| 2.  | Original Registration Receipt dated.19.07.2013                                                                                                                                   |
| 3.  | Original Index No. II dated.19.07.2013                                                                                                                                           |
| 4.  | Original Possession Letter from                                                                                                                                                  |
| 5.  | Copy of Allotment dated.18.06/2013 of Plot No.C-70 in G-Block of BKC-Consent for assignment of the premises of the premises to Wadhwa Group Holdings Pvt. Ltd. issued by MMRDA.  |
| 6.  | Copy of Allotment dated.08/11/2012 of Plot No. C-70 in G-Block of BKC to Raghuleela Leasing & Real Estates Pvt. Ltd. issued by MMRDA.                                            |
| 7.  | Original latest receipt for maintenance charges paid to promoters                                                                                                                |
| 8.  | Copy of Approved Plans                                                                                                                                                           |
| 9.  | Copy of Occupancy Certificate dated.14.12.2013 issued by MMRDA.                                                                                                                  |
| 10. | Copy of Consent for Release dated.03.07.2013 of Units No.1202 & car Parking Issued by ICICI Bank. (Since you have confirmed that this property is only mortgage with ICICI Bank. |
| 11. | Original of NOC mentioning no dues of Society charges including Property Tax issued by the Society to the Bank for Creating Mortgage.                                            |

11. There are no legal impediments for creation of the mortgage under any applicable law/rules of force

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



**SCHEDULE OF THE PROPERTY (IES)**

Office/Unit No. 1202, admeasuring 7598.65 sq. ft. Carpet Area, Along with Terrace Admeasuring 547.53 SQ. FT. Carpet Area, On the 12<sup>th</sup> Floor, Along with Allotment of 8 Car Parking Spaces, in The Basement of the Building Known As "The Capital", Situated on Plot No. C-70 in "G" Block, of BANDRA KURLA COMPLEX, Bearing CTS NO.4207, In The Revenue Village Kolkalyan, Taluka Andheri And Registration, Sub District of Bandra, Registration District of Mumbai Suburban.



Place: Mumbai.

Date: 11/11/2020

ANNEXURE - 1:  
FLOW OF TITLE

1. It is observed from the documents submitted before us that, Metropolitan Regional Development Authority (MMRDA) well and possessed of all that piece and parcel of land bearing CTS No.4207, lying being situated at Village-Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban (herein after referred to as said Plot).
2. Further it is observed that, The said Office/Unit No.1202 has been purchased BY M/S. Shree Ramkrishna Export Pvt. LTD. by and under Agreement for sale dated 19.07.2013, from M/s. Wadhwa Group Holdings Private Limited. In the said Agreement for sale 'dated.19.072013, M/s. Wadhwa Group Holdings Private Limited referred as "promoters", and M/s. Shree Ramkrishna Export Pvt. Ltd. referred as "Purchaser/s/Inventor/s". The Purchaser has been effected on the terms and condition contained in the said Agreement For sale. The said Agreement for sale has been adequately stamped as required under the Bombay Stamp Act. It has also been registered, at the Office of Sub Registrar under serial No. (BDR-9) 5730 of 2013, on 19.072013 at Andheri-3, as required under the provisions of the Maharashtra Ownership Flats Act and Indian Registration Act.
3. Further it is observed that, The Government of Maharashtra (Revenue & Forest Department) Vide Government Memo No. LND/2676/67979/GR-1073/G-5/1985 dated 20 February, 1985 sanctioned grant of Government lands admeasuring 180.1620 hectares (i.e. 18,01,620 square meters) situate at Village Kolckalyan, Taluka Andheri, Mumbai Suburban District to Mumbai Metropolitan Region Development Authority ("MMRDA"), a body corporate constituted and established under the provisions of the Mumbai Region Development Authority Act, 1974 ("MMRDA Act"). The Additional Collector, Mumbai Suburban District transferred these lands to MMRDA vide order No. C/DESK/III/LND/II/B-CR-189 dated 10 May 1985, for disposal thereof to any organization, undertaking, authority, party or individual, subject to the provisions of MMRDA Act. These lands were handed over in advance to MMRDA on 10 June 1977.
4. Further it is observed that, MMRDA is accordingly absolutely seized and possessed of and is otherwise well sufficiently entitled and empowered to dispose of such lands, now known as the "Bandra"





Kurla Complex" of the MMRDA. MMRDA has paid plots of varying sizes, out of the aforesaid lands and intends to develop them by laying out roads and other amenities to provide the necessary infrastructure. MMRDA had for the purpose of disposing of one of the said plots of land by lease invited tenders by public advertisement.

5. Further it is observed that, the lease of the aforesaid plot of land from MMRDA, Wadhwa Associates & Realtor Pvt. Ltd., Vishwaroop Infotech Pvt. Ltd. and Naman Developers formed themselves into a consortium, and agreed to incorporate, and thereafter incorporated and registered a special purpose vehicle, that is Raghuleela Leasing and Real Estates Pvt. Ltd., a Company incorporated under the Companies Act, 1956.
6. Further it is observed that, MMRDA has accepted the tender of the Raghuleela Leasing And Real Estate Pvt Ltd as the promoter received on 26/11/2007 vide its letter no. TCP (P-2)BKC/G-Block/Plot No. C-70/1263/2007 dated 28/12/2007 and on approval of the MMRDA vide its Resolution no. 1134 passed in its 120<sup>th</sup> Meeting held on 24/12/2007, offering a lease premium of Rs. 831,60,00,000/- (Rupees Eight Hundred Thirty One Crores Sixty lacs Only) for the plot bearing Plot no. C-70 in 'G' Block of Bandra Kurla Complex situated and lying in CTS No. 4207 village Kols-Kalyan. Taluka Andheri, Registration District of Mumbai Suburban and admeasuring 7107 sq.mtrs and MMRDA has accordingly agreed to lease to the Raghuleela Leasing And Real Estate Pvt Ltd the plot no. C-70.
7. Further it is observed that, Raghuleela Leasing and Real Estate Pvt Ltd and MMRDA executed a lease deed dated for a period of 80 years with effect from 03/06/2008. The lease deed is duly registered with the sub-registrar of assurance Andheri-1 on serial no. BDR-1-5589/2008, MMRDA have vide its letter dated 04/06/2008 handed the possession of the plot no. C-70 to Raghuleela Leasing and real estate Pvt Ltd on 04/06/2008.

8. Further it is observed that, MMRDA at its 118<sup>th</sup> meeting held on 13<sup>th</sup> March, 2007, and vide its notification dated 04/05/2007 resolved, passed, proclaimed to increase the FSI for utilization on plots for commercial use and belonging to MMRDA from 2.0 to 4.0 whereby the lessors of its plots could acquire and utilize the same upon their leasehold plots after paying the prescribed to the MMRDA. Accordingly, RLREPL being desirous of utilizing such additional FSI in



respect of Plot No. C-70 for construction of Additional built up area thereon vide its letter dated 21/11/2008 requested MMRDA for allotment built-up area on Plot NO. C-70.

9. Further it is observed that, MMRDA had by its letter dated 04/12/2008 bearing reference no. TCP(P-2)/BKC/Misc/244/886/2008, MMRDA has sanctioned an additional built-up area of 16,500 sq.mtrs also by a letter dated 27/07/2009 bearing letter no. TCP(P-2)/BKC/Misc/244/11/746/2009, MMRDA has sanctioned an additional built-up area of 33,415 sq.mtrs. MMRDA shall execute a supplemental lease deed for the additional built-up area entitled to be used on the said plot no. C-70 as per letters dated 04/12/2008, 17/07/2009 and 30/03/2010. The Built up area acquired by RLREPL under the Lease Deed and the Additional built up area have been utilized in the construction of the Building.
10. Further it is observed that, RLREPL through its architects prepared the plans for approval of the proposed commercial building known as "The Capital having basement level+ Ground Floor + various floors for Commercial purpose of total area of 66415 sq. mt on Plot No. C-70.
11. Further it is observed that, RLREPL was entitled to and enjoined upon to construct the building "The Capital" on Plot No. C-70, allot and sell the units, office premises and allot the automated car parking spaces in the basements. RLREPL has duly obtained all requisite permissions, sanctions, licenses and approvals in respect of the development of Plot No. C-70 and the construction of the Building "The capital" under Applicable, laws, rules and regulations, including under the Development Control Regulations for Greater Mumbai and the Bandra-Kurla Notified Area Development Control Regulations, 1979, including Commencement Certificate issued by MMRDA, Civil Aviation NOCs/Consent for the building, and environmental clearance from the Ministry of Environment and Forest.
12. Further it is observed that, RLREPL has from time to time, availed of loans/credit facilities from various banks and financial institutions to fund the development, of Plot No. C-70 some of which have been fully repaid, whereby presently, there are loans/ Credit Facilities sanctioned and disbursed to RLREPL by ICICI Bank LTD, and Standard Chartered Bank. To secure the repayment of such Loans/Credit Facilities RLREPL has created English Mortgage over



the land and the Building "The Capital" in favour of ICICI and Standard Chartered Bank. I.c. 1) Indenture of Mortgages dated.30/12/2009 executed between RLREPL and ICICI bank Ltd., which was registered on 08/01/2010 at serial No. BDR-4-00315-2010 created security for security loan of an aggregate amount of Rs.4,05,00,00,000/- in favour of ICICI Bank Ltd. on terms and conditions contained therein. 2) Indenture of Mortgage dated.31/03/2010 executed between RLREPL and ICICI Bank Ltd., which was registered on 31/03/2010 at serial No. TNN-11-01508-2010 respectively created security for securing loan of an aggregate amount of Rs.1,00,00,00,000/- in favour ICICI Bank Ltd. on the terms and Conditions contained therein, 3) Indenture of Mortgage dated 29/03/2012 executed between RLREPL and ICICI Bank Ltd., which was registered on 29/03/2012 at serial No. BDR-09-02521-2012 respectively created security for securing loan of an aggregate amount of Rs.3,50,00,00,000/- in favour ICICI Bank Ltd. on the terms and Conditions contained therein, 4) Deed of Mortgage cum Charge cum Guarantee dated.20/05/2012 executed between RLREPL and Standard Chartered Bank, which was registered on 03/06/2012 at serial No. BDR-4-0615-2012 respectively created security for securing loan of an aggregate amount of Rs.2,60,00,00,000/- in favour of Standard Chartered Bank on the terms and Conditions contained therein, 5) Supplemental Deed of Mortgage cum Charge cum Guarantee dated.20/05/2012 executed between RLREPL and Standard Chartered Bank, which was registered on 03/07/2012 at serial No. BDR-4-06015-2012 amending clause (D) and 4(A) of the Deed of Mortgage cum Charge cum Guaranteed dated.20/05/2012.

13. Finally it is observed that, Under and in pursuance of the common Order dated.24/08/2012 read with corrigendum Order dated.06/09/2012 and rectification order dated.20/12/2012, passed by the Hon'ble Bombay High Court in Company Scheme petition No.398 of 2012, connected with company Summons fro Direction No. 322 of 2012, and other scheme petitions and company summons for directions connected thereto, RLREPL and various other companies have, with effect from 01/04/2012, been duly amalgamated with the Wadhwaagroup Holding Private Limited. By virtue of such amalgamation of RLREPL with the Wadhwaagroup Holdings Private Limited, the entire property, the scheme of development thereof, all license etc., and the absolute and exclusive right to allot, sell transfer,





deal with and alienate the offices/units and car parking spaces in the building "The Capital" has been duly transferred to and vested in the Wadhwa Group Holdings Private Limited, as successor of RLREPL.

14. Finally it is observed that, under Deed of Declaration dated.30/01/2013 executed between RLREPL and the Wadhwa Group Holdings Private Limited, the said scheme of Amalgamation along with the aforesaid Orders of the High Court has been duly registered with the Sub-Registrar of Assurances bearing Registration No. BDR-9-746-2013 dated.30/01/2013. RLREPL had, at the appropriate time, notified MMRDA, ICICI, SCB and HDFC of the then pending amalgamation of RLREPL with the Wadhwa Group Holdings Private Limited, and upon the passing of the amalgamation order it duly notified them of the amalgamation with the Wadhwa Group order it duly notified them of the amalgamation with the Wadhwa Group Holdings Private Limited.
15. Finally it is observed that, by a Supplemental Lease Deed dated.06/12/2012 made by and between MMRDA as lessor of the one part and the Wadhwa Group Holdings Private Limited, as Lessee of the other part, the additional Built-up area purchased and acquired by RLREPL as herein above recited, was assigned upon the covenants and conditions recorded and contained therein, BY its letter dated 08.11/2012, bearing reference No. LC/BKC/(G)/RLREPL/c-70/1523/2012, addressed to RLREPL, MMRDA has duly acknowledged and taken on record the hereinbefore recited amalgamation of RLREPL with the Wadhwa Group Holdings Private Limited, under the Amalgamation Order, and has recognized the Wadhwa Group Holdings Private Limited as the sole and exclusive lessee of the property under the lease deed and the Supplemental Lease Deed.
16. Finally it is observed that, The Wadhwa Group Holdings Private Limited in accordance with the Building plans and specifications, various commencement certificates issued from time to time by the MMRDA and the other permissions, approvals, notices, sanctions, licenses, etc., obtained by it from the MMRDA, the MCGM and other concerned authorities, have commenced the construction of the building "The Capital" and has constructed the same upto the entire 18<sup>th</sup> floor and part of 19<sup>th</sup> Floor thereof. Pursuant thereto, the Wadhwa Group



Holdings Private Limited/Raghuleela Leasing and Real Estates Pvt. Ltd., have obtained Occupation Certificate dated.06/04/2012, issued by the MMRDA in respect of the Building and Occupation Certificate bearing No. TCP(P-2)/BKC-27(CC)/G/C-70/75/XII/1484/2012 dated 14/12/2012.

17. Further it is observed that, The Purchaser has demanded from the Wadhagroup Holdings Private Limited who have given inspection to the purchaser of all the document of the Wadhagroup Holdings Private Limited title relating to the Plot No. C-70 and miscellaneous Rights and interest as referred therein. The Wadhagroup Holdings Private Limited agreed to purchase from promoter the from promoter the Office/Unit No. 1202, admeasuring 7598.65 sq. ft. Carpet Area, Along with Terrace Admeasuring 547.53 SQ. FT. Carpet Area, On the 12<sup>th</sup> Floor, Along with Allotment of 8 Car Parking Spaces, in The Basement of the Building Known As "The Capital", Situated on Plot No. C-70 in "G" Block, of BANDRA KURLA COMPLEX, Bearing CTS NO.4207, In The Revenue Village Kolkalyan, Taluka Andheri And Registration, Sub District of Bandra, Registration District of Mumbai Suburban. And Agreement for sale dated.19.07.2013 was executed between the parties for accomplishing the transaction, as aforesaid.

18. We are of the opinion that, **SHREE RAMKRISHNA EXPORTS PVT. LTD.**, have quiet, vacant and peaceful possession of the captioned Office Premises together with structure standing thereon and are entitled to property which is valid and marketable title to the said Office Premises, **Subject to charge of BOI (Consortium).**



**CHALLAN**  
**MTR Form Number-8**



|                 |                                    |                           |                                                                                    |                          |      |                     |                                 |
|-----------------|------------------------------------|---------------------------|------------------------------------------------------------------------------------|--------------------------|------|---------------------|---------------------------------|
| GRN             | MH006926947202021E                 | BARCODE                   |  |                          | Date | 11/11/2020-16:27:06 | Form ID                         |
| Department      | Inspector General Of Registration  | Payar Details             |                                                                                    |                          |      |                     |                                 |
| Type of Payment | Search Fee                         | TAX ID / TAN (If Any)     |                                                                                    |                          |      |                     |                                 |
|                 | Other Items                        | PAN No.(If Applicable)    |                                                                                    |                          |      |                     |                                 |
| Office Name     | BDR1_JT SUB REGISTRAR ANDHERI NO 1 | Full Name                 |                                                                                    |                          |      |                     | S R Padiyar                     |
| Location        | MUMBAI                             | Flat/Block No.            |                                                                                    |                          |      |                     | CTS No.4207                     |
| Year            | 2020-2021 One Time                 | Premises/Building         |                                                                                    |                          |      |                     |                                 |
|                 | Account Head Details               | Amount In Rs.             | Road/Street                                                                        |                          |      |                     |                                 |
|                 | 0030072201 SEARCH FEE              | 750.00                    | Area/Locality                                                                      |                          |      |                     | Village Kulekalyan              |
|                 |                                    |                           | Town/City/District                                                                 |                          |      |                     |                                 |
|                 |                                    |                           | PIN                                                                                |                          |      |                     |                                 |
|                 |                                    |                           | Remarks (If Any)                                                                   |                          |      |                     |                                 |
|                 |                                    |                           | 30 years 1990-2020 Unit No.1202 The Capital                                        |                          |      |                     |                                 |
|                 |                                    |                           | Amount In                                                                          |                          |      |                     | Seven Hundred Fifty Rupees Only |
|                 |                                    |                           | Words                                                                              |                          |      |                     |                                 |
| Total           |                                    | 750.00                    |                                                                                    |                          |      |                     |                                 |
| Payment Details | CORPORATION BANK                   | FOR USE IN RECEIVING BANK |                                                                                    |                          |      |                     |                                 |
|                 | Cheque-DD Details                  | Bank CIN                  | Ref. No.                                                                           | 0350230202011100443      |      |                     | CS111120201834904               |
| Cheque/DD No.   |                                    | Bank Date                 | RBI Date                                                                           | 11/11/2020-16:27:27      |      |                     | Not Verified with RBI           |
| Name of Bank    |                                    | Bank-Branch               |                                                                                    | CORPORATION BANK         |      |                     |                                 |
| Name of Branch  |                                    | Scroll No. , Date         |                                                                                    | Not Verified with Scroll |      |                     |                                 |

Mobile No. : 9619936013

**Department D :**

**NOTE:-** This challan is valid for reason mentioned In Type of payment only. Not valid for other reasons or unregistered document नोंदणी न करवायच्या दस्तांसाठी लागू नाही.

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठी किंवा नोंदणी न करावयाची किंवा नोदणी न करता येणारे कागदाचे प्रमाणेच वैध आहे.





## SEARCH REPORT

11/11/2020

**Sub:** Office/Unit No.1202, admeasuring 7598.65 sq. ft. Carpet Area, Along with Terrace Admeasuring 547.53 SQ. FT. Carpet Area, On the 12<sup>th</sup> Floor, Along with Allotment of 8 Car Parking Spaces, in The Basement of the Building Known As "The Capital", Situated on Plot No. C-70 in "G" Block, of BANDRA KURLA COMPLEX, Bearing CTS NO.4207, In The Revenue Village Kolkalyan, Taluka Andheri And Registration, Sub District of Bandra, Registration District of Mumbai Suburban.

### A/C - SHREE RAMKRISHNA EXPORTS PVT. LTD.

State Bank of India, B.D.B. Branch-LSR No.357/20

Dear Sir,

As per your instruction, I have taken search of the above-mentioned property in the Sub-Registrar office Andheri from the year of 1990 to 2020.

#### SUB - REGISTRAR OFFICE AT ANDHERI FOR 30 YEARS.

##### YEAR      LIEN / CHARGE

|      |     |
|------|-----|
| 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      Lease Deed dated.03.06.2008      executed      between  
Raghuleela Leasing and Real Estates Private Limited  
(RLREPL) and MMRDA, registered under serial No. BDR-178 & CO.  
1-5589 of 2008, at Andheri-1



- 2009 Indenture of Mortgages dated.30.12.2009 executed between Raghuleela Leasing and Real Estates Private Limited (RLREPL) and ICICI Bank Limited, registered under serial No. BDR-4-315 of 2010, on 08.01.2010 at Andheri-2.
- 2010 Indenture of Mortgages dated.31.03.2010 executed between Raghuleela Leasing and Real Estates Private Limited (RLREPL) and ICICI Bank Limited, registered under serial No. TNN-11-1508 of 2010, on 31.03.2010 at Thane-11.
- 2011 Nil
- 2012 Supplemental Deed of Mortgage cum Charge cum Guarantee dated.20/05/2012 executed between RLREPL and Standard Chartered Bank, which was registered on 03/07/2012 at serial No. BDR-4-06015-2012 at Andheri-2.
- Deed of Mortgage cum Charge cum Guarantee dated.20/05/2012 executed between RLREPL and Standard Chartered Bank, which was registered on 03/06/2012 at serial No. BDR-4-0615-2012, on 03.06.2012 at Andheri-2.
- Indenture of Mortgage dated 29/03/2012 executed between RLREPL and ICICI Bank Ltd., which was registered on 29/03/2012 at serial No. BDR-09-02521-2012, on 29.03.2012 at Andheri-3.
- 2013 Agreement for sale dated 19.07.2013, executed between Wadhwa Group Holdings Private Limited and Shree Ramkrishna Exports Pvt. Ltd., registered under serial No. BDR-9-5730 of 2013 on 19.07.2013 at Andheri-3.
- Deed of Declaration dated.30.01.2013, executed between Raghuleela Leasing and Real Estates Private Limited (RLREPL) and Wadhwa Group Holdings Private Limited, registered under serial No. BDR-9-746-2013, on 30.01.2013 at Andheri-3.

**Indenture of Mortgage dated 16.01.2013 executed between Shree Ramkrishna Exports Pvt. Ltd. and**



others in favour of Bank of India (Lead Bank), registered under Sr. No.310/2013 on 16.01.2013 at the office of Sub Registrar, Mumbai City-2

2014

Indenture of Mortgage dated 07.01.2014 executed between Shree Ramkrishna Exports Pvt. Ltd. and others in favour of Bank of India (Lead Bank), registered under Sr. No.203/2014 on 07.01.2014 at the office of Sub Registrar, Mumbai City-2

2015

Indenture of Mortgage dated 23.03.2015 executed between Shree Ramkrishna Exports Pvt. Ltd. and others in favour of Bank of India (Lead Bank), registered under Sr. No.2686/2015 on 23.03.2015 at the office of Sub Registrar, Mumbai City-2

Indenture of Mortgage dated 08.10.2015 executed between Shree Ramkrishna Exports Pvt. Ltd. and others in favour of Bank of India (Lead Bank), registered under Sr. No.9380/2015 on 08.10.2015 at the office of Sub Registrar, Mumbai City-2.

2016

Indenture of Mortgage dated 16.03.2016 executed between Shree Ramkrishna Exports Pvt. Ltd. and others in favour of Bank of India (Lead Bank), registered under Sr. No.1384/2016 on 16.03.2016 at the office of Sub Registrar, Mumbai City-4

2017

Nil

2018

Indenture of Mortgage dated 05.02.2018 executed between Shree Ramkrishna Exports Pvt. Ltd. and others in favour of Bank of India (Lead Bank), registered under Sr. No.986/2018 on 16.02.2018, at the office of Sub Registrar, Mumbai City-3

2019

Indenture of Mortgage dated 19.06.2019 executed between Shree Ramkrishna Exports Pvt. Ltd. and others in favour of Bank of India (Lead Bank), State Bank of India, Saraswat Co-op. Bank Ltd., Andhra Bank, Kotak Mahindra Bank Ltd., Yes Bank Ltd., Indusind Bank Ltd., Corporation Bank, IDBI Bank Ltd., Union Bank of India, RBL Bank Ltd., Bank of Baroda, Syndicate Bank, registered under Sr.





**No.6884/2019 on 20.06.2019, at the office of Sub  
Registrar, Mumbai City-4**

2020 Nil

The Government Fee is paid vide Receipt No.MMH006926947202021E  
Dated 11/11/2020.

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