

TEL : 2269 9004 / 2269 3593
FAX : 2269 6594

Sanjeev Hanchan & Co.

ADVOCATES HIGH COURT

4, "Milan" Bldg., 189/93,
(Bazar Gate Street),
Perin Nariman Street, Fort,
Mumbai - 400 001.

TITLE SEARCH REPORT

REF: SK: LO: 983 : 11 : 2017

To,
Axis Bank Limited
SME Business Group (Mumbai II-SEG)
3rd Floor, Corporate Park II
Sion Trombay Road,
Near Swastik Chambers,
Chembur, Mumbai 400 071

1. DETAILS OF THE BORROWERS/MORTGAGOR:-

A. NAME OF THE BORROWERS	MAHINDRA SANYO SPECIAL STEEL PVT. LTD.
B. CONSTITUTION OF THE BORROWERS (FIRM/COMPANY/TRUST, ETC).	PVT.LTD CO
C. ADDRESS OF THE BORROWERS	74, GANESH APARTMENT, OPP: SITALDEVI TEMPLE, L.J.ROAD, MAHIM WEST MUMBAI 400016
D. NAME OF THE MORTGAGORS	M/S. MAHINDRA SANYO SPECIAL STEEL PVT. LTD.
E. CONSTITUTION OF THE MORTGAGORS (INDIVIDUAL/FIRM/COMPANY, ETC.)	PVT. LTD CO
F. ADDRESS OF THE MORTGAGOR(S):	74, GANESH APARTMENT, OPP: SITALDEVI TEMPLE, L.J.ROAD, MAHIM WEST MUMBAI 400016

2. DESCRIPTION OF THE DOCUMENTS VERIFIED / SCRUTINIZED:-

Sl. No	Date of Document	Particulars of the document	Original/ certified	Photocopy/ true copy.



1	18.03.2015	Registered Indenture of Mortgage / Further Charge (Mortgage Deed) entered into between M/s. Mahindra Sanyo Special Steel Pvt. Ltd. (Formerly known as Navyug Special Steel Pvt. Ltd.) as "Borrower / Mortgagor" and State Bank of India and Dena Bank and Bank of India and ICICI Bank Limited as "Working Capital Lenders" and New Term Lender (ICICI) as "Lenders/Mortgagees".	Copy
2	18.03.2015	Registration Receipt bearing No. 1110 for Rs. 34,460/- issued by Sub-Registrar, Khalapur in the name of M/S. Mahindra Sanyo Special Steel Pvt. Ltd.	Copy
3	18.03.2015	Index No. II issued by the Sub-Registrar, Khalapur.	Copy
4	29.11.2014	Registered Deed of Conveyance entered into between M/s. Mahindra Ugine Steel Company Ltd. as "Vendor" and M/s. Mahindra Sanyo Special Steel Pvt. Ltd. (Earlier known as Navyug Special Steel Private Limited) as "Purchaser".	Copy
5	03.12.2014	Registration Receipt bearing No. 50943 for Rs. 31,120/- issued by Sub-Registrar, Khalapur in the name of M/S. Mahindra Sanyo Special Steel Pvt. Ltd.	Copy
6	26.04.2013	Registered Indenture of Mortgage entered into between M/s. Mahindra Sanyo Special Steel Private Limited (Earlier known as Navyug Special Steel Private Limited) as "Mortgagor" and State Bank of India as "Lenders/Mortgagees".	Copy
7	09.08.2012	Registered Deed of Conveyance entered into between M/s. Mahindra Ugine Steel Co. Ltd. through its Constituted Attorney/Secretary /Authorised Signatory Mr. Dilip Pachpande as "Vendor" and M/s. Navyug Special Steel Private Limited, through its Constituted Attorney / Secretary / Authorised Signatory Mr. Uday Gupta as "Purchaser".	Copy
8	09.08.2012	Registration Receipt bearing No. 3470 for Rs. 32,900/- issued by Sub-Registrar, Khalapur in the name of M/s. Navyug Special Steel Private Limited.	Copy
9		Property Cards standing in the names of M/S. Mahindra Sanyo Special Steel Pvt. Ltd.	Copy
10	21.11.2014	Supplemental Deed of Conveyance executed between M/s. Mahindra Ugine Steel Co. Ltd as "Vendor" and M/s. Mahindra Sanyo Special Steel Private Limited (formerly M/s. Navyug Special Steel Private Limited) as the Purchaser"	Copy



3. * FULL/CORRECT DESCRIPTION OF THE PROPERTY TO BE MORTGAGED:-

Survey/Door Patta/Khata.No	As Below
Plot No...../ Plot No.....	All that piece and parcel of land bearing Survey/Hissa No. 28/B bearing CTS No. 1687 adm. 272638.12 sq. mtrs. of Village Lavlej and Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang, totally adm. 360843.10 sq. mtrs., Taluka Khalapur, District Raigad, within the limits of Khopoli Municipal Council.
Measurement/ Extent of property	Survey/Hissa No. 28/B bearing CTS No. 1687 adm. 272638.12 sq. mtrs. of Village Lavlej and Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang, totally adm. 360843.10 sq. mtrs.
Location/Land-marks/name of the area, <i>Mohalla</i> (it should give clear location of the property so as to reach the spot in case of need).	Taluka Khalapur, District Raigad, within the limits of Khopoli Municipal Council.
City/ District Boundaries	Raigad Dist.
East by	West by
South by	North by
Type of property (Residential Building or plot/Commercial Building or plot/Industrial Shed or	N.A. Land



3. * FULL/CORRECT DESCRIPTION OF THE PROPERTY TO BE MORTGAGED:-

Survey/Door Patia/Khata.No		Plot No. 156, Sector - 30.	
Plot No...../ Plot No.....		All that piece and parcel of land bearing Survey/Hissa No. 28/B bearing CTS No. 1687 adm. 272638.12 sq. mtrs. of Village Lavlej and Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang, totally adm. 360843.10 sq. mtrs., Taluka Khalapur, District Raigad, within the limits of Khopoli Municipal Council.	
Measurement/ Extent of property		Survey/Hissa No. 28/B bearing CTS No. 1687 adm. 272638.12 sq. mtrs. of Village Lavlej and Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang	
Location/Land-marks/name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need).		Taluka Khalapur, District Raigad, within the limits of Khopoli Municipal Council.	
City/ District		Raigad Dist.	
Boundaries			
East by	West by	South by	North by
Type of property			
(Residential Building or plot/Commercial Building or plot/Industrial Shed or		N.A. Land	



*Further identification details / description as per land records pertaining to the state/region may be incorporated to write the full details.

4. FLOW OF TITLE:-

1. M/s. Mahindra Ugine Steel Co. Ltd. was the Owner of the land bearing land bearing Survey/Hissa No. 28/B bearing CTS No. 1687 adm. 272638.12 sq. mtrs. of Village Lavlej and Survey/Hissa No. 1B, 33/1 bearing CTS No. 1687 adm. 272638.12 sq. mtrs. and Survey/Hissa Nos. 33/2A, 33/2B2, 33/2C2, 33/3, 33/4 & 33/5 bearing CTS Nos. 2532, 2540, 2550 & 2551 adm. 17336.73 sq. mtrs. of Village Wasrang, totally adm. 360843.10 sq. mtrs., Taluka Khalapur, District Raigad, within the limits of Khopoli Municipal Council (hereinafter referred to as the said Property).
2. By and under a Deed of Conveyance dated 09.08.2012, (duly registered with the Sub-Registrar of Assurances at Khalapur under Sr. No. KLR-3470-2012 dated 09.08.2012) read with the Deed of Rectification dated 26.11.2012 (duly registered with the Sub-Registrar of Assurances under Sr. KLR-4926-2012 dated 26.11.2012) entered into between M/s. Mahindra Ugine Steel Co. Ltd. through its Constituted Attorney/Secretary /Authorised Signatory Mr. Dilip Pachpande as the Vendor of the One Part and M/s. Navyug Special Steel Private Limited, through its Constituted Attorney / Secretary / Authorised Signatory Mr. Uday Gupta as the Purchaser of the Other Part, said M/s. Mahindra Ugine Steel Co. Ltd. has sold the said Property to M/s. Navyug Special Steel Private Limited on terms and conditions contained therein
3. Pursuant to the Application made by M/s. Navyug Special Steel Private Limited, the name of that company has been changed to M/S. Mahindra Sanyo Special Steel Pvt. Ltd. and the Fresh Certificate of Incorporation has been issued by the Registrar of Companies on 18.09.2012.
4. BY and under an Indenture of Mortgage dated 26.04.2013, which is duly registered with the Sub Registrar of Assurances under Sr. No. KLR-1868-2013 dated 08.05.2013, entered into between M/S. Mahindra Sanyo Special Steel Pvt. Ltd. (formerly known as M/s. Navyug Special Steel Private Limited) as the Mortgagor of the One Part and State Bank of India and Dena Bank and Bank of India as the Lenders/Mortgagees of the Other Part, the Mortgagor has availed certain credit facility from Mortgagees by mortgaging the land bearing CTS Nos. 1687, 2532, 2540, 2550, 2551, 1687, 2532, 2540, 2550, 2551 adm. 360843.16 sq. mtrs. of Taluka Khalapur, District Raigad, within the limits of Khopoli Municipal Council.



5. The Shareholder of the M/S. Mahindra Sanyo Special Steel Pvt. Ltd. (formerly known as M/s. Navyug Special Steel Private Limited) by their resolution have approved and enhanced the limit for creation of mortgage / charge on the fixed assets and other properties.
6. By and under a Supplemental Indenture of Mortgage / Further Charge (Mortgage Deed) dated 05/07/2013, which is duly registered with the Sub-Registrar of Assurances at Sr. No. KLR-2777-2013 dated 05.07.2013 entered into between M/s. Mahindra Sanyo Special Steel Private Limited (Earlier known as Navyug Special Steel Private Limited) as the Mortgagor of the One Part and State Bank of India as the Lenders/Mortgagees of the Other Part,
7. The Collector of Raigad has issued a N. A. Order dated 06.09.2013 to converted the said Agricultural Property into N.A.
8. By and under a Deed of Conveyance dated 21.11.2014, which is duly registered with the Sub-Registrar of Assurances at Khalapur under Sr. No. KLR/4321/2014 dated 21.11.2014, entered into between M/s. Mahindra Ugine Steel Co. Ltd. as the Vendor of the One Part and M/s. Mahindra Sanyo Special Steel Private Limited (Formerly M/s. Navyug Special Steel Private Limited) as the Purchaser of the Other Part; the said Vendor sold, conveyed and transferred the said Property to the Purchaser on the terms and conditions contained therein.
9. By and under an Indenture of Mortgage / Further Charge (Mortgage Deed) dated 18.03.2015 entered into between M/s. Mahindra Sanyo Special Steel Pvt. Ltd. (Formerly known as Navyug Special Steel Pvt. Ltd.) as the "Borrower / Mortgagor" of the First Part and State Bank of India and Dena Bank and Bank of India and ICICI Bank Limited as the Working Capital Lenders of the Second Part and New Term Lender (ICICI) as the Lenders/Mortgagees of the Third Part, thereby charges were extended over the properties of land bearing No. CTS No. 1687/1, 2 adm. 369240 sq. mtrs.

5. The links in the title history of last **13 Years** of chain of title have been properly established. All the transactions have been duly verified from the relevant records of the Registrar, Municipal Corporation, City Survey, Town & Planning and Revenue Department (Reproduce & refer relevant record as may be required for explaining the links in the chain in the Title history).

6. If any of the transaction(s) are oral transaction(s) (specify the transaction such as oral partition, family settlement, etc.) and state whether such transactions are legally valid and enforceable. If any document in the form of duly sworn affidavit before the Judicial Magistrate/Notary Public, containing no objection and affirming the existence of such oral transaction amongst/between the parties is to be obtained from each of the party to such transaction and if they have already been obtained whether such transaction(s) is/ are duly supported by the relevant records of Municipality/City Survey/Revenue etc.



7. Describe the Nature of Tenure: (Absolute ownership/leasehold occupancy/possessory rights Government owned/ acquired or any other Tenure to be	Absolute Ownership
10. If the property is a lease hold property-	Freehold Land
a) Whether lease deed has been registered as required under the law.	N.A.
b) Residual period of lease.	N.A.
c) Whether there are any prejudicial clauses or restrictive covenants in the lease deed which is likely to affect the leasehold interests offered as security.	No
d) Whether the consent/permission from the lessor is obtained/ available for creating the mortgage.	N.A.
e) Whether the property is granted under Government grant or any other grant. Please specify. If any permission is required.	N.A.
f) If it is so whether such permission has been obtained	N.A.
g) Whether any adverse conditions in the grant-to be mentioned in detail.	N.A.
9. (a) If the Borrowers/guarantor / mortgagor has only occupancy right please comment on the safeguards to be taken by the bank. Please also specify whether the occupancy right is inheritable and assignable.	N.A.
(b) Please specify the local law which permits mortgage and sale of such occupancy rights	N.A.
10. Whether the local laws or any other law restricts the creation of the mortgage /sale of the property to be mortgaged to the Bank.	No
11. (a) If the Mortgagor has only a possessory right please comment on the nature of such right, the validity thereof and also the precautions to be taken by the bank.	N.A.



(b) Please state the name of the person who has a primary/absolute title.	N.A.
(c) Whether permission of such person is required, AND if it is so, whether obtained?	N.A.
(d) Please state in what manner it would affect the Bank as mortgagee of such possessory title	N.A.
12. Mention if any minor's interest is involved	NO
13. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security or is yet to be obtained.	N.A.
14. Pleases specify the undivided share of the Minor (whether there is a claim or not)	N.A.
15. Whether the person is holding the property in the capacity of a mortgagee	N.A.
16. State whether the possession of the property offered as security is in unhindered / undisturbed possession of such mortgagee and the period for which he is in such possession.	N.A.
17. Are there any restrictive conditions in the Title Deed.	No
18. Whether searches had been conducted physically at the Plot of the	Yes
i) Sub Registrar's Office/Municipal/Collector/Taluka or such other Revenue Office.	Sub-Registrar, Khalapur
ii) When mutated in the name of the person creating the mortgage.	N.A.
iii) If mutation is Panvel-3ding whether mortgage can be created and whether non-completion of mutation process will affect the security creation/enforcement	N.A.



iv) Whether the property has been notified for acquisition by the Govt/ Dev. Authority/ or any other Govt. Authority.	N.A.
v) If so, Whether search has been conducted with the Village Accountant / Chavadi Register / Register of Acquisitions.	No
vi) Whether the holding/acquisition is in accordance with the provisions of the Land Reforms Act	N.A.
vii) Please state the nature of any intervening charges or encumbrances observed/ found against the property	N.A.
viii) Whether the property is subject matter of any litigation and if so, the details thereof	No
19. Whether Urban Land Ceiling Clearance is required to be obtained for creating the mortgage. If the clearance has been obtained the details thereof be furnished.	N.A.
20. Whether No Objection Certificate under The Income Tax Act 3751 is to be obtained. If yes. The reference number be mentioned.	N.A.
21. Whether the property is affected by any Local Laws (Viz. Agricultural Laws, Weaker Sections, Minorities land laws.	N.A.
b. Whether any permission is required to be obtained from any Authorities	N.A.
c. If so, whether any such permission has been obtained and the details thereof be mentioned	N.A.
22. Whether permission for conversion of land/s from Agricultural to Residential or Commercial is to be obtained. Please mention the reference of the proceedings.	N.A.
23. Whether local revenue extracts, mutation extracts area available? If so, whether verification at Taluka Office has been made. Please furnish the details.	N.A.



24. In the case of Partition /Settlement deeds, whether the original deed is available for deposit. If it is oral partition then give the details as to how such oral partition can be relied upon the details of the precaution, if any to be followed.	N.A.
a. Whether the deeds are registered	N.A.
b. Name of the person who is holding the original partition deed.	N.A.
c. How many sets of partition deeds have been prepared	N.A.
d. Whether mutation has been made pursuant to the partition and whether all parties to the partition are in the possession and enjoyment of their respective shares,	N.A.
e. Whether all the members of the family are parties to the partition (including the female members-both married and unmarried)	N.A.
f. Whether the partition effected is under Litigation, if so the details thereof.	N.A.
g. Whether the partition effected is in respect of the self-acquired or ancestral property.	N.A.
25. If the mortgage is to be created by an Agent under a Power of Attorney, please State.	N.A.
a. Whether the Deed of Power of Attorney is valid and subsisting and continues to be in force	N.A.
b. Name of the place where executed.	N.A.
c. If executed in a foreign country, whether the same is stamped after it has been brought to country	N.A.
d. Whether endorsement of Indian Consulate/Notary of that country given	N.A.
e. Whether the P/A is properly registered and whether it gives the specific authority for the acts performed/ professed to be performed by such attorney.	N.A.



26. Whether the Deed of Power of Attorney authorizes the agent to deposit the title-deeds for the specific purpose of creation of Eq. Mortgage.	N.A.
27. Whether up to date land revenue/ Municipal taxes and other cess paid	N.A.
a. Whether the tax receipts/ list receipts have been physically verified and found to be in order.	N.A.
b. Whether taxes/dues payable to Govt. Authorities or Statutory Authorities viz, PF, Sales Tax care to be leviable or are a charge on the property.	N.A.
28. In case of devolution of property by way of a Will, the safeguards taken to ensure against impeachment of title offered as security be mentioned.	N.A.
a. Please state whether the will requires to be probated?	N.A.
b. Whether any Letters of Administration has been obtained in case the person died intestate.	N.A.
29. a. Where a property belongs to Trust/Society/Company/LLP, whether any restrictions operate in creating mortgage.	N.A.
b. Whether any approval from Govt./Semi-Govt./any other statutory bodies is required for mortgaging the property	N.A.
c. Whether the property can be mortgaged for availing of loan from a bank	Yes
d. Whether there is nothing prejudicial to the interest of the Bank.	N.A.
30. The Tripartite Agreement for the Sale "Tripartite Agreement for the building construction" is in conformity with the local laws(particularly relating to laws for purchase of Plots etc.) and there is nothing prejudicial to the interest of Purchaser(Borrowers) and the Bank. All necessary parties have been joined in it.	Yes
31. Whether Equitable Mortgage is possible on the strength of the title deeds mentioned above.	Registered Mortgage



32. The person/s who shall be required to deposit the title deeds with the bank be mentioned.	M/S. Mahindra Sanyo Special Steel Pvt. Ltd.
33. In the case of Plot/ apartment, whether the Tripartite Agreement of sale, deed of apartment and Declaration is registered with the Competent Authority.	Yes duly registered with SRO, Khalapur.
34. Whether registration/noting of equitable mortgage with the SRO is mandatory as per the state and local practices.	N.A.
35. Advocates final comments/ views in detail to be mentioned that the title of property in question is legal and marketable, free from any anomalies and the Bank can accept such property in mortgage as good enforceable security.	I hereby certify that subject to Liability of State Bank of India and Dena Bank and Bank of India and ICICI Bank Limited M/S. Mahindra Sanyo Special Steel Pvt. Ltd has a valid and clear marketable title in the property/ies shown above, and binding on the Mortgagor and a valid Registered Mortgage is created by the Mortgagor in favour of the Bank.
36. Any special precautions/ suggestions/views of the Advocate in the matter of creation of mortgage	a) Collect all the original documents. b) Borrowers should be duly identified c) You should visit the property and ascertain the present status. d) Kindly follow "Know Your Client" Policy before disbursal.
37. Opinion on Type of Mortgage to be created.	Registered Mortgage
38. Whether the Branch is a Notified Place for creation of Equitable Mortgage.	N.A.
39. Details of the stamp duty payable on equitable /registered mortgage as per the state stamp act.	0.5 % Stamp Duty on the Loan Amount



40. ENFORCEABILITY OF SARFAESI ACT:	The said immovable property is enforceable under SARFAESI Act, and further no permission for creation of mortgage is required to be obtained from any. Government authority.
41. FINAL CERTIFICATE/OPINION:	On perusal of the documents referred to herein above, which I believe to be true and genuine and on examination of the entire chain of the documents and what is stated herein above, I do hereby certify that subject to liability of State Bank of India and Dena Bank and Bank of India and ICICI Bank Limited the right, title and interest of M/S. Mahindra Sanyo Special Steel Pvt. Ltd. in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said M/S. Mahindra Sanyo Special Steel Pvt. Ltd. over the above referred property is clear, marketable, valid and binding on the Mortgagor and a valid Registered Mortgage can be created, beyond reasonable doubt subject to Liability of State Bank of India and Dena Bank and Bank of India and ICICI Bank Limited. The property can be accepted by the way of SECURITY for the advances granted or to be granted and a <u>valid</u> Registered Mortgage can be created over the said property in favor of your bank.

For creation of valid mortgage, the following documents are required to be submitted by the mortgagor.



SL. No	Particulars of Document	Date of Document	Registration no./ or any other identification no. of the document	Executed by	To be submitted as Original/Certified Copy/Xerox
1.	Deed of Conveyance	29.11.2014	KLR-4523-2014	M/s. Mahindra Ugine Steel Company Ltd. as "Vendor" and M/s. Mahindra Sanyo Special Steel Pvt. Ltd. (Earlier known as Navyug Special Steel Private Limited) as "Purchaser".	Original
2	Registration Receipt	03.12.2014	KLR-4523-2014	Registration Receipt issued by SRO, Khalapur	Original
3	Supplemental Deed of Conveyance	21.11.2014	KLR-4321-2014	M/s. Mahindra Ugine Steel Co. Ltd as "Vendor" and M/s. Mahindra Sanyo Special Steel Private Limited (formerly M/s. Navyug Special Steel Private Limited) as the "Purchaser"	Original
4	Registration Receipt	21.11.2014	KLR-4321-2014	SRO, Khalapur	Original
5	Deed of Conveyance	09.08.2012	KLR-3470-2012	M/s. Mahindra Ugine Steel Co. Ltd. through its Constituted Attorney/Secretary /Authorised Signatory Mr. Dilip Pachpande as "Vendor" and M/s. Navyug Special Steel Private Limited, through its Constituted Attorney /Secretary Authorised	Original



					Signatory Mr. Uday Gupta as "Purchaser".	Original
6	Registration Receipt	09.08.2012	KLR-3470-2012		Registration Receipt issued by SRO, Khalapur.	Original
7	Deed Rectification	26.11.2012	KLR-4926-2012		Deed Rectification executed between M/s. Mahindra Ugine Steel Co. Ltd. through its Constituted Attorney/Secretary / Authorised Signatory Mr. Dilip Pachpande as "Vendor" and M/s. Navyug Special Steel Private Limited, through its Constituted Attorney / Secretary / Authorised Signatory Mr. Uday Gupta as "Purchaser".	of Original
8	Registration Receipt	26.11.2012	KLR-4926-2012		Registration Receipt issued by SRO, Khalapur.	Original
9	N. A. Order	06.09.2013			N. A. Order issued by Collector, Raigad	Copy
10	Property Cards				Property Cards standing in the names of M/S. Mahindra Sanyo Special Steel Pvt. Ltd.	Original
11	Latest Tax Paid Receipt.				Latest Tax Paid Receipt issued by Khopoli Nagarparishad	Copy

RAIGAD



12	Certificate of Incorporation			Certificate of Incorporation for the change of name of Navyug Special Steel Private Limited to M/s. Mahindra Sanyo Special Steel Pvt. Ltd. issued by Registrar of Companies.	Copy
13	Board Resolution			Board Resolution for Borrowing and Mortgage	Original
14	No Dues Certificate			No Dues Certificate issued by State Bank of India and Dena Bank and Bank of India and ICICI Bank Limited.	Original

PLACE : MUMBAI

DATE : 30.12.2017

Neel
(ADVOCATE)



MP007227894201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Dec 2017	Receipt	Receipt no.: 111260063
	Name of the Applicant :	RAKESH BALKRISHNA KADAM
	Details of property of which document has to be searched :	Dist :Raigarh Village :Khalapur S.No/CTS No/G.No. : 4
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no MPH007227894201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahexesh.gov.in/challan/view.js?fromSearchChallanWithOutReg.php'.		

RAKESH KADAM

SEARCH REPORT

Date: 12/12/2017

To,
M/s. SANJEEV KANCHAN & CO.
Advocate High Court
Mumbai.

Subject: in respect of:

Ref: in respect Of situate at land bearing Survey No - 28/B, CTS No - 1687, 2532, 2540, 2550, 2551, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

-: BELONGING TO :-

M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD

Dear Sir/Madam,

Under your instruction I have taken search in respect of the said property for 13 Years i.e. 2005 to 2017 and paid a necessary charges of Rs - 325/- to the Sub. Registrars Office, Online GRN No - MH007227994201718E & Receipt bearing No - 1111260063/2017 dated 12/12/2017.

During the course of my searches the following details were found.

Search Report 2005 to 2017 (13 years)

From 2005 to 2011	Nil, Available Record Mix
From 2012	Transaction

(1) Mode of Document:- Sale Deed

Schedule of Property :- in respect Of situate at land bearing Survey No - 33/1,2A,2/2,33/2C2,33/3,33/4,33/5, CTS No - 1687, 2532, 2540, 2550, 2551, adm - 36084316 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Sale Deed between **M/s MAHINDRA UCINE STEEL COMPANY LTD AND M/s NAVYUG SPECIAL STEEL PRIVATE LIMITED**

Execution Date:- 09/08/2012

Reg. Date:- 09/08/2012

Document No:- KLR/3470/2012

(2) Mode of Document:- Rectification Deed

Schedule of Property :- in respect Of situate at land bearing Survey No 33/1,2A,2/2,33/2C2,33/3,33/4,33/5, CTS No - 1687, 2532, 2540, 2550, 2551, adm - 360843.16 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.



DM

Registered Rectification Deed between M/s MAHINDRA UGINE STEEL COMPANY LTD AND M/s NAVTUG SPECIAL STEEL PRIVATE LIMITED

Execution Date:- 26/11/2012

Reg. Date:- 26/11/2012

Document No:- KLR/4926/2012

From 2013

Transaction

(1) Mode of Document:- Mortgage Deed

Schedule of Property :- in respect Of situate at land bearing Survey No - 33/1,2A,2/2,33/2C2,33/3,33/4,33/5, CTS No - 1687, 2532, 2540, 2550, 2551, adm - 360843.16 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Mortgage Deed between M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD AND M/s STATE BANK OF INDIA, M/s BANK OF INDIA & M/s DENA BANK

Execution Date:- 26/04/2013

Reg. Date:- 08/05/2013

Document No: KLR, 1868/2013

(2) Mode of Document:- Mortgage Deed

Schedule of Property :- in respect Of situate at land bearing Survey No - 33/1,2A,2/2,33/2C2,33/3,33/4,33/5, CTS No - 1687, 2532, 2540, 2550, 2551, adm - 360843.16 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Mortgage Deed between M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD AND M/s STATE BANK OF INDIA, M/s BANK OF INDIA & M/s DENA BANK

Execution Date:- 05/07/2013

Reg. Date:- 05/07/2013

Document No:- KLR/2777/2013

From 2014

Transaction

(1) Mode of Document:- Mortgage Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687, 2532, 2540, 2550, adm - 306968 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.



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Registered Mortgage Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD AND MAHINDRA & MAHINDRA LTD**

Execution Date:- 03/10/2013

Reg. Date:- 15/05/2014

Document No:- KLR/1829/2014

(2) Mode of Document:- Rectification Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687, 2532, 2540, 2550, adm - 15831 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Rectification Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD AND MAHINDRA & MAHINDRA LTD**

Execution Date:- 29/04/2014

Reg. Date:- 07/05/2014

Document No:- KLR/1830/2014

(3) Mode of Document:- Sale Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/1, adm - 5700.30 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Sale Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD AND M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD**

Execution Date:- 21/11/2014

Reg. Date:- 21/11/2014

Document No:- KLR/4321/2014

(4) Mode of Document:- Rectification Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/1, adm - 0 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Rectification Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD AND M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD & M/s MAHINDRA & MAHINDRA LTD**

Execution Date:- 28/11/2014

Reg. Date:- 03/12/2014

Document No:- KLR/4521/2014



DM

(5) Mode of Document:- Rectification Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/2, adm - 0 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Rectification Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD AND M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD & M/s MAHINDRA & MAHINDRA LTD**

Execution Date:- 28/11/2014

Reg. Date:- 03/12/2014

Document No:- KLR/4522/2014

(6) Mode of Document:- Sale Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/2, adm - 8403.84 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Sale Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD & M/s MAHINDRA & MAHINDRA LTD AND M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD**

Execution Date:- 29/11/2014

Reg. Date:- 03/12/2014

Document No:- KLR/4523/2014

From 2015

Transaction

(1) Mode of Document:- Mortgage Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/1 & 2Part, adm - 369240 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Mortgage Deed between **M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD AND M/s STATE BANK OF INDIA, BANK OF INDIA, ICICI BANK & DENA BANK**

Execution Date:- 18/03/2015

Reg. Date:- 18/03/2015

Document No:- KLR/1093/2015

(2) Mode of Document:- Sale Deed

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/2, adm - 14819 sq. mtrs area, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.



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Registered Sale Deed between **M/s MAHINDRA UGINE STEEL COMPANY LTD AND M/s MAHINDRA & MAHINDRA LTD**

Execution Date:- 27/11/2014

Reg. Date:- 29/04/2015

Document No:- KLR/1468/2015

(3) Mode of Document:- Leave & License

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/2, adm - 289433 sq. feet built up area, Licensee For a Period Of 3 Years, & Monthly License Fee Rs 13, 49, 294/-, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Leave & License between **MAHINDRA & MAHINDRA LTD AND M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD**

Execution Date:- 26/08/2015

Reg. Date:- 26/08/2015

Document No:- KLR/3141/2015

(4) Mode of Document:- Agreement To Lease

Schedule of Property :- in respect Of situate at land bearing, CTS No - 1687/2, adm - 1514 sq. mtrs area, Licensee For a Period Of 3 Years, at Village -Khalapur, Taluka - Khalapur, Dist - Raigad.

Registered Agreement To Lease between **M/s MAHINDRA SANYO SPECIAL STEEL PVT LTD AND M/s MAHINDRA & MAHINDRA LTD**

Execution Date: 26/08/2015

Reg. Date:- 26/08/2015

Document No:- KLR/3142/2015

From 2016 to 2017

Nil, Available Record Mix



Yours Truly

Dm
Search Clerk
Rakesh Kadam

**NOTE OF PRECAUTION AND STEPS TO BE TAKEN
(AS MAY BE APPLICABLE)**

- 1) In view of various fraudulent instances, it is noticed that the Borrowers/ Mortgageors/ Owners/Guarantors, present original title documents, alongwith the proposal
However while depositing the same, and at the time of creating the Mortgage, the Defrauders handover coloured/fabricated documents of title for creating the Mortgage. As such kindly be advised to keep the check
- 2) If the Development Agreements referred to alongwith the Power of Attorneys are not registered, the Developers/ Builders/ Promoters are to be treated as Consented Approved Contractors only on behalf of the Original Land Owners / Registered Owners whose title continues to remain in force in respect of the plot of land in the Revenue Records.
- 3) In the event if the Borrowers/ Mortgageors/ Owners/Guarantors is not in a position to deposit the original documents listed in the report, he/she/they be advised to take the following steps :-
 - a) to lodge the Police Complaint with the concerned Police Station for loss/ misplacements of the Original Documents of Title and to obtain the Certificate of Loss/ Misplacements, from the Police Station.
 - b) to advertise the loss of such documents in any of the two local newspaper by way of Public Notice.
 - c) to execute the Indemnity Bond in favour of the Bank/ Financial Institution, thereby indemnifying to the extent of the entire outstanding as may be due by the Borrower/s from time to time.
- 4) The Lien/ Charge of the Bank should be got confirmed by the Builders/ Promoters/Developers/ Society/ Talathi after the completion of mortgage as per the Undertaking given in their NOC earlier, or even otherwise.
- 5) The Borrowers/ Guarantors to confirm that the Property being mortgaged does not belong to the minor. Further if the ownership of the Property is in the name of the Minor, in that case necessary Court Permission has to be taken / undertaking to take such permission simultaneously be obtained.
- 6) That the Declaration from Borrowers/ Mortgageors/ Owners/Guarantors to declare that the Municipal Taxes and other taxes of the Mortgaged Property are paid upto date or to produce latest tax payment receipt.
- 7) The Declaration from the Borrowers/ Mortgageors/ Owners/Guarantors undertaking that if the Building Premises are a Shopping/ Commercial Mall, the Lease Rent earned from the Mortgaged Premises would be directly deposited with the Bank/ Financial Institutions.
Further, necessary NOC from the Mall Operators would be obtained for clarifying that the subject premises is free from encumbrances and is not charged or mortgaged in favour of any other Financial Institution.
- 8) In case if the ownership of the Property vests in Private Limited Company, the charge of the Registrar of Companies to the extent of property being mortgaged should be brought on record.
- 9) Builders/ Developers/ Promoters should undertake to promote the Co-operative Society of the Purchasers in the Building Complex as required under the provisions of the Maharashtra Ownership of Flats (Regulation of Promotion of Construction, Sale, Management & Transfer) Act, 1963 and Rules thereunder, Builder/ Developer would join the Society after the same is formed with unsold flats till the same are sold.
- 10) Certificate from the Registered Architect certifying that the status of Building on the following points :-
 - a) Whether the Building is completed in all respect and that Municipal Corporation has been applied for granting Occupation Certificate ;
 - b) Whether there is stop work notice from the Municipal Authorities ;
 - c) Confirming as to construction of the Building in the approved Residential / Development Zone.

