

ANANT NARAYAN

Advocate High Court

15-C, Meadows House,
Nagindas Master Road, Fort
Mumbai- 400001
9892280791/9324330043
anantnarayan1@gmail.com

Punjab National Bank,
MCC Andheri
Leela Galleria,
Andheri east, Mumbai
A/c :

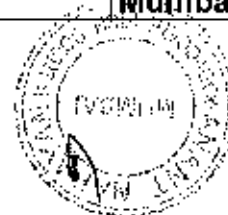
25/02/2021

ANNEXURE – IV

SPECIAL REPORT ON TITLE

Reg: Property being Flat No 3A, 3rd floor admeasuring 142.80 sq mts in the building known as Seksaria House CHS Ltd situated on land bearing Plot No 70 Survey No 43, Hissa No 2 (p) at Village Kodivita, Taluka Andheri, Mumbai Suburban belonging to M/s Lotus Ornaments Pvt Ltd

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS	
1. Name of the Borrower with address :	M/s Lotus Ornaments Pvt Ltd
2. Name of the person offering Mortgage with parentage/constitution and address :	M/s Lotus Ornaments Pvt Ltd
3. Details of the property to be mortgaged: As per title deed --- As per present- --	Flat No 3A, 3 rd floor admeasuring 142.80 sq mts in the building known as Seksaria House CHS Ltd situated on land bearing Plot No 70 Survey No 43, Hissa No 2 (p) at Village Kodivita, Taluka Andheri, Mumbai Suburban



B. INVESTIGATIONS

1. Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)

- A) Copy of Agreement for Sale dated 01/04/2014 executed between Mrs Paramatmadevi G Seksaria, Mr Nandkisor G Seksaria HUF, Mr Nandkishor Gaurishankar, Mr Brijkishor Nandkishor Seksaria HUF, Mr Brijkishor Nandkishor Seksaria, Mr Rajkishor Nandkishor Seksaria HUF, Mr Rajkishor Nandkishor Seksaria, Mr Chandarkishor Nandkishor Seksaria HUF, Mr Chandarkishor Nandkishor Seksaria (Land Owners) and M/s Lotus Ornaments Pvt Ltd (purchaser) bearing registration No BDR-4-2383-2014 dated 09/04/2014
- B) Copy of title report issued by SNG & Partners
- C) Copy of Ruled card
- D) Copy of IOD dated 10/07/2006 issued by MCGM
- E) Copy of Typical Floor plan
- F) Copy of Commencement Certificate dated 04/01/2008 issued by MCGM
- G) Copy of Power of Attorney dated 26/09/2012
- H) Copy of Index II

2. Whether certified copies have been obtained from the Registrar's office.

Certified copy Obtained

3. Whether the documents in hand are compared with the certified copies and

NO



whether the documents given raise any doubt or suspicion?	
4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes
5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes
8. Whether the property has been mutated in the name of the person offering the mortgage?	NO
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Advised registered Mortgage
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	NO
11. Whether there are any restrictions regarding sale of the property to be	NO



mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	
12. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	NOC from Society to be Obtained
13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	NO
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	NO
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	NO
16. In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	NA
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	NA
19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	NA
20. Whether any permission of Income Tax Authorities/ Assessing Officer is required	NA




under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	NA
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	NA
23. Whether the mortgaged property is enforceable under SARFAESI Act – 2002.	Yes

DATE : 25/02/2021

PLACE : Mumbai

ANANT NARAYAN
(NAME OF THE COUNSEL)



ANANT NARAYAN

Advocate High Court

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ANNEXURE - V

CERTIFICATE

REFERENCE NO....

COUNSEL'S NAME & ADDRESS:

Mr ANANT NARAYAN,
15-C, Meadows House,
Nagindas Master Road, Fort
Mumbai- 400001

DATE: 25/02/2021
Punjab National Bank,
MCC Andheri
Leela Galleria,
Andheri east, Mumbai A/c:

Opinion on investigation of title and obtaining of search report in respect of property being Flat No 3A, 3rd floor admeasuring 142.80 sq mts in the building known as Seksaria House CHS Ltd situated on land bearing Plot No 70 Survey No 43, Hissa No 2 (p) at Village Kodivita, Taluka Andheri, Mumbai Suburban belonging to M/s Lotus Ornaments Pvt Ltd

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office Andheri and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.



I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

- 1) Agreement for Sale dated 01/04/2014 executed between Mrs Paramatmadevi G Seksaria, Mr Nandkisor G Seksaria HUF, Mr Nandkisor Gaurishankar, Mr Brijkishor Nandkishor Seksaria HUF, Mr Brijkishor Nandkishor Seksaria, Mr Rajkishor Nandkishor Seksaria HUF, Mr Rajkishor Nandkishor Seksaria, Mr Chandarkishor Nandkishor Seksaria HUF, Mr Chandarkishor Nandkishor Seksaria (Land Owners) and M/s Lotus Ornaments Pvt Ltd (purchaser) bearing registration No BDR-4-2383-2014 dated 09/04/2014

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 2008 to 2020 does not disclose any encumbrances.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

- | | |
|--|-----|
| (a) Name of lender- | N A |
| (b) Date of opinion & reference no. (If any) | N A |
| (c) Remarks - | NA |

I find no defects in the title of the person offering mortgage:-

I hereby certify that subject to existing charge of Punjab national bank **M/s Lotus Ornaments Pvt Ltd** has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage.

The said title deeds are Original and genuine and are not duplicate or fake as observed by me—

The valid equitable mortgage can be created by deposit of the **following** original title deed./ documents

- a) Agreement for Sale dated 01/04/2014 executed between Mrs Paramatmadevi G Seksaria, Mr Nandkisor G Seksaria HUF, Mr Nandkisor Gaurishankar, Mr Brijkishor Nandkishor Seksaria HUF, Mr Brijkishor Nandkishor Seksaria, Mr Rajkishor Nandkishor Seksaria HUF, Mr Rajkishor Nandkishor Seksaria, Mr Chandarkishor Nandkishor Seksaria HUF, Mr Chandarkishor Nandkishor Seksaria (Land Owners) and M/s Lotus Ornaments Pvt Ltd (purchaser) bearing registration No BDR-4-2383-2014 dated 09/04/2014



- b) bearing distinctive Nos 661 to 670 under Share Certificate No 68 issued by the said society
- c) Original Share Certificate No 68 bearing distinctive Nos 661 to 670 issued by the Everest Heights Co Op Hsg Society Ltd
- d) NOC from Society for mortgage
- e) Copy of Occupation certificate/ Approved Plan
- f) Original receipts for the payment made to the Land owner
- g) Latest Electricity bill and Society maintenance bill of the subject flat
- h) Advised registered mortgage of the said flat

Mumbai

Dated : 25/02/2021

Encl: 1. Special Report
2. Chain of Title .
3. Search Report


ANANT NARAYAN
ADVOCATE



ANANT NARAYAN

Advocate High Court

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TRACING OF TITLE:-

It is observed from the records that by an Indenture dated 11/11/1985 bearing registered No 3490/65, Shri Shankarlal Devidatt Seksaria purchased property admeasuring 800 sq yards i.e 669.14 sq mts bearing Plot No 70, Survey No 43, Hissa No 2(p) of Village Kodivita, Taluka Andheri, Mumbai Suburban along with House/Bungalow/garages standing thereon dated 01/04/1974 from Shree Rajasthan CHS Ltd bearing registration No B/268.

Further upon the demise of Shri Shankarlal Devidatt Seksaria, the said property was transferred in the name of Shri Gaurishankar Devidatt Seksaria

Further Shri Shankarlal Devidatt Seksaria expired on 23/06/1970 and accordingly the said property was transferred in the name of his wife Smt Paramatmadevi G Seksaria in the records of concerned authorities.

Further the said Paramatmadevi G Seksaria being the registered member of the society became the absolute owner of 10 fully paid up shares of Rs 50/- each bearing distinctive Nos 661 to 670 under Share Certificate No 68 issued by the said society

Further Smt Paramatmadevi G Seksaria vide gift deed dated 10/10/2006 bearing registration No BDR-15-7580-2006 dated 13/10/2006 gifted equally the balance undivided share to Mr Nandkisor G Seksaria HUF, Mr Nandkisor Gaurishankar, Mr Brijkishor Nandkishor Seksaria HUF, Mr Brijkishor Nandkishor Seksaria, Mr Rajkishor Nandkishor Seksaria HUF, Mr Rajkishor Nandkishor Seksaria, Mr Chandarkishor Nandkishor Seksaria HUF, Mr Chandarkishor Nandkishor Seksaria in the said property after retaining 11.12%(Land Owners).



Further the said Land owners got the layout plans sanctioned by the MCGM by an IOD dated 10/07/2006 and Commencement Certificate dated 04/01/2008.

Further the Land owners have obtained Title Certificate in respect of the said property issued by SNG & Partners. Further the said land owners have obtained permission under the Urban land Act dated 13/12/2005 and further NOC dated 16/08/2007.

Further the said Land owners have completed construction of the said Residential building known as Seksaria House as per the sanctioned plans. Thereafter by an Agreement for Sale dated 01/04/2014 executed between Mrs Paramatmadevi G Seksaria, Mr Nandkisor G Seksaria HUF, Mr Nandkisor Gaurishankar, Mr Brijkishor Nandkishor Seksaria HUF, Mr Brijkishor Nandkishor Seksaria, Mr Rajkishor Nandkishor Seksaria HUF, Mr Rajkishor Nandkishor Seksaria, Mr Chandarkishor Nandkishor Seksaria HUF, Mr Chandarkishor Nandkishor Seksaria (Land Owners) and M/s Lotus Ornaments Pvt Ltd (purchaser) bearing registration No BDR-4-2383-2014 dated 09/04/2014 the said purchaser purchased the said Flat No 3A, 3rd floor admeasuring 142.80 sq mts in the building known as Seksaria House CHS Ltd situated on land bearing Plot No 70 Survey No 43, Hissa No 2 (p) at Village Kodivita, Taluka Andheri, Mumbai Suburban.

The said Property is already charged to Punjab national bank vide Mortgage deed registered under Sr no BBE-3-8686-2020 dated 25/11/2020

25/2/2021


ANANT NARAYAN
Advocate



ANANT NARAYAN

Advocate High Court

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Annexure V-B

SEARCH REPORT

Account : M/s Lotus Ornaments Pvt Ltd

**Punjab National Bank,
MCC Andheri
Leela Galleria,
Andheri east, Mumbai**

A/c :Seepz Branch

Search report relates to searches made in:

- | | |
|---|-------------------------------------|
| a) Sub Registrar Office. | Sub Registrar of Assurance, Andheri |
| b) Registrar of Companies. | NA |
| c) Courts. | NA |
| d) Other offices : | |
| a) Office of the Co-operative Society. | NOC from society to be Obtained |
| b) MCGM Development Authority.
(DDA/HUDA/and the like) | NA |
| e) Any other documents | |
| i) Receipt for payment of Municipal Taxes etc. | |

1. Sub Registrar /Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub Registrar, Andheri for the period from 2008 to 2020 and the same disclosed following encumbrances (Certificate enclosed): There is No System of obtaining encumbrance certificate
However I have taken search of the records in the office of the sub Registrar Online and I observed the Mortgage charge of Punjab national bank on the said flat.



(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

2. Besides obtaining **encumbrance certificate from the Sub Registrar**, personal search was carried out by me for the purpose. Inspection was made on 09/2/2021 at
a) Sub Registrar of Assurance Andheri

The search report disclosed the followings encumbrances:- Existing charge of Punjab national bank registered under Sr No BBE-8686-20200 dated 25/11/2020
3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
N A	N A

4. Inspection of Court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
N II.	NII.	NIL

5. Searches made / Inspections carried out in the following offices disclosed :

Office	Date of Search/ Inspection	Information
Sub registrar of Assurance, Andheri	25/02/2021	Nil

6. A study of the following documents disclosed

Details of document Perused	Information
A) Agreement for Sale dated 01/04/2014 executed between Mrs Paramatmadevi G Seksaria, Mr Nandkisor G Seksaria HUF, Mr Nandkisor Gaurishankar, Mr Brijkishor Nandkishor Seksaria HUF, Mr Brijkishor Nandkishor Seksaria, Mr Rajkishor Nandkishor Seksaria HUF, Mr Rajkishor Nandkishor Seksaria, Mr Chandarkishor Nandkishor Seksaria HUF, Mr Chandarkishor Nandkishor Seksaria (Land Owners) and M/s Lotus Ornaments Pvt Ltd (purchaser) bearing registration No BDR-4-2383-2014 dated 09/04/2014	Duly stamped and registered

Defects noticed are indicated in the Certificate given by me
25/02/2021



[Signature]
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN MH012284965202021P	BARCODE	Date 25/02/2021-20:40:36	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name BUR4__JT SUB REGISTRAR ANDHERI 2		Full Name	Adv Anant Narayan
Location MUMBAI			
Year 2020-2021 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		3A Seksaria House CHS Ltd Plot No 70 Survey No 43 Village Kadmata	
		Taluka Andheri Mumbai	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 10000502021022503655 1973242594712
Cheque/DD No.		Bank Date	RBI Date 25/02/2021-20:41:02 Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9892280791

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

नोट:- चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता/सह्य दस्तावेजांनी लागू नाही.

SEARCH REPORT

DATE: 25/02/2021

TO,

Ref: investigation of the Title bearing Flat No-3A, 3rd floor in the Building known as "Seksaria House" admeasuring 142.8 Sq.mtrs bearing CTS Number: 326 situated at Village-Kondivita Tal-Andheri & Dist- Mumbai Sub-urban, in the registration and sub registration Andheri.

OWNER: - Lotus Ornaments Pvt Ltd through its chairman and managing director Mr. Sameer H. Shah

Dear Sir,

Under your instruction I have carried out searches in respect of the above mentioned property at the office of Sub-Registrar Andheri for the period of 2008 to 2021. I have gone through the available records at the concerned office and I have examined the index-II in the respect of the above mentioned property & I have found the following entries in Andheri.

2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	ENTRY

SCHEDULE

Flat No-3A, 3rd floor in the Building known as "Seksaria House" admeasuring 142.8 Sq.mtrs bearing CTS Number: 326 situated at Village-Kondivita Tal-Andheri & Dist- Mumbai Sub-urban

As per record of day book/index-II, Mortgage Deed registered in the Sub Registrar Assurance office at Andheri under Sr.No- Andheri-1-3008-2013 dated 20/03/2013 in the name of "THE MORTGAGOR" Parmatmadevi Gaurishankar Seksaria & others and "THE MORTGAGEE"- Punjab National Bank

Loan Amount- 6,61,00,000/-

S.D. 330500 /-

R.F. 30000/-

2013 ENTRY

SCHEDULE

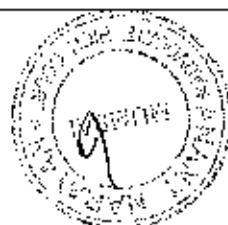
Flat No-3A, 3rd floor in the Building known as "Seksaria House" admeasuring 142.8 Sq.mtrs bearing CTS Number: 326 situated at Village-Kondivita Tal-Andheri & Dist- Mumbai Sub-urban

As per record of day book/index-II, Mortgage Deed registered in the Sub Registrar Assurance office at Andheri under Sr.No- Andheri-1-9386-2013 dated 03/09/2013 in the name of "THE MORTGAGOR" Parmatmadevi Gaurishankar Seksaria & others and "THE MORTGAGEE"- Punjab National Bank

Loan Amount- 268000000/-

S.D. 134000 /-

R.F. 30000/-



2014 ENTRY

SCHEDULE

Flat No-3A, 3rd floor in the Building known as "Seksaria House" admeasuring 142.8 Sq.mtrs bearing CTS Number: 326 situated at Village-Kondivita Tal-Andheri & Dist- Mumbai Sub-urban.

As per record of day book/index-II, Agreement for Sale registered in the Sub Registrar Assurance office at Andheri under Sr.No- Andheri-2-2383-2014 dated 09/04/2014 in the name of "THE OWNER/ SELLER" Parmatmadevi Gaurishankar Seksaria & others and "THE PURCHASER"- Lotus Ornaments Pvt Ltd through its chairman and managing director Mr. Sameer H. Shah

A.V. 28400000 /-

S.D. 1420000 /-

M.V. 14437500 /-

R.F. 30000 /-

2015 NIL
2016 NIL
2017 NIL
2018 NIL
2019 NIL
2020 ENTRY

SCHEDULE

Flat No-3A, 3rd floor in the Building known as "Seksaria House" admeasuring 142.8 Sq.mtrs bearing CTS Number: 326 situated at Village-Kondivita Tal-Andheri & Dist- Mumbai Sub-urban.

As per record of day book/index-II, Mortgage Deed registered in the Sub Registrar Assurance office at Mumbai City under Sr.No- BBE-3-8686-2020 dated 25/11/2020 in the name of "THE MORTGAGOR" Lotus Ornaments Pvt Ltd through its chairman and managing director Mr. Sameer H. Shah. and "THE MORTGAGEE"- Punjab National Bank

Loan Amount- 71018000/-

S.D. 355500/-

R.F. 30000/-

2021 NIL

NOTE : This search report is on the basis of only available records in the office of Sub-Registrar. And available records in online from 2008-2021 computerized index-II records are not maintained properly.

Encl: Search Receipt.



