

VIJAY & Co
ADVOCATES

(NANDKUMAR P. MERANI, B.COM., LL.B., CAIIB)

Off.: 401, 4th Floor, Sunshine Bldg., T/39, Above Union Bank/Life Care, Opp. Shastri Nagar,
Near Lokhandwala Circle, Andheri (W), Mumbai - 400 053.

Tel.: (O) 2634 7915 (M) 98200 26531 • Email : vijayandco17@rediffmail.com

Ref. No.A/ 262

Date: 27.07.2021

To,
State Bank of India,
SEEPZ Branch, Mumbai.

Sir,

Annexure-B

Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/commented by the Advocate)

1	a) Name of Branch/Business Unit/Office seeking opinion.	SEEPZ Branch
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	By Mail of 13.07.2021
	c) Name of the Borrower.	M/s.Renaissance Global Ltd. (Formerly-M/s.Renaissance Jewellery Ltd.)
2.	a) Name of the unit/concern/company/person offering the Property/(ies) as security.	M/s.Renaissance Global Ltd. (Formerly-M/s.Renaissance Jewellery Ltd.)
	b) Constitution of the unit/concern/person/body/authority offering the Property for creation of charge.	Ltd. Co.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	No
3.	Complete or full description of the immovable Property (ies) offered as security including the following details.	Gala No.GJ-10, 2 nd Floor, + Basement Floor, SDF-VII, Gems & Jewellery Complex-II, Plot No.F-1 Out Plot No.60, Marol, MIDC, Seepz, Andheri (E), Mumbai-400096 (hereinafter referred to as 'said Gala' for sake of brevity).
	a) Survey No.	Plot No.F-1 (hereinafter referred to as 'said Property' for sake of brevity).
	b) Door/House no. (in case of house Property)	Unit No.GJ-10
	c) Extent/area including plinth/built up area in case of house Property	310 sq. mtrs.
	d) Locations like name of the place, village, city,	Vill.Vyaravali, Taluka-



Registration, sub-district etc. Boundaries.				Andheri, Suburbs	Dist.Mumbai
4.	a) Particulars of the documents scrutinized-serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.			Documents Verified:-Copies As per Ann.I	
	Sl. No.	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
			Ann.I		
As Shown Above					
5.	a) 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 TIR.)			No	
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?			To be verified	
	b) ii) Where the certified copies of Title documents are not available, the copy provided should be compared with the original to ascertain whether Total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			Not applicable	
6.	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?			Yes, Partially 2002-2021	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.			Not Applicable	
	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?			Not Applicable	
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?			Andheri	
	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?			No	



	c) Whether search has been made at all the offices named at (b) above?	<i>Not Applicable</i>
	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?	<i>No</i>
8.	Chain of title tracing 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 Title. 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)	<i>As per Ann.II</i> Search for 30 years from 1990 to 30.06.2021
9.	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.)	<i>Leasehold-</i>
10.	If leasehold, whether:	<i>Yes</i>
	a) lease Deed is duly stamped and registered	<i>Yes</i>
	b) lessee is permitted to mortgage the Leasehold right,	<i>Yes</i>
	c) duration of the Lease/unexpired period of lease,	<i>95 Years</i>
	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.	<i>Yes</i>
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	<i>Yes</i>
	f) Right to get renewal of the leasehold rights and nature thereof.	<i>Yes</i>
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether:	<i>No</i>
	grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions?	<i>Not Applicable</i>
	the mortgagor is competent to create charge on such Property?	<i>Not Applicable</i>
	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	<i>Not Applicable</i>
12.	If occupancy right, whether:	<i>No</i>
	a) Such right is heritable and transferable,	<i>Not Applicable</i>
	b) Mortgage can be created.	<i>Not Applicable</i>
13.	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.	<i>No</i>
14.	If Property has been transferred by way of Gift/Settlement Deed, whether:	<i>No</i>
	a) The Gift/Settlement Deed is duly stamped and registered:	<i>Not Applicable</i>



	b) The Gift/Settlement Deed has been attested by two witnesses:	<i>Not Applicable</i>
	c) The Gift/Settlement Deed transfers the Property to Donee:	<i>Not Applicable</i>
	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?	<i>Not Applicable</i>
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	<i>Not Applicable</i>
	f) Whether Donee is in possession of gifted Property?	<i>Not Applicable</i>
	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.	<i>Not Applicable</i>
	h) Any other aspect affecting the validity of Title passed through the gift/settlement deed.	<i>Not Applicable</i>
15.	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.	<i>No</i>
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	<i>Not Applicable</i>
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	<i>Not Applicable</i>
	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.	<i>Not Applicable</i>
	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?	<i>Not Applicable</i>
16.	Whether Title documents include any testamentary documents /wills?	<i>No</i>
	a) In case of wills, whether the will is registered will or unregistered will?	<i>Not Applicable</i>
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	<i>Not Applicable</i>
	c) Whether the Property is mutated on the basis of will?	<i>Not Applicable</i>
	d) Whether the original will is available?	<i>Not Applicable</i>
	e) Whether the original death certificate of Testator is available?	<i>Not Applicable</i>
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of Testator?	<i>Not Applicable</i>
	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	<i>Not Applicable</i>



	explained.)	
17.	a) Whether the Property is subject to any wakf rights?	No
	b) Whether the Property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such Properties?	Not Applicable
	c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	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.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	a) Whether the Property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether Trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the Property?	Not Applicable
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to Trust in the matter.	Not Applicable
20.	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?	No
	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 Title and right to enforce the mortgage?	Not Applicable
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable
21.	Whether 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.)?	No
22.	a) Whether the Property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with Land Acquisition Office and the outcome of such search/enquiry?	Not Applicable



23.	a) Whether the Property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	c) Whether 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/marking?	Not Applicable
24.	a) In case of partnership firm, whether the Property belongs to firm and deed is properly registered?	No
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c) Whether Person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
25.	a) Whether 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.	Yes, Kindly file your charge and get search carried out at regular intervals
	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.	No
	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)?	Not Applicable
	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)? Yes/No.	Not Applicable
	iv) If the search reveals encumbrances /charges, whether such charges/encumbrances have been satisfied? Yes/No	Not Applicable
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.	No
27.	a) Whether any POA is involved in Chain of Title?	No
	b) Whether 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.	Not Applicable



	c) In case title document is executed by POA holder, please clarify whether 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 Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	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.	Not Applicable
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
	i) Whether Original POA is verified and Title investigation is done on the basis of original POA? ii) Whether POA is a registered one? iii) Whether POA is a special or general one? iv) Whether POA contains a specific authority for execution of title document in question?	Not Applicable
	a) Whether 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?)	Not Applicable
	b) Please comment on the genuineness of POA?	Not Applicable
	c) The unequivocal opinion on the enforceability and validity of POA.	Not Applicable
28.	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
29.	If Property is a flat/apartment or residential/commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/building: b) Development Agreement/Power of Attorney: c) Extent of authority of the Developer/builder: d) Independent title verification of the Land and/or building in question: e) Agreement for sale (duly registered): f) Payment of proper stamp duty: g) Requirement of registration of sale agreement, development agreement, POA, etc.: h) Approval of building plan, permission of appropriate/local authority, etc.: i) Conveyance in favour of Society/Condominium concerned: Occupancy Certificate/allotment letter/letter of possession: Membership details in the Society etc.:	Commercial Premises

