



Ref. No.: H468c/1784/21

Date : 14<sup>th</sup> July, 2021

**Private and Confidential**

To  
HDFC Bank Ltd.  
Mumbai.

Sir,

**Kind Attn.: Mr. Tejas Pithadia**

Re: Incremental Search Report in respect of Neogen Chemicals Limited's right, title and interest in all that piece and parcel of land known as Plot No. 43 admeasuring 1,842 sq. mtrs. together with the building and structure standing thereon in the Trans Thane Creek Industrial Area, within the village limits of Mahape and outside the Municipal limits, Taluka and District Thane and Registration and Sub-Registration District of Thane - 400 710.

1. We refer to your email dated 17<sup>th</sup> May, 2021, whereby we have been instructed to carry out incremental search in respect of all that piece and parcel of land known as Plot No. 43 admeasuring 1,842 sq. mtrs. together with the building and structure thereon in Trans Thane Creek Industrial Area (**the said Property**) within the limits of village limits of Mahape and outside the Municipal limits, Taluka and District Thane and Registration and Sub-Registration District of Thane - 400 710 and owned by Neogen Chemicals Limited.
2. In this regard, we have been forwarded photocopy of the following documents:
  - (i) Deed of Simple Mortgage dated 19<sup>th</sup> June, 2020 executed between Neogen Chemicals Limited & Ors. and HDFC Bank Limited; and
  - (ii) Intimation of Memo dated 30<sup>th</sup> June, 2020 issued by the Office of the Sub-Registrar, Padra, District Vadodara to the Sub-Registrar, Thane.
- 3.1 We have perused the Deed of Simple Mortgage dated 19<sup>th</sup> June, 2020 executed between Neogen Chemicals Limited & Ors. as the "Mortgagors" of the First Part and HDFC Bank Limited as the "Mortgagee" of the Second Part, whereby (i) Plot No. Z/109 in the Dahej SEZ admeasuring 49,829.04 sq. mtrs. situated in revenue Sy. No. 478/P, 479/P, 480/P, 486/P, 490/p, 491/p, 492, 493/P, 494/P, 502/P, 503/P, 504/P, 505/P, 506/P, in village Lakhigam, Vagara District, Bharuch, Gujrat; (ii) Block No. 526 Part admeasuring 1,44,948.902 sq. mtrs. (out of total 3,28,101 sq mtrs.),

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Block No. 539 admeasuring 3,806 sq. mtrs., Block No. 540 admeasuring 3,330 sq. mtrs., Block No. 541 admeasuring 8,443 sq. mtrs. along with super structure thereon admeasuring 5,419.44 sq. mtrs. in the sim of village Karkhadi, Taluka Padra, Region Sub District Padra, District and Registration District Vadodara, (iii) all that piece and parcel of land known as Plot No. 43 together with the building and structure standing thereon in the Trans Thane Creek Industrial Area within the village limits of Mahape and outside the Municipal limits, Taluka and Registration District Thane, containing by admeasuring 1,842 sq. mtrs. or thereabouts viz. the said Property, (iv) Flat No. 802 admeasuring 1,037 sq. ft. or 96.37 sq. mtrs. (carpet area) on 8<sup>th</sup> Floor, "B" Wing of the building known as "Siddhi Tower Co-operative Housing Society Limited", bearing Survey No. 349/9(P) & 347(P), Plot No. 7/226, village Panchpakhadi Taluka & District Thane, Maharashtra and (v) Office No. 115 admeasuring 1,070 sq. ft. (built up area) on the 1<sup>st</sup> Floor, of the building known as "Vardhaman Industrial Complex" bearing Survey No. 29(Part) of village Panchpakhadi being Plot No. 1, situated at Village Panchpakhadi, Taluka and District Thane, in the state of Maharashtra have been mortgaged in favour of HDFC Bank Ltd., for securing an amount of Rs. 80,00,00,000/- (Rupees Eighty Crores only). The Deed of Simple Mortgage dated 19<sup>th</sup> June, 2020 is registered with the Sub-Registrar of Assurances at Vadodara under Serial No. PDR/864/2020.

- 3.2 Although Intimation of Memo dated 30<sup>th</sup> June, 2020 has been issued by the Sub-Registrar Padra, Sub-District Vadodara to the Sub-Registrar Thane under Section 64-67 of the Registration Act, 1908, no acknowledgement of the same has been provided for our perusal.
4. We are now requested to carry out an incremental search at the Sub-Registrar of Assurances for the years 2020 to 2021 (2 years) in respect of the said Property.
- 5.1 Accordingly, we have carried out an incremental search at on-line search facility available on the official website of Department of Registration & Stamps, Government of Maharashtra for years 2020 to 2021 (2 years) in respect of the said Property. Copy of the Search Receipt is annexed hereto and marked as **Annexure '1'**.
- 5.2 On conducting the search, we observe that no entry regarding the Deed of Simple Mortgage dated 19<sup>th</sup> June, 2020 executed between Neogen Chemicals Limited & Ors. and HDFC Bank Limited is reflected.

P. Leary



6. Other than the charge/mortgage created in favour of HDFC Bank Limited, no lien or encumbrance is found registered in respect of the said Property.
7. We trust the aforesaid meets your requirements. For any further clarifications or doubts please do not hesitate to call on us.

Encl.: as above.  
mj/da/pm

Yours truly,  
*P. Uday*  
*for K Ashar & Co.*



## ANNEXURE 'A'

6/15/2021

eSearch

MH002021539202122P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jun 2021	Receipt	Receipt no.: 1112052026
	Name of the Applicant :	JAYESH KANAKSINH ASHAR
	Details of property of which document has to be searched :	Dist :Thane Village :Mahape S.No/CTS No/G.No. : 43
	Period of search :	From :2020 To :2021
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH002021539202122P		
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 ' <a href="https://gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php">gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php</a> '.		