



ADV. SUYOG CHANDULAL SHAH

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■ **LEGAL ADVISOR & PROPERTY CONSULTANTS**

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TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

A) SUBJECT: - AS PER REQUEST OF M/S. JYOTI STRUCTURES LIMITED COMPANY SITUATED AT- NASHIK, I HAVE SUBMITTED TITLE SEARCH REPORT IN RESPECT OF ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. H-37 SITUATED AT MAUJE SATPUR (MIDC), TALUKA NASHIK, AREA ADMEASURING 1069.00 SQ. MTRS. SITUATED AT TALUKA NASHIK, DISTRICT NASHIK WITHIN THE REGISTRATION & SUB-REGISTRATION DISTRICT OF NASHIK WHICH IS OWNED & POSSESSED BY M/S. JYOTI STRUCTURES LIMITED COMPANY.

B) DESCRIPTION OF PROPERTY:-

ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. 52-A AND 53-A IN THE NASHIK(SATPUR) INDUSTRIAL AREA SITUATED AT MAUJE SATPUR, TALUKA NASHIK AREA ADMEASURING 1069.00 SQ. MTRS. SITUATED AT TALUKA NASHIK, DISTRICT NASHIK WITHIN THE REGISTRATION & SUB-REGISTRATION DISTRICT OF NASHIK.

C) COMPLETE DETAILS OF THE DOCUMENTS SCRUTINIZED BY ME:-

1) COPY OF LEASE DEED DATED - 27TH DAY OF SEPT, 1999.

D) FLOW OF TITLE OF THE PROPERTY:-

AS PER THE REQUEST OF M/S. JYOTI STRUCTURES LIMITED COMPANY SITUATED AT- NASHIK MENTIONED HEREINABOVE AND DOCUMENTS PRODUCED BEFORE ME AS MENTIONED ABOVE,

I HAVE SCRUTINIZED THE TITLE OF PLOT NO. H-37 SITUATED AT MAUJE SATPUR (MIDC), TALUKA NASHIK, AREA ADMEASURING 1069.00 SQ. MTRS. SITUATED AT TALUKA NASHIK, DISTRICT NASHIK REGISTRATION & SUB-REGISTRATION DISTRICT OF NASHIK FOR THAT PURPOSE I HAVE PERUSED THE AVAILABLE DOCUMENTS PRODUCED BEFORE ME.

IT APPEARS FROM THE RECORD OF RIGHTS THAT THE ABOVE MENTIONED PROPERTY ORIGINALLY BELONGS TO MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, CONSTITUTED UNDER MAHARASHTRA INDUSTRIAL DEVELOPMENT ACT, 1961. AND HAVING THEIR PRINCIPAL OFFICE AT ORIENT HOUSE MUMBAI.

THE SAID MIDC CORPORATION HAVE ENTERED INTO AN LEASE AGREEMENT WITH M/S JYOTI STRUCTURES LIMITED

Suyog Shah



COMPANY, REGISTERED UNDER COMPANIES ACT, 1956, AT VALECHA HOUSE, 5TH FLOOR, PLOT NO. B-6, CTS - 612, ANDHERI, NEW LINK ROAD, NEAR LOTUS PETROL PUMPS, OSHIWARA VILLAGE, ANDHERI (WEST), MUMBAI 400053, ON 4TH OCTOBER, 1999. THE SAID LEASE AGREEMENT WAS DULY REGISTERED VIDE SERIAL NO.10769/1999 DATED 11/10/1999.

ON THAT BASIS OF ALL ABOVE DOCUMENTS MY OBSERVATION AND FINDINGS ARE AS UNDER -

1] IT APPEARS FROM THE RECORDS THAT M/S. JYOTI STRUCTURES LIMITED, SATPUR, NASHIK-7 HAS MADE AN APPLICATION FOR THE PERMISSION OF BEAUTIFICATION OF STRIP BETWEEN ROAD LAND WIDTH AND BOUNDARY OF ABOVE SAID PLOT PROPERTIES. AND HENCE MIDC AUTHORITY HAVE GRANTED THE SAID PERMISSION BY THEIR LETTER NO. EE/MIDC/NASHIK/4460/1999 DATED 24/11/1999 FOR THE SAID WORK AT THE ABOVE SAID PLOTS. AFTER GETTING THE PERMISSION FROM THE MIDC AUTHORITY THE SAID COMPANY IS MAKING USE OF THE SAID INDUSTRIAL PLOTS FOR THEIR INDUSTRIAL PURPOSE.

2] IT APPEARS FROM THE RECORDS THAT THE ABOVE SAID COMPANY HAS RENEWED THE LEASE AGREEMENT FROM TIME TO TIME AND ALSO PAID REQUISITE FEES AS PER THE MIDC RULES & REGULATIONS. THE COMPANY HAS ALSO PAID THE ADDITIONAL EXPENSES AND LEGAL DUES IN RESPECT OF THE SAME FROM TIME TO TIME.

3] IT APPEARS FROM THE RECORDS THAT THE ABOVE SAID COMPANY HAS MADE AN APPLICATION AND PAID THE DEPOSITS AND OTHER MIDC EXPENSES IN RESPECT OF THE ELECTRICITY AND WATER CONNECTION FOR THE SAID INDUSTRIAL PLOTS.

4] IT APPEARS FROM THE RECORDS THAT THE SAID COMPANY HAS OBTAINED BANK LOANS AS UNDER:

1. THE SAID PLOT NO H-37 IS SUBJECT TO MORTGAGE BY M/S JYOTI STRUCTURE LIMITED IN FAVOUR OF INFRASTRUCTURE LEASING FINANCIAL SERVICES LIMITED, MUMBAI BRANCH FOR RS. 2,50,00,000/- (RUPEES TWO CRORES FIFTY LAKHS ONLY) WHICH WAS DULY REGISTERED VIDE SERIAL NO.3778/2005 DATED 14/06/2005 AT NASHIK.

2. THE SAID PLOT NO H-37 IS SUBJECT TO MORTGAGE BY M/S JYOTI STRUCTURE LIMITED IN FAVOUR OF IDBI BANK, MUMBAI BRANCH FOR RS. 100,80,00,000/- (RUPEES


HUNDERED CRORES EIGHTY LAKHS ONLY) WHICH WAS DULY REGISTERED VIDE SERIAL NO.12252/2013 DATED 26/11/2013 AT NASHIK.

3. THE SAID PLOT NO H-37 IS SUBJECT TO MORTGAGE BY M/S JYOTI STRUCTURE LIMITED IN FAVOUR OF DENA BANK, MUMBAI BRANCH FOR RS. 50,00,00,000/- (RUPEES FIFTY CRORES ONLY) WHICH WAS DULY REGISTERED VIDE SERIAL NO.3898/2014 DATED 29/04/2014 AT NASHIK.
4. THE SAID PLOT NO H-37 IS SUBJECT TO MORTGAGE BY M/S JYOTI STRUCTURE LIMITED IN FAVOUR OF SBI CO-OPERATIVE TRUSTEE COMPANY LIMITED, MUMBAI BRANCH FOR RS. 73,50,01,00,000/- (RUPEES SEVEN THOUSAND THREE HUNDRED FIFTY CRORE ONE LAKH ONLY) WHICH WAS DULY REGISTERED VIDE SERIAL NO.1745/2015 DATED 23/02/2015 AT NASHIK.

OPINION: IN CONSISTENCE WITH MY ABOVE OBSERVATIONS, I AM OF THE OPINION THAT THE TITLE OF THE AFORESAID PLOT NO. H-37 SITUATED AT MAUJE SATPUR(MIDC), TALUKA NASHIK, AREA ADMEASURING 1069.00 SQ. MTRS. WHICH IS OWNED AND POSSESSED BY M/S JYOTI STRUCTURE LIMITED DOES NOT APPEAR TO BE CLEAR, NEGOTIABLE AND MARKETABLE SUBJECT TO THE CHARGE OF IDBI BANK, MUMBAI BRANCH, DENA BANK, MUMBAI BRANCH SBI CO-OPERATIVE TRUSTEE COMPANY LIMITED, MUMBAI BRANCH AND INFRASTRUCTURE LEASING FINANCIAL SERVICES LIMITED, MUMBAI BRANCH.

NASHIK

DATE: 20/10/2021


ADV. SUYOG SHAH
FOR

ADV. SUYOG SHAH AND ASSOCIATES



ONLINE SEARCH REPORT

SUBJECT :- TITLE SEARCH REPORT IN RESPECT OF ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. H-37 SITUATED AT MAUJE SATPUR(MIDC), TALUKA NASHIK, AREA ADMEASURING 1069.00 SQ. MTRS. SITUATED AT TALUKA NASHIK, DISTRICT NASHIK. WHICH IS OWNED & POSSESSED BY M/S. JYOTI STRUCTURE LIMITED COMPANY.

RESPECTED SIR/MADAM,

AS PER YOUR INSTRUCTIONS WE HAVE OBTAINED ONLINE TITLE SEARCH OF ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. H-37 SITUATED AT MAUJE SATPUR (MIDC), TALUKA NASHIK, TOTAL AREA ADMEASURING 1069.00 SQ. MTRS. SITUATED AT TALUKA NASHIK, DISTRICT NASHIK. AFTER PERUSING AND EXAMINING RECORD AVAILABLE ONLINE. I AM SUBMITTING MY ONLINE SEARCH REPORT YEAR WISE AS UNDER:

CERTIFICATE OF TITLE

FOLLOWING ARE THE DETAILS OF THE ONLINE SEARCH WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021 AS PER THE RECORDS AVAILABLE ON THE WEBSITE OF GOVERNMENT OF MAHARASHTRA DEPARTMENT OF REGISTRATION & STAMPS:-

IT APPEARS FROM THE AVAILABLE RECORDS WHICH WE OBTAINED FROM ONLINE FOR ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. H-37 SITUATED AT MAUJE SATPUR(MIDC), TALUKA NASHIK, AREA ADMEASURING 1069.00 SQ. MTRS. SITUATED AT TALUKA NASHIK, DISTRICT NASHIK.

2001:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2002:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2003:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2004:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2005:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND FOLLOWING ENTRY:-

THAT THE SAID PROPERTY BEARING PLOT NO H-37 WAS SUBJECTED TO MORTGAGE BETWEEN INFRASTRUCTURE LEASING FINANCIAL SERVICES LIMITED, MUMBAI BRANCH IN FAVOUR OF M/S JYOTI STRUCTURES LIMITED WHICH WAS DULY REGISTERED VIDE SERIAL NO. 3778/2005 DATED 14/06/2005, AT THE OFFICE OF SUB-REGISTRAR NASHIK. THE INDEX-II OF THE SAID ENTRY HAS BEEN DULY ATTACHED WITH THE TITLE REPORT.

2006:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2007:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2008:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2009:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2010:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2011:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2012:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2013:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND FOLLOWING ENTRY:-

THAT THE SAID PROPERTY BEARING PLOT NO H-37 WAS SUBJECTED TO MORTGAGE BETWEEN IDBI BANK LTD, MUMBAI BRANCH IN FAVOUR OF M/S JYOTI STRUCTURES LIMITED WHICH WAS DULY REGISTERED VIDE SERIAL NO. 12252/2013 DATED 26/11/2013, AT THE OFFICE OF SUB-REGISTRAR NASHIK. THE

INDEX-II OF THE SAID ENTRY HAS BEEN DULY ATTACHED WITH THE TITLE REPORT.

2014:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND FOLLOWING ENTRY:-

THAT THE SAID PROPERTY BEARING PLOT NO 52-A, & 53-A (PART) WAS SUBJECTED TO MORTGAGE BETWEEN DENA BANK, MUMBAI BRANCH IN FAVOUR OF M/S JYOTI STRUCTURES LIMITED WHICH WAS DULY REGISTERED VIDE SERIAL NO. 3898/2014 DATED 29/04/2014, AT THE OFFICE OF SUB-REGISTRAR NASHIK. THE INDEX-II OF THE SAID ENTRY HAS BEEN DULY ATTACHED WITH THE TITLE REPORT.

2015:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND FOLLOWING ENTRY:-

THAT THE SAID PROPERTY BEARING PLOT NO 52-A, & 53-A (PART) WAS SUBJECTED TO MORTGAGE BETWEEN SBI CO-OPERATIVE TRUSTEE COMPANY LIMITED, MUMBAI BRANCH IN FAVOUR OF M/S JYOTI STRUCTURES LIMITED WHICH WAS DULY REGISTERED VIDE SERIAL NO. 1745/2015 DATED 23/02/2015, AT THE OFFICE OF SUB-REGISTRAR NASHIK. THE INDEX-II OF THE SAID ENTRY HAS BEEN DULY ATTACHED WITH THE TITLE REPORT.

2016:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2017:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2018:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2019:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2020:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON 18/10/2021, WE HAVE FOUND NO ENTRY.

2021:- IT APPEARS FROM THE AVAILABLE RECORDS, WHICH WE OBTAINED FROM ONLINE SEARCH CARRIED OUT ON



18/10/2021, WE HAVE FOUND NO ENTRY.

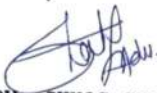
THE ABOVE SAID REPORT IS ISSUED BY ME ONLY ON THE BASIS OF AVAILABLE RECORD ONLINE. THE RECORD WHICH IS NOT AVAILABLE I SHALL NEVER BE RESPONSIBLE FOR ANY OF SUCH ENTRIES.

NO OTHER CHARGE OR ENCUMBRANCE OR DEFECT IN THE TITLE IS OBSERVED DURING THE COURSE OF THE AFORESAID OBSERVATION, IN RESPECT OF THE AFORESAID PROPERTY.

OPINION:-INCONSISTENCE WITH MY ABOVE OBSERVATIONS, I AM OF THE OPINION THAT THE TITLE OF THE AFORESAID PROPERTY DOES NOT APPEAR TO BE CLEAR, NEGOTIABLE AND MARKETABLE AS THE ABOVE MENTIONED PROPERTIES ARE SUBJECT MATTER OF THE CHARGE OF IDBI BANK, MUMBAI BRANCH, DENA BANK, MUMBAI BRANCH, SBI CO-OPERATIVE TRUSTEE COMPANY LIMITED, MUMBAI BRANCH AND INFRASTRUCTURE LEASING FINANCIAL SERVICES LIMITED, MUMBAI BRANCH.

PLACE:-NASHIK

DATE:- 20/10/2021



ADV. SUYOG SHAH
FOR

ADV. SUYOG SHAH AND ASSOCIATES

