

SUSHANT S. MADAN

B.COM., LL.M.

ADVOCATE, HIGH COURT, MUMBAI

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19th November 2020.

TITLE CLEARANCE CERTIFICATE CUM SEARCH REPORT

To,

Union Bank of India

Industrial Finance Branch, First Floor,

Union Bank Bhavan, 239,

Vidhan Bhavan Marg,

Nariman Point, Mumbai – 400021.

Sir,

This is to certify that I have investigated the title of Non Agricultural land bearing **Plot No. 235** admeasuring **104 Sq. Mtrs.** lying and situated at Gat No. 1029A, Village – Kudali, Taluka - Roha, District – Raigad in the state of Maharashtra in the name of **Aria Hotels and Consultancy Services Private Limited**.

This Title Search cum clearance Report for a period of 9 years from 14th August 2012 till date has been issued for the subjected scheduled property. Following entries have been traced in the search conducted online by us for the said period of 9 years over the scheduled property and is bounded as under:-

N.A. Plot No.	Area in sq. Mtrs.	Bounded As Follows: East	Bounded As Follows: West	Bounded As Follows: North	Bounded As Follows: South
235	104 Sq. Mtrs.	By Plot No. 236.	By Plot No. 234.	By Road.	By Road.



Entries found in the year 2012

1. **Sale Deed** executed and registered by and between **Mr. Harish Ramdas Shenvi**, R/o Mumbai and **Aria Hotels and Consultancy Services Private Limited**, a Company registered under the Companies Act, 1956, having its corporate identity number U74140DL2007PTC163275 and having its registered office E Basement , Clarion Collection, Shaheed Jeet Marg, New Delhi – 110016, through its Authorized signatory Mr. Rakesh Kumar Aggarwal referred to as the Purchaser. The aforesaid Sale Deed has been executed and registered on **3rd September 2012** by and between the parties for a total consideration of INR 3,60,000/- (Rupees Three Lakhs Sixty Thousand) with respect to Non Agricultural Plot No. 235, admeasuring 104 Sq. Mtrs situated at Gat No. 1029A, Village Kudali, Taluka Roha, District Raigad in the State of Maharashtra and is registered in the office of Sub Registrar Roha, under Sr. No. **RHA/2841/2012**.
2. **Indenture of Mortgage** executed and registered on **3rd September 2012** by and between **Aria Hotels and Consultancy Services Private Limited**, referred to as the "Mortgagor/Borrower" through its Authorized Signatory Mr. Rakesh Kumar Aggarwal and **IDBI Trusteeship Services Limited**, referred to as the "Security Trustee" represented through its official Mr. Ujjwal Deshmukh. It appears that a charge has been created for an aggregate amount of INR 37.50 Crores (Rupees Thirty Seven Crores Fifty Lakhs) vide registered Mortgage Deed. The aforesaid Indenture of Mortgage is adjudicated in the office of Collector of Stamps Mumbai by payment of Stamp Duty of INR 10,00,500/- under Sr. No. ADJ/2347/2012 and thereafter registered in the office of Sub Registrar Roha under registration Serial No. **RHA/2842/2012** dated 3rd September, 2012 by payment of requisite registration fees of INR 30,000/-.

Entry found in the year 2013 - NIL



Entry found in the year 2014

1. **Supplemental Indenture of Mortgage** executed and registered on 18th June 2014 by and between **Aria Hotels and Consultancy Services Private Limited**, referred to as the "Borrower/Mortgagor" through its Senior Vice President Mr. Rakesh Kumar Aggarwal and **IDBI Trusteeship Services Limited**, referred to as the "Security Trustee" represented through its authorized Signatory Mr. Jaideep Bhattacharya for an aggregate amount of INR 108.35 Cr. (One Hundred Eight Crores and Thirty Five Lakhs). It is reflected that a charge has been created on an amount of INR 108.35 Cr. through the registered Indenture of Mortgage on the Scheduled Property. The aforesaid Mortgage Deed is Adjudicated in the office of Collector of Stamps Mumbai by payment of Stamp Duty of INR 10,00,500/- under adjudication case no. ADJ/M/721/2014 and thereafter the Indenture of Mortgage is registered in the office of Sub Registrar Roha under registration Serial No. **RHA/1649/2014** dated 18th June 2014 by payment of requisite registration fees of INR 30,000/-.

Entry found in the year 2015.

1. **Indenture of Mortgage** executed and registered on 24th September 2015 by and between **Aria Hotels and Consultancy Services Private Limited**, referred to as the "Borrower/Mortgagor" through its Vice President (Finance) Mr. Amit Gupta and **IDBI Trusteeship Services Limited**, referred to as the "Security Trustee" represented through its authorized Signatory Mr. Pratik Gala for an aggregate amount of INR 10.00 Cr. (Rupees Ten Crores).
It appears that a charge has been created on INR 10.00 Crores through registered Mortgage Deed over the Scheduled Property. The Mortgage Deed is registered in the office of Sub Registrar Roha under registration Serial No. **RHA/2407/2015** dated 24th September 2015. It further appears that requisite Stamp Duty has been paid on the Indenture of Mortgage of INR 5,00,500/- and Registration Fees of INR 30,000/- respectively.



Entry found in the year 2016. - NIL

Entry found in the year 2017

1. **Indenture of Mortgage** executed and registered on 26th September 2017 by and between **Aria Hotels and Consultancy Services Private Limited**, through its authorized signatory Mr. Rakesh Kumar Aggarwal and **IDBI Trusteeship Services Limited**, referred to as the "Security Trustee" represented through its authorized Signatory Mr. Amar Surve for an aggregate amount of INR 12.00 Cr. (Rupees Twelve Crores).

It appears that a charge has been created on INR 12.00 Crores through registered Mortgage Deed over the Scheduled Property. The aforesaid Mortgage Deed has been Adjudicated in the office of Joint District Registrar and Collector of Stamps Raigad under Adjudication number ADJ-1300900-413-2017 on 14th September 2017 and subsequently registered in the office of Sub Registrar Roha under registration Serial No. **RHA/1983/2017** dated 26th September 2017. It further appears that Stamp Duty of INR 6,02,000/- has been paid on the Indenture of Mortgage along with Registration Fees of INR 30,000/- respectively.

Entry found in the year 2018 - NIL

Entry found in the year 2019 - NIL

Entry found in the year 2020 - NIL



CERTIFICATE

That on the basis of various entries traced in the search conducted for a period of 9 years, From 2012 onwards till date, I am of the opinion that Charge over the scheduled property has been created by way of Registered Mortgage Deeds on Non Agricultural land bearing Plot No. 235, admeasuring 104 Sq. Mtrs Situate at Village Kudali, Taluka Roha, District Raigad in the state of Maharashtra by the Company viz. **Aria Hotels and Consultancy Services Private Limited** in favour of **IDBI Trusteeship Services Limited**.

Subject to the above existing encumbrances appearing in the entries hereinabove, in favour of IDBI Trusteeship Services Limited, the title of the Company to the subjected property is free, clear and marketable and that a valid mortgage can be created over the scheduled property.

SCHEDULE OF PROPERTY

All that piece or parcel of non-agricultural plot of land bearing no. 235, in Gat No. 1029A, admeasuring 104 Sq. Mtrs. as per sanctioned layout plan being lying and situated at Village Kudali, Taluka Roha, District Raigad in the state of Maharashtra and is bounded as under :-

On or towards the East by	:	By Plot No. 236.
On or towards the West by	:	By Plot No. 234.
On or towards the South by	:	By Road.
On or towards the North by	:	By Road.



Adv. Sushant Madan
P.M Gokhale & Associates
(Enl No.MAH/402/2009)

Encl:-

Search Fees receipt bearing no. 2767, Dt. 19.11.2020