

**Manoj Kumar**

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**Advocate & Legal Consultant**

Off: Room No. 23, 3<sup>rd</sup> Floor, Building No. 42, Perin Nariman Street (Bazargate Street), Opp. VT Station, Fort, Mumbai-400001

To,  
Chief Manager,  
State Bank of India  
SEEPZ Branch  
Mumbai

Date: 20-10-2016

**TITLE INVESTIGATION REPORT (TIR)**

**Annexure-A1:**

**Details of the property offered as the security**

1.	a) Name & Constitution of the Borrower	M/s Tara Jewels Limited
	b) Whether the loan proposal is for Rs. 1.00 crore and above? (Search for not less than 30 years is mandatory in such cases.)	Yes
2.	Name and constitution of the intended Mortgagor	M/s Divya Real Estate Private Limited
3.	Relationship between intended mortgagor and borrower (Please specify whether the intended mortgagor and borrower are one and the same or related as guarantor, co-borrower, power of attorney, etc.)	Mortgagor is a Company constituted under the provision of the Companies Act, 1956
4.	Description of property/ properties	Flat No. 401 on 4 <sup>th</sup> Floor, in the Building known as Pushpanjali Apartment, situated on the Plot of Land bearing CS No: 135, New Survey No. 1/1661, Final Plot No. 1252, TPS IV at Lower Parel Division, Prabhadevi Road, Prabhadevi, Mumbai-400025 (Said Premises)
4.1	Survey / Door No.	Flat No. 401
4.2	Extent	NA



नोंदणी ३९ म.  
Regn. 39 m.

दिनांक 03/10/19 सन २० १४३०५/१६

- शाब्द = कौडीवीर

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सह जिल्हा नियंत्रक धर्म-२, (अभिलेख)

मुंबई उपाययोजन विभाग

ये.का.मु.-५,००० पु. (१०० पानी)-१९-२०१३-पीए ४'-(इए) १५९

0427522

इतर फीची अनुसूची

१. वादा नोंदणी फी अनुसूचिद सतरा किंवा अठरा अन्वये.

२. खजवात फी.

३. फाईल करण्याची फी.

अनुसूचिद अकरा अन्वये.

अनुसूचिद बीस अन्वये.

४. मुख्याद्वारांना अनुमतीपत्र.

५. गृहसंद फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पालिकाचा निक्षेप.

८. मोहोरबंद पालिके उघडणे.

९. मोहोरबंद पालिके परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्यून आकाराचे फीची वसुली.

१३. जड संश्लेषणा वसुलीचा विक्रीचे उत्पन्न.

१४. विलेख इ. च्या नकला पाठविल्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भवता.

दस्तावेजा परत केली.

ये.का.सू.-५,००० रु. (१०० गाफी)-१५-२०१३-पीए ४\*-४२-(इए) १५९

दुय्यम निबंधक

4

4.3	Location	Prabhadevi	
4.4	Boundaries		
	East	West	North      South
5.	List of documents delivered to Advocate for verification (specify original/certified extracts/ copies, etc.)	(a) Copy of Sale Deed dated 16-04-1999 between Mrs. Kalavati Chandmal Chhajer on the One Hand and M/s Divya Real Estate Private Limited on the Other Hand	
6.	Location Details	As above	
6.1	Complete postal Address of the property/ properties.	As above	
6.2	Prominent landmark	NA	
6.3	Bus route	NA	
6.4	Bus stop	NA	
7.	Rough location sketch	NA	
7.1	Approach sketch to the location	NA	
7.2	Exact location of construction/ purchase and working plan	As above	
8.	Please mention details about the builder (if applicable)	NA	
8.1	Name of the Firm	NA	
8.2	Address of the Firm	NA	
8.3	Telephone No.	NA	
8.4	Contact person	NA	
8.5	Is the builder/ project in the Bank's latest approved list. Mention the date of approval of the builder and validity of the current approval.	NA	

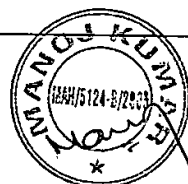


Yours faithfully,

**Annexure – B: Report of Investigation of Title in respect of immovable Property.**

(All columns/items are to be completed/commented by the panel advocate)

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, SEEPZ Branch
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c) Name of the Borrower.	M/s Tara Jewels Limited
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s Divya Real Estate Private Limited
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	M/s Divya Real Estate Private Limited, a Private Limited Company constituted under the provisions of Companies Act, 1956
	c) State as to under what capacity is security offered whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor as owner of the Property
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Flat No. 401 on 4 <sup>th</sup> Floor, in the Building known as Pushpanjali Apartment, situated on the Plot of Land bearing CS No. 135, New Survey No. 1/1661, Final Plot No. 1252, TPS IV at Lower Parel Division, Prabhadevi Road, Prabhadevi, Mumbai-400025 (Said Premises)
	(a) Survey No.	CS No. 135, New Survey No. 1/1661, Final Plot No. 1252
	(b) Door/House No. (in case of house property)	Flat No. 401
	(c) Extent/ area including plinth/ built up area in case of house property	700 sq. ft Built-up
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	As above
4.	a) Particulars of the documents scrutinized-serially and	



chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the registering/land/revenue/ other authorities be examined.				
Sl. No.	Date	Name/ Nature of the Document	Original/ copy/ extract/ photocopy, etc.	certified certified
1.	16-04-1999	Deed between Mrs. Kalavati Chandmal Chhaged on the One Hand and M/s Divya Real Estate Private Limited on the Other Hand bearing Registration No. BBE/1886/1999	Copy	
5.	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 the TIR.)		No	
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 from 2002 to till date	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/		Cross verified from the concerned office of Sub-Registrar of Assurance	



	findings in this regard.	
	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?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar of Assurance at Mumbai
	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?	Yes
	c) Whether search has been made at all the offices named at (b) above?	Yes
	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?	No

8.	Chain of title tracing the 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 the 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)	AS PER EXHIBIT-A ANNEXED HERETO
9.	Nature of Title of the intended Mortgagor	NA



	over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	
10.	If leasehold, whether;	NA
	a) lease Deed is duly stamped and registered	NA
	b) lessee is permitted to mortgage the Leasehold right,	NA
	c) duration of the Lease/unexpired period of lease,	NA
	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.	NA
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA
	f) Right to get renewal of the leasehold rights and nature thereof.	NA
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	NA
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	NA
	the mortgagor is competent to create charge on such property,	NA
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NA
12.	If occupancy right, whether;	Yes
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes, already mortgaged to State Bank of India Consortium
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.	NA
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered	NA
	b) The Gift/Settlement Deed has been attested by two witnesses;	NA
	c) The Gift/Settlement Deed transfers the property to Donee;	NA
	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;	NA
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	NA





	f) Whether the Donee is in possession of the gifted property;	NA
	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;	NA
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
15.	<p>(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.</p> <p>(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(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.</p> <p>(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?</p>	No
16.	Whether the title documents include any testamentary documents /wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	(c) Whether the property is mutated on the basis of will?	NA
	(d) Whether the original will is available?	NA
	(e) Whether the original death certificate of the testator is available?	NA
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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 explained.)	NA



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?	NA
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	NA
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?	NA
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA
	(c) If so additional precautions / permissions to be obtained for creation of valid mortgage?	NA
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA
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 the title and right to enforce the mortgage?	NA
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	NA
21.	Whether the 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, Costal Zone Regulations, Environmental Clearance, etc.),	NA
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	NA
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	NA
23.	(a) Whether the property is involved in or	No



	subject matter of any litigation which is pending or concluded?	
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA
	(c) Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	NA
24.	(a) In case of partnership firm, whether the property belongs to the firm and the 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?	NA
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	NA
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Said premises Owner by M/s Divya Real Estate Private Limited and Resolution given for creation of Mortgage in favour of SBI Consortium
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.	NA
27.	(a) Whether any POA is involved in the chain of title?	No
	(b) Whether the 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.	NA
	(c) In case the title document is executed by the POA holder, please clarify whether the 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).	NA
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the	No



	original POA.	
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	NA
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	(i) NA
	ii. Whether the POA is a registered one?	(ii) NA
	iii. Whether the POA is a special or general one?	(iii) NA
	iv. Whether the POA contains a specific authority for execution of title document in question?	(iv) NA
	(f) Whether the 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?)	NA
	(g) Please comment on the genuineness of POA?	NA
	(h) The unequivocal opinion on the enforceability and validity of the POA?	NA
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.	NA
29.	If the 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; (j) Occupancy Certificate/allotment letter/letter of possession; (k) Membership details in the Society etc.; (l) Share Certificates; (m) No Objection Letter from the Society; (n) All legal requirements under the	(a) NA (b) NA (c) NA (d) NA (e) Yes (f) Yes (g) NA (h) NA (i) NA (j) NA (k) NA (l) NA (m) NA (n) NA (o) Charge / Mortgage should be noted in the record of Society (p) No (q) Yes



	<p>local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Mortgaged in favour of State Bank of India. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Mortgaged in favour of State Bank of India. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	NA
33.	<p>(a) Urban land ceiling clearance, whether required and if so, details thereon.</p> <p>(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.</p>	NA
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	NA
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
36.	<p>(a) Whether the property offered as security is clearly demarcated?</p> <p>(b) Whether the demarcation/ partition of the property is legally valid?</p> <p>(c) Whether the property has clear access as per documents?</p>	Yes
37.	<p>Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>(a) Document in relation to electricity connection;</p> <p>(b) Document in relation to water connection;</p> <p>(c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>(d) Other utility bills, if any.</p>	Yes, no discrepancies observed
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility	No



	bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Not made available
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Property already Mortgaged to State Bank of India. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes, subject to NOC and notice of Mortgage in the record of Society
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original Documents required
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	NA
44.	Additional aspects relevant for investigation of title as per local laws.	NA
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	(a) NOC from Society for creation of Mortgage. (b) Registration of Charge in Registrar of Companies.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Borrowers

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date:

Place: Mumbai



Signature of the Advocate

**Annexure – C: Certificate of title.**

1. I have examined the Copy of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Registered Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Sub-Registrar(s) Office(s). I found that the charge has already been created in favour of State Bank of India by way of Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. At your request, we have caused to conduct search for the last thirty years from 1987 up to 2016 with respect to the Said Plot the availability of the Documents during search is annexed hereto as Exhibit-B.
5. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
6. There is prior Mortgage/ Charges/ encumbrances in favour of State Bank of India.
7. I certify that the above title deed seems to be genuine and a mortgage has already been created on said premises the said Mortgage would be enforceable under SARFAESI Act, 2002.
8. We suggest the following documents may be taken in deposit by the bank:
  - a. Original Sale Deed between Mrs. Kalavati Chandmal Chhajer on the One Hand and M/s Divya Real Estate Private Limited on the Other Hand bearing Registration No. BBE/1886/1999
  - b. Original Registration Receipt bearing Serial No. BBE/1886/1999
  - c. Original Index-II bearing Serial No. BBE/1886/1999
  - d. Original Board resolution in favour of Chairman and Managing Director for creation of Mortgage
  - e. NOC from Society Authority for creation of Mortgage
  - f. Upto date tax paid receipts
  - g. Original Share Certificate
  - h. Copy of Occupancy Certificate
9. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

**SCHEDULE OF THE PROPERTY (IES)**

All piece and parcel of Flat No. 401 on 4<sup>th</sup> Floor, in the Building known as Pushpanjali Apartment, situated on the Plot of Land bearing CS No. 135, New Survey No. 1/1661, Final Plot No. 1252, TPS IV at Lower Parel Division, Prabhadevi Road, Prabhadevi, Mumbai-400025 (Said Premises)

Place:

Date:



Signature of the Advocate

**EXHIBIT-A****SCHEDULE OF TITLE FLOW**

- (1) On perusal of documents in hand, it appears that by an Agreement for Sale dated 18-08-1992 M/s Avarsekar & Sons Pvt. Ltd. sold the said Premises to Mrs. Kalavati Chandmal Chhajed on the terms and conditions mentioned therein.
- (2) Thereafter, the said Mrs. Kalavati Chandmal Chhajed by an Sale Deed dated 16-04-1999 sold the said Premises to M/s Divya Real Estate Private Limited on the terms and conditions mentioned therein. And the said Sale Deed was duly registered in the office of Sub-registrar of Assurance at Bombay under Document Serial No. BBE/1886/1999 on 16-11-1999.
- (3) M/s Divya Real Estate Private Limited created Registered Mortgage in favour of State Bank of India consortium. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance, Bombay under Serial No. BBE-2/07429/2010 on 09-09-2010
- (4) M/s Divya Real Estate Private Limited created Registered Mortgage in favour of State Bank of India consortium. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance, Bombay under Serial No. BBE-2/0794/2011 on 01-02-2011
- (5) M/s Divya Real Estate Private Limited along with M/s Tara Jewels Limited through Nalini Rajan, Director created Registered Mortgage in favour of State bank of India. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance, Andheri-4 under Serial No. BDR-15-3795-2012 on 04-04-2012.
- (6) M/s Divya Real Estate Private Limited along with M/s Tara Jewels Limited through Nalini Rajan, Director created Registered Mortgage in favour of State bank of India. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance, Andheri-1 under Serial No. BDR-1-8847-2013 on 21-08-2013
- (7) M/s Divya Real Estate Private Limited along with M/s Tara Jewels Limited through Sanjay Seth, Director created Registered Mortgage in favour of State bank of India. The Deed of Mortgage was duly registered in the Office of Sub-Registrar of Assurance, Andheri-4 under Serial No. BDR-1-5595-2014 on 14-07-2012
- (8) Thereafter, vide Deed of Ratification & Rectification supplemental to Deeds / Mortgage / Further Charge dated 14-07-2014 to record certain ratification and rectification bearing Document No. BDR-1/6890/2014 dated 28-08-2014.

