



REKHA NAIR & ASSOCIATES ADVOCATES

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Ref. No. RNA/SBI/COM-FORT/BGL/10

13th April, 2022

To,
Assistant General Manager,
STATE BANK OF INDIA,
Commercial Branch,
Horniman Circle, Fort,
Mumbai 400 001.

Dear Sir/Madam,

ANNEXURE – B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the Branch/ Business Unit Office seeking opinion	State Bank of India, Commercial Branch, Horniman Circle, Fort, Mumbai.
	b) Reference No. and date of the letter under the under the cover of the documents tendered for scrutiny.	As per instruction from Bank.
	c) Name of the Borrower.	M/S. BHARAT GEARS LIMITED.
2.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	M/S. BHARAT GEARS LIMITED.
	b) Constitution of the unit/ concern/ person offering the property for creation of charge.	Limited Company.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a Borrower.
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	All the piece and parcel of immovable property i. e. Land bearing S. No. 99/1, 99/2 & 99/3 part totally admeasuring 5H- 146R-0P along with common construction thereon situated at Kausa Mumbra District Thane.
	a) Survey No.	S. No. 99/1, 99/2 & 99/3 Part
	b) Door no. (in case of house property)	Not Applicable.
	c) Extent/area including plinth/ built up area in case of house property.	Admeasuring 5H-146R-0P



	d) Locations like name of the place, village, city, registration, sub-district etc.		Village Kausa Mumbra, Taluka and District Thane.	
	e) Boundaries		Not mentioned in the Agreement.	
4.	a) Particulars of the documents scrutinized-serially and chronologically.		Mentioned herein under.	
	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.		As at 4 (a) above	
	Sr. No.	Date of Document	Name of the Title Document	Original/Certified Photocopy/ True copy
	1.	17/11/1961	Deed of Conveyance dated 17/11/1961 executed in favour of M/s. Bharat Gears Limited.	Original
	2.	04/08/1961	Deed of Conveyance dated 04/08/1961 executed in favour of M/s. Bharat Gears Limited.	Original
	3.	13/08/1964	Deed of Conveyance dated 13/08/1964 executed in favour of M/s. Bharat Gears Limited.	Original
	4.	28/09/1972	Deed of Conveyance dated 28/09/1972 executed in favour of M/s. Bharat Gears Limited.	Original
	5.	17/07/1972	Deed of Conveyance dated 17/07/1972 executed in favour of M/s. Bharat Gears Limited.	Original
	6.	--	7/12	Certified Copy
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 relevant fee receipt along with the TIR.			No Instructions
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?			Not Applicable
ii)	Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the 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
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	We have cross checked and nothing adverse found.
	c) Whether the genuineness of the stamp paper is possible to be got verified from online portal and if so whether such verification was made?	Genuineness of the stamp paper is not possible to get verified from online portal.
7.	a) Property offered as security falls within the Jurisdiction of which sub – registrar office?	SRO Thane.
	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 office?	Yes
	c) Whether search has been made at all the offices named at (b) above?	No
	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).	<u>As per Annexure-A-I.</u>
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.).	Ownership rights.
10.	If leasehold, whether; a) lease Deed is duly stamped and registered b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease/unexpired period of lease,	Not Applicable



	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.	Not Applicable
	e) Whether the leasehold rights permits for the creation of any Superstructure (if applicable)?	
	f) Right to get renewal of the leasehold rights and nature thereof.	
11.	If Govt grant/ allotment/Lease-cum/Sale Agreement, whether;	No
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not Applicable.
	b) the mortgagor is competent to create charge on such property.	Not Applicable.
	c) whether any permission from Govt, or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable.
12.	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	
	b) Mortgage can be created.	
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.	No Minors' interest involved.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No Gift Deed involved.
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable.
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable.
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable.
	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;	Not Applicable.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable.
	f) Whether the Donee is in possession of the gifted property;	Not Applicable.



	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;	Not Applicable.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable.
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.	No partition /settlement deeds involved.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable.
	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.	Not Applicable.
	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?	Not Applicable.
16.	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will?	No
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable.
	(c) Whether the property is mutated on the basis of will?	Not Applicable.
	(d) Whether the original will is available?	Not Applicable.
	(e) Whether the original death certificate of the testator is available?	Not Applicable.
	(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).	Not Applicable.



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?	No
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?	Not Applicable.
	(c) If so 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 the 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 the 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 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.).	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 the 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?	Yes, M/s. Bharat Gears Limited has filed Writ Petition in Bombay High Court against the Forest Department in respect of land encroachment. The said Petition is at Pre-admission stage.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NO
	(c) Whether the 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/markings.	NO
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	NOT APPLICABLE.
	(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 the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	NOT APPLICABLE.
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 Registrar of Companies (ROC), Articles of Association / provision for common seal etc.	Yes, the property belongs to a Limited Company. The Bank is advised to verify the borrowing powers, board resolutions and authorization to create mortgage.
25.b i)	Whether the property (to be mortgaged) is purchased by above Company from any other company or Limited Liability Partnership (LLP) Firm?	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) ?	We have conducted ROC search at the MCA website in the name Bharat Gears Limited vide the search receipt dated 05 th February, 2022 bearing receipt no. X06787600.
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.	NO
iv)	If the search reveals encumbrances / charges, whether such charges/ encumbrances have been satisfied?	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.	NOT APPLICABLE
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.	NOT APPLICABLE.
	(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).	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. i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	NOT APPLICABLE.
	ii) Whether the POA is a registered one?	NOT APPLICABLE.
	iii) Whether the POA is a special or general one?	NOT APPLICABLE.
	iv) Whether the POA contains a specific authority for execution of title document in question?	NOT APPLICABLE.
	(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?)	NOT APPLICABLE.
	(g) Please comment on the genuineness of POA?	NOT APPLICABLE.
	(h) The unequivocal opinion on the enforceability and validity of the 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.	NOT APPLICABLE
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;	It is a Freehold Land & Building. Owner's title to the said Land is clear and marketable.
	b) Development Agreement/Power of Attorney;	NOT APPLICABLE.
	c) Extent of authority of the Developer/builder;	Full authority.
	d) Independent title verification of the Land and/or building in question;	NOT APPLICABLE.
	e) Agreement for sale (duly registered)	NOT APPLICABLE.
	f) Payment of proper stamp duty;	Proper stamp duty has been paid.
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	NOT APPLICABLE.
	h) Approval of building plan, permission of appropriate/local authority, etc.;	Yes
	i) Conveyance in favour of Society Condominium concerned;	NOT APPLICABLE.
	(j) Occupancy Certificate/allotment letter/letter of possession;	NOT APPLICABLE.
	(k) Membership details in the Society etc.;	NOT APPLICABLE.
	(l) Share Certificates;	NOT APPLICABLE.
	(m) No Objection Letter from the Society;	NOT APPLICABLE.
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	NOT APPLICABLE.
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	NOT APPLICABLE.
	(p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	No



	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	NOT APPLICABLE.
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.	<u>Property is mortgaged in favour of IDBI Trusteeship Services Limited.</u>
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.	We have conducted search for 30 years from 1993 to 2022 in Sub Registrar office at Thane. <u>Encumbrance in favour of IDBI Trusteeship Services Limited.</u>
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property tax paid receipts to be obtained.
33.	a) Urban land ceiling clearance, whether required and if so, details thereon.	NOT APPLICABLE
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	As per Section 281 of Income Tax Act, prior permission of Income Tax Department is required to create mortgage of the subject Property. However, in the absence of any notice of pendency of any proceedings or demand notice by Income Tax Department, a Declaration cum Indemnity by Mortgagor along with Certificate from a Chartered Accountant to this effect may be taken till the Mortgagor obtain, Certificate u/s 281 of the Income Tax Act 1961.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Verified
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes, in the Revenue records.
36.	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation/ partition of the property is legally valid?	
	c) Whether the property has clear access as per documents?	



37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection;	Yes No discrepancy observed.
	b) Document in relation to water connection;	
	c) Document in relation to Sales Tax Registration, if any applicable;	
	d) Other utility bills, if any.	
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 bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No discrepancy observed.
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 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.).	Valuation report not 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.	There is no bar for creation of mortgage.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
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.	Not Applicable.
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.	Yes, Board/General Meeting resolutions of the mortgagor company for creating mortgage of the property is required to be obtained.
44.	Additional aspects relevant for investigation of title as per local laws.	Nil



45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Nil
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Authorised signatory of M/s. Bharat Gears Limited.
47.	a. Whether the Real Estate Project Comes Under Real Estate (Regulatory and Development) Act, 2016?	No
	b. Whether the Project is Registered with the Real Estate Regulatory Authority? If so, the Details of such Registration Are to Be Furnished.	Not Applicable.
	c. Whether the Registered Agreement for Sale as Prescribed in the Above Act/Rules there Under is executed?	Not Applicable.
	d. Whether the Details of the Apartment/Plot in Question are Verified with the List of Apartments or Plots Booked as Uploaded by the Promoter in the Website of Real Estate Regulatory Authority?	Not Applicable.



Annexure C
CERTIFICATE OF TITLE

We have examined Original Title Deeds intended to be deposited relating to Schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of Title referred to in our opinion are valid evidence of Right, title and interest and that if said Equitable Mortgage is created, it will satisfy requirements of creation of Equitable Mortgage and we further certify that:

2. We 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. We confirm having taken search of records of Registrar's Office (s) from Inspection Book No. (I) and other relevant records for last 30 years by paying the necessary search fee. The original search receipt is enclosed herewith. We do not find anything adverse, which would prevent the Title Holder from creating a valid Mortgage. We are liable/ responsible, if any loss is caused to the Bank due to negligence on our part or by our agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), we hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. Except charge in favour of IDBI Trusteeship Services Limited, there are no prior Mortgages, would be seen from the Encumbrance Certificate for the period from 1993 to 2022 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). (*Not Applicable*).
7. Minor(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable) (*Not Applicable*).
8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, M/s. Bharat Gears Limited subject to charge of IDBI Trusteeship Services Limited.
9. We certify that M/S. BHARAT GEARS LIMITED have an absolute, clear and Marketable title over the Schedule property/ (ies), subject to mortgage/charge already created in favour of IDBI Trusteeship Services Limited. We further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of Title deeds, we certify that deposit of following Title deeds/ documents would create a valid and enforceable Equitable Mortgage.



Sr. No.	Date of Document	Name of the Title Document	Original/Certified Photocopy/ True copy
1.	17/11/1961	Deed of Conveyance dated 17/11/1961 executed in favour of M/s. Bharat Gears Limited.	Original
2.	04/08/1961	Deed of Conveyance dated 04/08/1961 executed in favour of M/s. Bharat Gears Limited.	Original
3.	13/08/1964	Deed of Conveyance dated 13/08/1964 executed in favour of M/s. Bharat Gears Limited.	Original
4.	28/09/1972	Deed of Conveyance dated 28/09/1972 executed in favour of M/s. Bharat Gears Limited.	Original
5.	17/07/1972	Deed of Conveyance dated 17/07/1972 executed in favour of M/s. Bharat Gears Limited.	Original
6.	--	7/12	Certified Copy

11. There are no legal impediments for creation of Mortgage under any applicable Law/Rules in force.

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF PROPERTY/IES

All the piece and parcel of immovable property i. e. Land bearing S. No. 99/1, 99/2 & 99/3 part totally admeasuring 5H-146R-0P along with common construction thereon situated at Kausa Mumbra District Thane.

Yours truly,
For Rekha Nair & Associates

Rekha Nair
Advocate

Place: Mumbai



Flow of Title

It is observed from the documents submitted before us that, since 1961, M/s. Bharat Gears Limited were entitled to all the piece and parcel of immovable property i. e. Land bearing S. No. 99/1, 99/2 & 99/3 part totally admeasuring 5H-146R-0P along with common construction thereon situated at Kausa Mumbra District Thane.

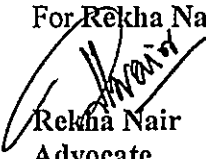
Further observed that, by three Separate Deed/s of Conveyance dated 17/07/1972, 17/11/1961, 04/08/1961, 13/08/1964 and 28/09/1972 for respective parts, M/s. Bharat Gears Limited, have purchased/acquired land property bearing S. No. 99/1, 99/2 & 99/3 part totally admeasuring 5H-146R-0P 98 along with common construction thereon situated at Village Kausa Mumbra, Taluka and District Thane.

Further observed that, M/s. Bharat Gears Limited filed a Writ Petition in Bombay High Court in the year 2017 against the Forest Department in respect of land encroachment. The said case is at pre-admission stage and pending for first hearing.

Further observed that, by the Memorandum of Entry for Deposit of Title Deeds dated 08th August, 2017, executed between M/s. Bharat Gears Limited, through its authorized signatory therein referred to as 'The Mortgagor' and IDBI Trusteeship Services Limited, therein referred to as 'The Mortgagee', whereby Mortgagor has created equitable mortgage of said Property in favor of Mortgagee and said Mortgage Deed is registered under Sr. No.TNN-1495-2017 dated 16th August, 2017 at office of Sub-Registrar, Thane.

We are of the opinion that, M/s. Bharat Gears Limited, have quiet, vacant and peaceful possession of the captioned Land together with structure standing thereon and are entitled to Land which is valid and marketable title to the said Land, subject to charge of IDBI Trusteeship Services Limited.

Yours truly,
For Rekha Nair & Associates


Rekha Nair
Advocate

Place: Mumbai



SEARCH REPORT

Date- 13/04/2022

To,
M/s. Rekha Nair and Associates
High Court, Mumbai.
Ref:

Search of property being Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 98 having area admeasuring 1H-53R-8P Piece and parcel of land bearing S No. 98 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-1 having area admeasuring 478-HR Piece and parcel of land bearing S No. 99 Hissa No-1 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-2 having area admeasuring 23-HR Piece and parcel of land bearing S No. 99 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-3B having area admeasuring 145-HR Piece and parcel of land bearing S No. 99 Hissa No-3B situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 100 Hissa No-1 having area admeasuring Open land 15.00 sq.mtrs Piece and parcel of land bearing S No. 100 Hissa No-1 situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 101 Hissa No-5B having area admeasuring Open land 2.00 HR Piece and parcel of land bearing S No. 101 Hissa No-5B situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 139 Hissa No-2A having area admeasuring Open land 0.00 HR Piece and parcel of land bearing S No. 139 Hissa No-2A situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 139 Hissa No-2B having area admeasuring Open land 1.00 HR Piece and parcel of land bearing S No. 139 Hissa No-2B situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 138 Hissa No-1 having area admeasuring Open land 6.00 HR Piece and parcel of land bearing S No. 138 Hissa No-1 situate, lying and being situated at Village- Shil, Taluka and District-Thane.



NOTE: Of Searches regarding the above mentioned property taken in the Thane Office for the period 1993 To 2022 (i.e. 30 years).

Under your instructions I have taken search in respect of the said property for 30 years i.e. 1993 To 2022 on basis of record available with Sub-Registrars Office and paid necessary charges to the Sub-Registrar Office, Thane.

BHARAT GEARS LIMITED

SUB REGISTRAR OFFICE AT THANE

Following documents were found duly registered during the course of the search

FROM 1993 TO 2022 (I.E 30 YEARS)

1993

To S.P. Torn (NIL)

2002

2003

To Nil

2014

2015 Entry

TNN-5 1625/2015	Notice of intimation	18.03.2015
	M.V. Rs.450000000/-	08.04.2015
	IDBI BANK LTD MUMBAI TO BHARAT GEARS LIMITED THROUGH AUTHORIZED SIGNATORYMILIND VASANT PUJARI	

Schedule: Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.



2016 Entry

TNN-5 1940/2016	Notice of intimation M.V. Rs.450000000/- IDBI BANK LTD.WTC COMPLEX,CUFFE PARADE TO BHARAT GEARS LIMITED THROUGH AUTHORIZED SIGNATORYMILIND VASANT PUJARI	27.04.2016 19.05.2016
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Schedule: Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

2017 Entry

TNN-9 1495/2017	Notice of intimation M.V. Rs.1100000000/- IDBI TRUSTEESHIP SERVICES LTD ASIAN BALLARD ESTATE MUMBAI TO BHARAT GEARS LIMITEDTHRO AUTHORIZED SIGNATORY MR SURINDER P KANWAR	08.08.2017 16.08.2017
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Schedule: Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane

2018 Entry

TNN-9 2513/2018	Notice of intimation M.V. Rs.1700000000/- IDBI TRUSTEESHIP SERVICES LTD ASIAN BALLARD ESTATE MUMBAI TO BHARAT GEARS LIMITED THRO A AUTHORIZED SIGNATORY AND CFO MILIND PUJARI	20.09.2018 05.10.2018
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Search of property being Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane



Search of property being Land bearing nos. 98 having area admeasuring 1H-53R-8P Piece and parcel of land bearing S No. 98 situate, lying and being situated at Village-Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-1 having area admeasuring 478-HR Piece and parcel of land bearing S No. 99 Hissa No-1 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-2 having area admeasuring 23-HR Piece and parcel of land bearing S No. 99 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-3B having area admeasuring 145-HR Piece and parcel of land bearing S No. 99 Hissa No-3B situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

2019 Entry

TNN-4 1573/2019	Notice of intimation M.V. Rs.350000000/- IDBI TRUSTEESHIP SERVICES LTD KAMANI MARG MUMBAI TO BHARAT GEARS LTD THROCHIEF FINANCIAL OFFICER MR MILIND V PUJARI", "BHARAT GEARS LTD THROCHAIRMAN AND MANAGING DIRECTORMR SURINDER P KANWAR	09.05.2019 30.05.2019
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Search of property being Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 98 having area admeasuring 1H-53R-8P Piece and parcel of land bearing S No. 98 situate, lying and being situated at Village-Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-1 having area admeasuring 478-HR Piece and parcel of land bearing S No. 99 Hissa No-1 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.



Search of property being Land bearing nos. 99 Hissa No-2 having area admeasuring 23-HR Piece and parcel of land bearing S No. 99 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-3B having area admeasuring 145-HR Piece and parcel of land bearing S No. 99 Hissa No-3B situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 100 Hissa No-1 having area admeasuring Open land 15.00 sq.mtrs Piece and parcel of land bearing S No. 100 Hissa No-1 situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 101 Hissa No-5B having area admeasuring Open land 2.00 HR Piece and parcel of land bearing S No. 101 Hissa No-5B situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 139 Hissa No-2A having area admeasuring Open land 0.00 HR Piece and parcel of land bearing S No. 139 Hissa No-2A situate, lying and being situated at Village-Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 139 Hissa No-2B having area admeasuring Open land 1.00 HR Piece and parcel of land bearing S No. 139 Hissa No-2B situate, lying and being situated at Village-Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 138 Hissa No-1 having area admeasuring Open land 6.00 HR Piece and parcel of land bearing S No. 138 Hissa No-1 situate, lying and being situated at Village- Shil, Taluka and District-Thane.

2020 Nil

2021 Entry

TNN-1 2641/2021	Notice of intimation M.V. Rs.51900000/- IDBI TRUSTEESHIP SERVICES LTD Mumbai TO BHARAT GEARS LIMITEDTHRO AUTHORIZED SIGNATORYMILIND PUJARI	07.09.2021 15.09.2021
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Search of property being Land bearing nos. 97 Hissa No-2 Part having area admeasuring 0-52-61 HR. piece and parcel of land bearing S No. 97 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.



Search of property being Land bearing nos. 98 having area admeasuring 1H-53R-8P Piece and parcel of land bearing S No. 98 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-1 having area admeasuring 478-HR Piece and parcel of land bearing S No. 99 Hissa No-1 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-2 having area admeasuring 23-HR Piece and parcel of land bearing S No. 99 Hissa No-2 situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 99 Hissa No-3B having area admeasuring 145-HR Piece and parcel of land bearing S No. 99 Hissa No-3B situate, lying and being situated at Village- Kausa, Taluka and District-Thane.

Search of property being Land bearing nos. 100 Hissa No-1 having area admeasuring Open land 15.00 sq.mtrs Piece and parcel of land bearing S No. 100 Hissa No-1 situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 101 Hissa No-5B having area admeasuring Open land 2.00 HR Piece and parcel of land bearing S No. 101 Hissa No-5B situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 139 Hissa No-2A having area admeasuring Open land 0.00 HR Piece and parcel of land bearing S No. 139 Hissa No-2A situate, lying and being situated at Village- Shil, Taluka and District-Thane.

Search of property being Land bearing nos. 139 Hissa No-2B having area admeasuring Open land 1.00 HR Piece and parcel of land bearing S No. 139 Hissa No-2B situate, lying and being situated at Village- Shil, Taluka and District-Thane.


Search of property being Land bearing nos. 138 Hissa No-1 having area admeasuring Open land 6.00 HR Piece and parcel of land bearing S No. 138 Hissa No-1 situate, lying and being situated at Village- Shil, Taluka and District-Thane.

2022

Record not Ready (Nil)

Remarks:

Above Search Report is subject to Records at Sub-Registrar's Office, in torn/mutilated/ not filed/available, for several periods/years.


(Sh. Sanjay Babariya)




MH013865123202122U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Mar 2022	Receipt	Receipt no.: 1112329446
Name of the Applicant : Sanjay Premji Babariya		
Details of property of which document has to be searched :		Dist :Thane Village :Kausa S.No/CTS No/G.No. : 99
Period of search :		From :2008 To :2022
Received Fee :		375
The above mentioned Search fee has been credited to government vide GRN no :MH013865123202122U		
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 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		





CHALLAN
MTR Form Number-6



GRN MH000503777202223U		BARCODE 		Date 13/04/2022-11:43:15		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee		TAX ID / TAN (If Any)					
Type of Payment Other Items		PAN No.(If Applicable)					
Office Name THD_JT DIST REGISTRAR THANE RURAL		Full Name		Sanjay Babariya			
Location THANE							
Year 2022-2023 One Time		Flat/Block No.		CTS No-99			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		375.00		Road/Street			
				Area/Locality		Kausa	
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Search From 1993 To 2007 for 15 Years			
Total		375.00		Amount In Words		Three Hundred Seventy Five Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		00040572022041346156 CPABOMAAU9	
Cheque/DD No.		Bank Date		RBI Date		13/04/2022-11:24:44 Not Verified with RBI	
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 8286598598

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

