

SANGEETA KARKERA (BCOM, LLB)

ADVOCATE, HIGH COURT OF BOMBAY

3rd floor, Matruchaya Bldg.no.169, Bora Bazaar Street, Fort, Mumbai-400001

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Mb. Nos.8879298795/8087460019

Ref. No.SK/UBI/Kapurbawadi Br/LSR 738/24-25

24th October, 2024

Title Search Report (TSR)

To,
The Chief Manager,
Union Bank of India
Kapurbawdi Branch,
Dist. Thane

1.	Date of receipt of original title deeds/documents from the branch	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents along with the search report	Name and designation of the official to whom the original title deeds/documents along with title search report is delivered
	Copy of agreement received from UBI. RLP Kapurbawdi Branch	--	24.10.2024	Copy of Agreement along with Title Search Report delivered to UBI, UBI, Kapurbawdi Branch
2.	Name of the Account and details of the Borrower			SWASTIK FURNANCES PRIVATE LIMITED
3.	<p><u>Full Description of Property:</u></p> <p>3.1 NATURE OF IMMOVEABLE PROPERTY:</p> <p>All that piece and parcel of Non-agricultural land bearing Gut No.279/2 area admeasuring H.R.P 0-46-00 Assessment Rs.690-00Paise and Gut No.287/3 area admeasuring H.R.P 0-48-00 Assessment Rs.720-00Paise total area admeasuring 0-94-00 HRP ie equivalent to 9400 sq. mtrs., lying being situated at Village Magathane and in the Taluka limits of Wada and in the Registration District of Palghar, together with factory building thereon and bounded as follows:</p> <p>For Gut No.279/2:</p> <p>On or towards the East by Gut No.287; On or towards the West by Road; On or towards the South by Land belonging to Vora Shah; On or towards the North by road for the complex;</p> <p>For Gut No.287/3:</p> <p>On or towards the East by Magathane-Uchat Road; On or towards the West by Gut No.279; On or towards the South by Land belonging to Vora Shah; On or towards the North by road for the complex;</p> <p>3.2. local name of the field as applicable including sub-divisions should be mentioned:</p> <p>(i) Gut No.: 279/2 and 287/3 (ii) Survey Nos.: NIL (iii) CTS Nos.: NIL (iv) Laughton's New Survey No.: NIL (v) Plot No.: NIL</p>			

	(vi) Village/Div.: Magathane
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	<p>(vii) Taluka & Dist.: Tal. Wada and Dist. Palghar</p> <p>3.3. Number/Identification details as per building map/plan: All that piece and parcel of Non-agricultural land bearing Gut No.279/2 area admeasuring H.R.P 0-46-00 Assessment Rs.690-00Paise and Gut No.287/3 area admeasuring H.R.P 0-48-00 Assessment Rs.720-00Paise total area admeasuring 0-94-00 HRP ie equivalent to 9400 sq. mtrs., lying being situated at Village Magathane and in the Taluka limits of Wada and in the Registration District of Palghar</p> <p>3.4. Extent of Property: For Gut No.279/2: On or towards the East by Gut No.287; On or towards the West by Road; On or towards the South by Land belonging to Vora Shah; On or towards the North by road for the complex;</p> <p>For Gut No.287/3: On or towards the East by Magathane-Uchat Road; On or towards the West by Gut No.279; On or towards the South by Land belonging to Vora Shah; On or towards the North by road for the complex</p> <p>3.5. Name/s of the Owner/s: SWASTIK FURNANCES PRIVATE LIMITED</p> <p>3.6. Nature of ownership Freehold ownership right on the said Property</p>
4.	<p>Tracing of title:</p>
	<p>I. It is observed from the documents furnished to me that, Sudhir Shambu Tiwari and Pushpa Ramnath Gupta were seized and possessed of Gut Nos.267, 268, 269, 278/2(pt), 279/2(pt), 287/3(pt) total area admeasuring 4Hector 21 Are lying being situated at Village Magathane and in the Taluka limits of Wada and in the Registration District of Palghar (brevity sake "Larger Property") as per Sale Deed dated 11.08.1993 executed between Farooq Ahmed Patel as the Vendor of the first part and Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Purchaser of the other part and mutation entry no.47, 172, 14 and many others.</p> <p>II. WHEREAS, vide Registered Sale Deed dated 12.04.2006 executed between Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Vendors of the first part and Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Purchasers of the other part and document stamped for Rs.138000/- and registered under serial no.WVD2-1659-2006 at Sub Registrar Office Wada-2, the said Vendors sold transferred and conveyed the right interest title of the said larger property to the purchasers. and name of Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe were muted in the records of right vide Mutation Entry No.335.</p>

	<p>III. WHEREAS, Upper District Collector of Palghar issued NA Order ref. no. Mahsul/K-1/T-2/NAP/SR-106/06 dated 31.05.2007 for Gut Nos. 267, 268, 269, 278/2(pt), 279/2(pt), 287/3(pt) Village Magathane for conversion of the said larger property from agricultural use to non-agricultural use ie for Industrial use.</p> <p>IV. WHEREAS, vide Registered Sale Deed dated 30.11.2022 executed between Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Vendors of the first part and SWASTIK FURNANCES PRIVATE LIMITED through its directors Rajendra Kishanchand Dongra and Kishore Kishanchand Dongra as the Purchasers of the other part and document registered under serial no.WVD-1803-2022 at Sub Registrar Office Wada, the said Vendors sold transferred and conveyed the right interest title of All that piece and parcel of Non-agricultural land bearing Gut No.279/2 area admeasuring H.R.P 0-46-00 Assessment Rs.690-00Paise and Gut No.287/3 area admeasuring H.R.P 0-48-00 Assessment Rs.720-00Paise total area admeasuring 0-94-00 HRP ie equivalent to 9400 sq. mtrs., lying being situated at Village Magathane and in the Taluka limits of Wada and in the Registration District of Palghar, forming part of the said larger property in favour of Purchasers. AND WHEREAS, SWASTIK FURNANCES PRIVATE LIMITED obtained Certificate for exemption of stamp duty dated 04.11.2022 on the sale deed issued by Government of Maharashtra, District Industrial Centre, Palghar for declaring the subject company as New MSME Industrial Establishment under notification 2013/Ani. S. No.19/P. K. 235/M-1 dated 16.10.2017A.K (2) issued by the Government of Maharashtra.</p> <p>V. WHEREAS, there is an existing charge of Profectus Capital Pvt. Ltd. on the said property. Further, considering the nature of the subject property being a freehold industrial land, I hereby recommend Registered/Simple mortgage on the subject property and lien on the subject property to be marked by the Bank on the 7/12 extract of the property under the head BHOJA.</p> <p>VI. FINALLY, it is observed that SWASTIK FURNANCES PRIVATE LIMITED have quite, vacant and peaceful possession of the said Property and have clear, valid marketable title right interest in the said Property, subject to existing charge of Profectus Capital Pvt. Ltd. on the said property</p>
5.	Title deeds/document details under which ownership is acquired
i.	Original Registered Sale Deed dated 30.11.2022 executed between Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Vendors of the first part and SWASTIK FURNANCES PRIVATE LIMITED through its directors Rajendra Kishanchand Dongra and Kishore Kishanchand Dongra as the Purchasers of the other part and document registered under serial no.WVD-1803-2022 at Sub Registrar Office Wada.

ii.	Original Registration Receipt No.2801 dated 30.11.2022 for Rs.31000/- in the name of SWASTIK FURNANCES PRIVATE LIMITED through Rajendra Kishanchand Dongra document registered under serial no.WVD-1803-2022 at Sub Registrar Office Wada	
iii.	Original Stamp Duty Challan for Rs.500/-(exemption in stamp duty under notification 2013/Ani. S. No.19/P. K. 235/M-1 dated 16.10.2017A.K (2)	
iv.	Original Index II of the Sale Deed	
v.	Original Certificate for exemption of stamp duty dated 04.11.2022 on the sale issued by Government of Maharashtra, District Industrial Centre, Palghar for declaring the subject company as New MSME Industrial Establishment.	
vi.	Xerox copy of NA Order ref. no. Mahsul/K-1/T-2/NAP/SR-106/06 dated 31.05.2007 for Gut Nos.279(pt) and 287(pt) Village Magathane issued by Upper District Collector of Palghar.	
vii.	Certified copy of Registered Sale Deed dated 12.04.2006 executed between Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Vendors of the first part and Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Purchasers of the other part and document stamped for Rs.138000/- and registered under serial no.WVD2-1659-2006 at Sub Registrar Office Wada-2.	
viii.	Xerox copy of Sale Deed dated 11.08.1993 executed between Farooq Ahmed Patel as the Vendor of the first part and Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Purchaser of the other part.	
ix.	Latest 7/12 extract standing in the name of SWASTIK FURNANCES PRIVATE LIMITED	
x.	Latest pherphar patrak standing in the name of SWASTIK FURNANCES PRIVATE LIMITED	
xi.	Demarcation Certificate of Gut No. 279(pt) and 287(pt) issued by Land Record and Survey Department of Taluka Wada.	
xii.	Xerox copy of layout/approved plan of factory building	
6.	List of encumbrances: There is an existing charge of Profectus Capital Pvt. Ltd. on the said property.	
7.	View on encumbrance:	
	Based on the documents perused hereinabove mentioned, I have caused search of the said Property in the records of Sub Registrar Office of WADA for the period from January 1995 to till date and the said search report reveals an existing charge of Profectus Capital Pvt. Ltd. on the said property.	
8.	Regulatory Issues:	
	<input type="checkbox"/> Whether the property is affected by Land Ceiling Law	NO
	<input type="checkbox"/> Whether the property is affected by Land fragmentation Law	NO
	<input type="checkbox"/> Whether the property is affected by Forest law	NO
	<input type="checkbox"/> Whether the property is affected by Planning Law	NO
	<input type="checkbox"/> Whether the property is affected	NO

	by Urban Land Ceiling Law <input type="checkbox"/> Whether the property is affected by rent restriction/control Law <input type="checkbox"/> Whether the property is affected by Environment Law <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks	NO NO NO NO
9.	Views on regulatory hurdles <input type="checkbox"/> how far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of encumbrance	NIL
10	List of documents/deeds provided to the Advocate and perused by me: Xerox copies of documents as mentioned in above point no.5	
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined	NIL
12	List of further documents called for, examined and perused	Further documents Are Not Necessary
13	Whether the documents examined are duly stamped as per the Stamp Act	YES
14	Whether the Registration endorsements are in order	YES
15	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"
16	Certificate of Title: This is to certify that the title of the said Property of SWASTIK FURNANCES PRIVATE LIMITED are clear and marketable, if the following act is done: 1.Execution of Reconveyance Deed with Profectus Capital Pvt. Ltd. 2.Obtaining no dues certificate from Profectus Capital Pvt. Ltd. Further, creation of Registered Mortgage by way of deposit of title deeds is enforceable under SARFAESI Act, 2002 and amended hereafter.	

17.	List of documents to be deposited for creation of Registered Mortgage by deposit of title deed	"This is to certify that the above documents if taken would create valid Registered Mortgage by deposit of title deeds
i.	Original Registered Sale Deed dated 30.11.2022 executed between Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Vendors of the first part and SWASTIK FURNANCES PRIVATE LIMITED through its directors Rajendra Kishanchand Dongra and Kishore Kishanchand Dongra as the Purchasers of the other part and document registered under serial no.WVD-1803-2022 at Sub Registrar Office Wada.	
ii.	Original Registration Receipt No.2801 dated 30.11.2022 for Rs.31000/- in the name of SWASTIK FURNANCES PRIVATE LIMITED through Rajendra Kishanchand Dongra document registered under serial no.WVD-1803-2022 at Sub Registrar Office Wada	
iii.	Original Stamp Duty Challan for Rs.500/-(exemption in stamp duty under notification 2013/Ani. S. No.19/P. K. 235/M-1 dated 16.10.2017A.K (2)	
iv.	Original Index II of the Sale Deed	
v.	Original Certificate for exemption of stamp duty dated 04.11.2022 on the sale issued by Government of Maharashtra, District Industrial Centre, Palghar for declaring the subject company as New MSME Industrial Establishment.	
vi.	Xerox copy of NA Order ref. no. Mahsul/K-1/T-2/NAP/SR-106/06 dated 31.05.2007 for Gut Nos.279(pt) and 287(pt) Village Magathane issued by Upper District Collector of Palghar.	
vii.	Certified copy of Registered Sale Deed dated 12.04.2006 executed between Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Vendors of the first part and Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Purchasers of the other part and document stamped for Rs.138000/- and registered under serial no.WVD2-1659-2006 at Sub Registrar Office Wada-2.	
viii.	Xerox copy of Sale Deed dated 11.08.1993 executed between Farooq Ahmed Patel as the Vendor of the first part and Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Purchaser of the other part.	
ix.	Latest 7/12 extract standing in the name of SWASTIK FURNANCES PRIVATE LIMITED	
x.	Latest pherphar patrak standing in the name of SWASTIK FURNANCES	

	PRIVATE LIMITED
xi.	Demarcation Certificate of Gut No. 279(pt) and 287(pt) issued by Land Record and Survey Department of Taluka Wada.
xii.	Xerox copy of layout/approved plan of factory building
xiii.	Resolution of Board of Directors of the Company ie SWASTIK FURNANCES · PRIVATE LIMITED to mortgage the subject property in favour of Bank.
xiv.	no dues certificate from Profectus Capital Pvt. Ltd .
xv.	Reconveyance Deed with Profectus Capital Pvt. Ltd .
18	Any other suggestion or advise to protect the security interest of the Bank: I. Bank is advised to mark bank's lien on the said Property in the record of the 7/12 extract under the head BHOJA. II. In order to protect security interest of the Bank, it is advisable to obtain certified copy of Sale Deed and to compare the same with original deed III. Bank is advised to cause the personal visit of the said Property and bring on record, the personal visit report and inspection report of the Bank Official. IV. Further, CERSAI should be complied within 30 days from creation of Mortgage.



Sangeeta Karkera
(Advocate)

SEARCH REPORT
24th October, 2024

SWASTIK FURNANCES PRIVATE LIMITED

All that piece and parcel of Non-agricultural land bearing Gut No.279/2 area admeasuring H.R.P 0-46-00 Assessment Rs.690-00Paise and Gut No.287/3 area admeasuring H.R.P 0-48-00 Assessment Rs.720-00Paise total area admeasuring 0-94-00 HRP ie equivalent to 9400 sq. mtrs., lying being situated at Village Magathane and in the Taluka limits of Wada and in the Registration District of Palghar and bounded as follows:

For Gut No.279/2:

On or towards the East by Gut No.287;
On or towards the West by Road;
On or towards the South by Land belonging to Vora Shah;
On or towards the North by road for the complex;

For Gut No.287/3:

On or towards the East by Magathane-Uchat Road;
On or towards the West by Gut No.279;
On or towards the South by Land belonging to Vora Shah;
On or towards the North by road for the complex;

Search conducted in the Sub-Registration office at WADA for the period from 1st January 1995 to October, 2024. (30 Years) respective.

SUB-REGISTRAR OFFICE AT WADA FOR THE PERIOD FROM JANUARY 1995 to OCTOBER 2024

1995-2005 NIL

2006 –

Registered Sale Deed dated 12.04.2006 executed between Sudhir Shambu Tiwari and Pushpa Ramnath Gupta as the Vendors of the first part and Actual Developers Actual Industrial Estate through Partners Aslam Gafoor Bhure, Taiseen Aslam Bhure, Dilshadh Sami Bhabe, Sami Malik Bhabe as the Purchasers of the other part and document stamped for Rs.138000/- and registered under serial no.WVD2-1659-2006 at Sub Registrar Office Wada-2

2007 – 2012 – Nil

2013 – 2019 –Nil

2020 –

Deed of Conveyance dated 20/11/2020 registered under Serial No.Wada-/1011/2020 at the office of Sub – Registrar Wada, regarding on land or ground bearing Survey No. **Survey No. 279, Adm., 14.00.00 (HR)**, lying, being and situated within the Village limits of **Mangathane**, by and between M/s. Actual Developers Actual Industrial Estate referred to as the party of the first part and Aasalmag Phurbhure & others referred to as the party of the second part.

2021 –

Deed of Conveyance dated 23/03/2021 registered under Serial No.Wada-/512/2021 at the office of Sub – Registrar Wada, regarding on land or ground bearing Survey No. **Survey No. 279, Adm., 2.50.92 (HR)**, lying, being and situated within the Village limits of **Mangathane**, by and between M/s. Actual Developers Actual Industrial Estate & others referred to as the party of the first part and Rizawanali Ianshadali Shaikh referred to as the party of the second part.

2022 –

Deed of Conveyance dated 30/11/2022 registered under Serial No.Wada-/1803/2022 at the office of Sub – Registrar Wada, regarding on land or ground

bearing Survey No. **287/3, Adm., 48-00-00 (HR), Survey No. 279, Adm., 46-00-00 (HR)**, lying, being and situated within the Village limits of **Mangathane**, by and between M/s. Actual Developers Actual Industrial Estate referred to as the party of the first part and M/s. Swastik Furnaces CHS Ltd. referred to as the party of the second part.

2023 –

Deed of Mortgage dated 06/03/2023 registered under Serial No.Wada-/422/2023 at the office of Sub – Registrar Wada, regarding on land or ground bearing Survey No. **287/3, Adm., 48-00-00 (HR), Survey No. 279, Adm., 43-50-00 (HR)**, lying, being and situated within the Village limits of **Mangathane**, by and between M/s. Swastik Furnaces CHS Ltd. referred to as the party of the first part and M/s. Profectus Capital Pvt. Ltd. referred to as the party of the second part.

2024 – Nil

The block contains a handwritten signature in black ink, which appears to be 'Sangeeta Karkera', written over a circular official stamp. The stamp is purple and contains the text 'REG. NO. 197168', 'MAY 2013', and 'COURT BOMBAY' around the perimeter.

Sangeeta Karkera