

# Padiyar & Co.

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REF: PC/SBI/ IFB BKC Br. /LSR -391/17

March 22, 2018

## Annexure - B: Report of Investigation of Title in respect of immovable Property

1.	a) Name of the Branch/BU seeking opinion	State Bank of India, Industrial Finance Branch, Parinee Crescenzo, 202, Wing 'B', 2 <sup>nd</sup> Floor, C-38/39, G Block, Behind MCA Ground, Bandra Kurla Complex, Bandra (East) Mumbai-400 051.
	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	ROMELL PROPERTIES PRIVATE LIMITED
2.	a) Name of the Property/concern/ company/person offering the property (is) as security	ROMELL PROPERTIES PRIVATE LIMITED
	b) Constitution of the Property/concern/ person/body/authority offering the property for creation of charge.	A Pvt. Ltd. Co
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As Borrower
3.	Complete or full description of the immovable property(ies) offered as security for creation of mortgage whether	All that pieces and parcels of land bearing CTS No. 365, corresponding Survey No. 23-A, 27/1, 27/2, 27/3 (part) and 29/1 admeasuring 3969.90 Sq. mtrs. and CTS No. 382



	equitable/ mortgage.	registered	corresponding Survey No. 43/1, 43/2 and 43/5 admeasuring 7603.60 Sq. mtrs., aggregating to 11,573.50 Sq. mtrs., lying and being situated at Village-Mogra, Andheri (E) in the suburban Registration Sub District of Bandra Suburban.		
	(a) City Survey No.		CTS No. 365, corresponding Survey No. 23-A, 27/1, 27/2, 27/3 (part) and 29/1 admeasuring 3969.90 Sq. mtrs. and CTS No. 382 corresponding Survey No. 43/1, 43/2 and 43/5 admeasuring 7603.60 Sq. mtrs., aggregating to 11,573.50 Sq. mtrs.,		
	(b) Door No. (in case of house property)		NA		
	(c) Extent/area including plinth/built up area in case of house property		NA		
	(d) Locations like name of the place, village, city, registration, sub-district, etc.		lying and being situated at Village-Mogra, Andheri (E) in the suburban Registration Sub District of Bandra Suburban.		
	(e) Boundaries		NA		
4.	<p>a) Particulars of the documents scrutinized - serially and chronologically</p> <p>(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified</p> <p><b>Note:</b> Only Originals or Certified extracts from the registering/lan/revenue/other authorities be examined</p>				
	Sr. No	Date	Name Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate



	1.	02/05/2008	<p>Deed of Conveyance dated 02/05/2008 executed between 1) Natubhai C. Patel 2) Dinesh C. Patel 3) Vasant C. Patel 4) Pushpa Chimanbhai Patel (Suryaben C. Patel ) Nee Suryaben C. Patel (Through her constitute Attorney Dinesh Patel &amp; Natubai Patel) 5) Madhuben B. Patel (Nee Madhuben C. Patel Through her Constituted Attorney Dinesh Patel &amp; Natubhai Patel) 6) Mr. Nirmalaben H. Patel (nee Nirmalaben C. Patel through her constituted Attorney Dinesh Patel &amp; Natubhai Patel) 7) Rupesh IL Patel son of deceased Hargovind C. Patel 8) Darshana M. Amin (Nee Darshana H. Patel) daughter of the deceased Harigovind Patel (Through her Constituted Attorney Rupesh Patel) as the "Vendors" of the one part &amp; Romell Properties Private Limited as the "Purchaser" of the other part, document registered under Sr. No. BDR9-3879-2008 dated 05/205/2008</p>	Xerox Copy	Original scrutinized
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		by Sub-registrar-Andheri-3.		
2.	07/05/2008	Registration Receipt No. 3886 (Document) Registered under serial No. BDR9-03879-2008) dated 07/05/2008 for Rs.33,000/- in the name of Romell Properties through its director J. Romell, by Sub-Registrar Andheri-3.	Xerox Copy	Original scrutinized
3.	30/03/2007	Deed of Conveyance dated 30/03/2007 executed between Jashbhai Chaturbhai Patel as the "Vendors" of the one part & Romell Properties Private Limited as the "Purchaser" of the other part, document registered under Sr. No. BDR1-02702-2007 dated 30/03/2007 by Sub-registrar-Andheri-3.	Xerox Copy	Original scrutinized
4.	29/03/2007	Stamp Duty dated 29/03/2007 Rs.12,96,000/- in the name of Romell Properties Private Limited.	Xerox Copy	Original scrutinized
5.	30/03/2007	Registration Receipt No.2721 (Document) Registered under serial No. BDR1-02702-2007) dated 30/03/2007 for Rs.30,560/- in the name of	Xerox Copy	Original scrutinized



			Romell Properties Private Limited, by Sub-Registrar Andheri-3.		
	6.	30/03/2007	Power of Attorney dated 30/03/2007 executed by Jashbhai Chaturbhai Patel Romell Properties Pvt. Ltd. through its Attorney holder Jude Romell & Domnic Romell, dully stamped of Rs.100/-.	Xerox Copy	Original scrutinized
	7.	05/05/2008	Registered Power of Attorney dated 05/05/2008 executed by Vasant C. Patel in favour of Mr. Rupesh H. Patel dully stamped of Rs. 200/- document registered under Sr. No. BDR9-03809-2008 dated 05/05/2008, by Sub-registrar Andheri-3.	Xerox Copy	Original scrutinized
	8.	10/07/2006	Notarized Power of Attorney dated 10/07/2006 executed by Dharshana D/o Harigovindbhai Patel & wife of Mr. Manoj Amin in favour of Rupesh Harigovindbhai Patel dully stamped of Rs.100/-.	Xerox Copy	Original scrutinized
	9.	04/07/2007	General Power of Attorney dated 04/07/2007 executed by Nirmal Hemendra Patel nee Nirmala Chaturbhai	Xerox Copy	Original scrutinized



			Patel in favour of Shri. Dinesh Chaturbhai Patel and Shri. Natubhai Charurbhai Patel, dully stamped of Rs.100/-.		
	10.	05/06/2007	General Power of Attorney dated 05/06/2007 executed by Madhuben Bhogilal Patel (Madhuben Bharatlal Patel) Nee Madhuben Chaturbhai Patel in favour of Shri. Dinesh Chaturbhai Patel and Shri. Nathubhai C. Patel, dully stamped of Rs.100/-.	Xerox Copy	Original scrutinized
	11.	28/06/2007	General Power of Attorney dated 28/06/2007 executed by Pushpa Chimanbhai Patel (Surya Chimanbhai Patel) nee Surya Chaturbhai Patel in favour of Shri. Dinesh Chaturbhai Patel and Shri. Natubhai Chaturbhai Patel, Dully stamped of Rs. 100/-.	Xerox Copy	Original scrutinized
	12.	02/05/2008	Power of Attorney dated 02/05/2008 executed by 1) Natubhai C. Patel 2) Dinesh C. Patel 3) Vasant C. Patel 4) Pushpa Chimanbhai Patel (Suryaben C. Patel ) Nee Suryaben C. Patel (Through her constitute Attorney Dinesh Patel &	Xerox Copy	Original scrutinized



			<p>Natubhai Patel 5)          Madhuben B. Patel (Nee          Madhuben C. Patel          Through her Constituted          Attorney Dinesh Patel &amp;          Natubhai Patel) 7) Rupesh          H. Patel son of deceased          Hargovind C. Patel 8)          Darshana M. Amin(Nee          Darshana H. Patel)          daughter of the deceased          Harigovind Patel          (Through her Constituted          Attorney Rupesh Patel) in          favour of Romell          Properties Pvt. Ltd.          through its Attorney          holder Jude Romell &amp;          Dominic Romell, duly          document stamped          Rs.200/-.</p>		
	13.	28/04/2006	<p>Affidavit dated          28/04/2006 executed by          1) Mr. Rupesh H. Patel          son of deceased          Harigovind C. Patel 2)          Darshana M. Amin (nee          Darshana H. Patel)          daughter of deceased          Hargovind C. Patel,          (through her C.A Rupesh          Patel), dully stamped of          Rs.100/-.</p>	Xerox Copy	Original not scrutinized
	14.	30/04/2008	<p>Affidavit dated          30/04/2008 executed by          1) Natubhai C. Patel 2)          Dinesh C. Patel 3) Vasant</p>	Xerox Copy	Original not scrutinized



		<p>C. Patel 4) Pushpa Chimantbhai Patel</p> <p>(Suryaben C. Patel ) Nee Suryaben C. Patel</p> <p>(Through her constitute Attorney Dinesh Patel &amp; Natubai Patel 5) Madhuben B. Patel (Nee Madhuben C. Patel Through her Constituted Attorney Dinesh Patel &amp; Natubhai Patel) 7) Rupesh H. Patel son of deceased Hargovind C. Patel 8) Darshana M. Amin (Nee Darshana H. Patel) daughter of the deceased Harigovind Patel (Through her Constituted Attorney Rupesh Patel) dully stamped of Rs.100/-</p>		
	15. 25/10/2016	<p>Registered Supplementary Mortgage Deed dated 25/10/2016 executed by &amp; between Romell Properties Private Limited as the "Mortgagor" of the one part and Citizencredit Co-operative Bank Limited as the "Mortgagee" of the other part, document registered under Sr. No. BDR4-9521-2016 by Sub-registrar-Andheri-4 for CTS No. 365</p>		
	16. 22/03/2016	Registered Mortgage		





		<p>Deed for Asset Backed Loan dated 22/03/2016 executed by &amp; between <b>Romell Properties Private Limited</b> as the "Mortgagor" of the one part and <b>State Bank of India</b> as the "Mortgagee" of the other part, document registered under Sr. No. BDR1-3102-2016 dated 22/03/2016 by Sub-registrar-Andheri-1 for CTS No. 382</p>	
17.	13/03/2018	<p>Registered Release of Mortgaged properties dated 13/03/2018 executed by &amp; between <b>Citizencredit Co-operative Bank Limited</b> as the "Releasor/Mortgagee" of the one part and <b>Mr. Thelma Romell</b> as the "Releasee/Mortgagor-1", <b>Domnic Romell</b> as the "Releasee/Mortgagor-2", <b>Jude Romell</b> as the "Releasee/Mortgagor-3", <b>M/s. Reliance Enterprises</b> as the "Releasee/Mortgagor-4" and <b>Romell Properties Private Limited</b> as the "Releasee/Mortgagor-5" of the other part, document registered under Sr. No. BDR18-</p>	



			2500- 2018 dated 13/03/2018 by Sub- registrar-Andheri-7, released CTS No. 365		
	18.	28/12/2005	Death Certificate issued by Municipal Corporation of Greater Mumbai in favour of Hansaben H. Patel dated 28/12/2005	Xerox Copy	Original not scrutinized
	19.	27/11/2004	Death Certificate issued by Municipal Corporation of Greater Mumbai in favour of Chaturbhai Prabhudas Patel dated 27/11/2004.	Xerox Copy	Original not scrutinized
	20.	06/05/2008	Declaration dated 06/05/2008 executed by Dinesh Patel and Nathubhai Patel.	Xerox Copy	Original not scrutinized.
	21.	05/02/2008	Letter for Land Comprised dated 05/02/2008 under Ref. No. CHE/2079/DPWS/H&K issued by Municipal Corporation.	Xerox Copy	Original not scrutinized
	22.	05/02/2008	Letter for Land Comprised dated 05/02/2008 under Ref. No. CHF/2078/DPWS/H&K issued by Municipal Corporation.	Xerox Copy	Original not scrutinized
	23.	10/12/2003	Order No. ULC/D.III/Sec.20/(NGL) /SR-XV/2380/A141 dated	Xerox Copy	Original not scrutinized

