

# SANJAY V. RANBHOR

B.Com, L.L.B., G.D.C. & A., GA. I.I.B (I)

ADVOCATE HIGH COURT, MUMBAI

O/C

B-Wing, Shiv -Tirtha CHS.  
M.G. Road, Naupada,  
Thane - 400 602  
Mob. No. : 9869274717

27<sup>th</sup> October, 2016.

## TITLE CERTIFICATE

This is to certify that the property consisting plot no. 96-B, 1751.38 Sq.Mtrs., T.P. S. No. 1, situated at Village. Panchpakhadi, Talula, Thane, Dist. Thane.

The said above mentioned property originally belonged to Shri. Giyan Singh Santa Singh. The said property was purchased by Shri. Seva Singh Sokhi- as per Conveyance Deed dt. 16/10/1989 (which has been mentioned in Search Report attached) and for the said transaction:-

Confirming parties were :-

- 1) Mr. Hardeep Singh Kuldeep Singh Shembey
- 2) Mr. Tejdeep Kuladeep Singh Shembey

The said plot no. 96-B, which was purchased by Sevasingh Sokhi, one of the directors of Dannon Engg. Ltd; (Public Ltd; Co.) and alongwith him other directors of said Company 1) Mr. Raj Kanwar Singh Sokhi, 2) Kamaldeeep Singh Sokhi, the said plot was mortgaged with Bombay Mercantile Co-operative Bank Ltd; by them in the year of 1994 of which there is no entry found in search report (i.e) Mortgage-Deed made by Dannon Engg. Ltd; and the said plot was mortgaged with Bombay Mercantile co-op. Bank Ltd;

Being Bank of Baroda Certificate Holder and M/s. Arko Inds. & others Certificate Debtors as per case no. CCI/I/3/1999 before co-operative Court, Mumbai of the said Mortgage Deed - Loan raised by M/s. Dannon Engg. Ltd; and as per Bank of Baroda's letter dated 20<sup>th</sup> Dec, 2010 of Compromise. It was compromised

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that 115 lacs share of Bank of Baroda to be deposited with DRT/Recovery Officer and share of 145 Lacs of Bombay Mercantile Co-Operative Bank Ltd; to be deposited with DRT/Recovery officer by M/s. Sai Enterprises /Construction, Thane.

Before Co-operative Court, Mumbai, case no. CCI/13/1999 (1) Bombay Mercantile Co-operative Bank Ltd - Disputant, (2) Dannon Engg. Ltd; - Opponent, (3) Bank of Baroda - Certificate Holder, (4) M/s. Arko Inds. & Others - Certificate Debtors.

M/s. Sai Construction having address at Sai Chambers, Mittal Park, Raghunath Teen Haath Naka, Thane (W) had purchased the said plot no. B-T.P. No. 96-B admeasuring area 1751.38 sq.mtrs situated at G P Industries Compound, Opp. Jawahar Jyoti Society, Luiswadi, Panch Pakhadi, under consent filed before "The Debts Recovery Appellate Tribunal, Mumbai dt. 28<sup>th</sup> March, 2011 for the consideration of Rs. 2,60,00,000/- lacs only (Rs. Two Crores Sixty lacs only).

The said entry is appearing in attached Search Report also.

The Search was taken of the above mentioned property in the offices of Sub - Registration Office, Thane 1 to 5 nos. for the period of last 35 years (i.e year 1982-2016 to till today) and observation are as under :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1982 to 1986	Nil	2007	Nil
1987	Nil	2008	Nil
1988	Nil	20029	Nil
1989	ENTRY	2010	Nil
1990	Nil	2011	ENTRY

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1991 to 2001	Nil	2012	Nil
2002	Nil	2013	Nil
2003	Nil	2014	Nil
2004	Nil	2015	Nil
2005	Nil	2016	Loose Index Nil
2006	Nil	----	-----

I further point out that following transaction have taken place :-

- 1) **Conveyance Deed** - **1989**  
**Vendor** - **Shri. Giyan Singh Santa Singh**  
**Purchaser** - **Shri. Seva Singh Sokhi**

**Confirming Parties**

- i) **Mr. Hardeep Singh Kuldeep Singh Shembey**  
ii) **Mr. Tejdeep Kuladeep Singh Shembey**

**Date of Registration - 16/10/1989**

**Document No. 7336/1989**

- 2) **Sale Certificate - 2011**

**Vendor** - **Mumbai Debts Recovery Tribunal**  
**Purchaser** - **M/s. Sai Construction through**

**Ravindra Sadanand Phatak**