

R. K. JHA & Associates

Advocate High court & Legal Consultants

Office- G-2- Ground floor, Prospect Chamber Annexe, 6 Pitha Street, Opp. City Bank, P.M. Road, Fort, Mumbai-400001, Email-radhakrishna.jha@gmail.com, Ph No. 022-22041614, Cell no. 9820385991, 9820511719

Correspondence: Old Barrack No.T-337/4, Chembur Colony, Nr. Madhumati Soap factory, Mumbai-74, Ph No. 022-25213716

Ref-RKJ/sbi / interim report /Bill-21-22/ **Future/ dtd-15/4/2021**


Interim Title Report

To,
The General Manager
State Bank of India
Commercial Branch
N.G.N. Vaidya Marg,
Horniman Circle, Fort
Mumbai

Dear Sir,

A/c. **Future Enterprises Limited,**

Re- All that piece or parcel of land lying and being at Jogeshwari forming part of land bearing part of land bearing Plot No. 5B adm. 3,407 Sq. Mts. or thereabouts Survey No. 53, 53/3, C.T.S. No. 27A, 24(B) within the limits of Municipal Corporation of Greater Mumbai (MCGM) Village Majas Taluka Andheri. (2) "A" Wing Ground floor, and First floor, in the Building known as "**Pantaloon Knowledge House**" adm. 18, 600 Sq. Ft. (built-up) area duly demarcated with pink border on plan layout annexed hereto as Annexure- I' and B' Wing, First floor, and part of Second floor in the Building known as "**Pantaloon Knowledge House**" adm. 5,600 Sq. Ft. (built-up) area duly demarcated with pink border on plan lay out annexed hereto as Annexure-2' and basement of "A" Wing, of the Building known as "**Pantaloon Knowledge House**" duly demarcated with pink border on plan layout annexed hereto as Annexure-3" comprising 65% share (3)) "A" Wing Second floor, and "B" Wing part of Second floor, in the Building known as "**Pantaloon Knowledge House**" adm. 12, 800 Sq. Ft. (built-up) area duly demarcated with blue border on plan layout annexed hereto as Annexure -4 and whole stilt measuring approximately 391.90 Sq. Mts. on the Ground floor, of "B" Wing of the Building known as "**Pantaloon Knowledge House**" duly demarcated with blue border on plan layout annexed hereto as Annexure-5 and basement adm. approximately 376.481 Sq. Mts. of the "B" Wing of the Building known as "**Pantaloon Knowledge House**" duly demarcated with blue.



border on plan layout annexed hereto as Annexure-6 comprising 35% share, Village Majas Taluka Andheri, registration Sub-District of Andheri, registration District and District of Mumbai Suburban.

With reference to your instruction and in continuation of Title Certificate dtd-4/12/2019 issued by **Sunil Kumar Mishra Advocate** We have caused further search from 5/12/2019 onwards till 12/4/2021 and as per available record maintained with concerned Sub-registrar **Andheri** no adverse entry has been found. Except **Deed of Mortgage** dtd-19/12/2019 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered With Sub-registrar Andheri-7 under serial No. BDR-18-14786/2019 Loan Amount Rs. Nil and other **Deed of Mortgage** dtd-10/2/2020 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered with Sub-registrar Andheri-7 under serial No. BDR-18-1899/2020 **Loan Amount Rs. 500000000/- and also** **Deed of Mortgage** dtd-10/12/2020 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered with Sub-registrar Andheri-7 under serial No. BDR-18-11257/2020 **Loan Amount Rs. 150000000/-** Search Report and search receipt bearing no. MH000547662202122E dtd-15/4/2021 is enclosed herewith for record and perusal.

In view of above we certify that **Future Enterprises Limited**, have valid clear and marketable title in the said property . Subject to Equitable Mortgage with State Bank of India, However Latest property tax paid receipt and electricity bill may be obtained , Bank to ensure that **Future Enterprises Limited**, is in physical possession of the property.


Yours Truly

For R.K. JHA & Associates, Advocates
Dated 15/4/2021



CHALLAN
MTR Form Number-6



GRN MH000547662202122E		BARCODE 		Date 16/04/2021-21:39:29		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name BDR16__JT SUB REGISTRAR ANDHERI 5				Full Name		R K Jha	
Location MUMBAI				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			75.00				
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					CTS No 53 Village Majas period of 3 years		
					Amount In Seventy Five Rupees Only		
					Words		
Total			75.00				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172021041700039	307036932
				Bank Date	RBI Date	16/04/2021-21:41:22	Not Verified with RBI
Cheque/DD No.				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Bank				Scroll No. , Date		Not Verified with Scroll	
Name of Branch							

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9820385991

To
R. K. Jha
Advocate, High Court

Re- Search report of property being All that piece or parcel of land lying and being at Jogeshwari forming part of land bearing part of land bearing Plot No. 5B adm. 3,407 Sq. Mts. or thereabouts Survey No. 53, 53/3, C.T.S. No. 27A, 24(B) within the limits of Municipal Corporation of Greater Mumbai (MCGM) Village Majas Taluka Andheri. (2) "A" Wing Ground floor, and First floor, in the Building known as **"Pantaloan Knowledge House"** adm. 18, 600 Sq. Ft. (built-up) area duly demarcated with pink border on plan layout annexed hereto as Annexure- 1' and B' Wing, First floor, and part of Second floor in the Building known as **"Pantaloan Knowledge House"** adm. 5,600 Sq. Ft. (built-up) area duly demarcated with pink border on plan lay out annexed hereto as Annexure-2' and basement of "A" Wing, of the Building known as **"Pantaloan Knowledge House"** duly demarcated with pink border on plan layout annexed hereto as Annexure-3" comprising 65% share (3)) "A" Wing Second floor, and "B" Wing part of Second floor, in the Building known as **"Pantaloan Knowledge House"** adm. 12, 800 Sq. Ft. (built-up) area duly demarcated with blue border on plan layout annexed hereto as Annexure -4 and whole stilt measuring approximately 391.90 Sq. Mts. on the Ground floor, of "B" Wing of the Building known as **"Pantaloan Knowledge House"** duly demarcated with blue border on plan layout annexed hereto as Annexure-5 and basement adm. approximately 376.481 Sq. Mts. of the "B" Wing of the Building known as **"Pantaloan Knowledge House"** duly demarcated with blue border on plan layout annexed hereto as Annexure-6 comprising 35% share, Village Majas Taluka Andheri, registration Sub-District of Andheri, registration District and District of Mumbai Suburban.

Name of Party : Future Enterprises Limited,

Dear Sir,

As per your instruction I have taken Search in respect of abovementioned property at the office of Sub-registrar **Andheri** from 5/12/2019 - 12/4/2021 (3, Years) I have found the followings during the period of Search.

2019-Entry

Deed of Mortgage dtd-19/12/2019 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered With Sub-registrar Andheri-7 under serial No. BDR-18-14786/2019.

R. K. JHA & Associates

Advocate High court & Legal Consultants

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Ref-RKJ/sbi / interim report /Bill-20-21/ **Future**/bill no 6416 dtd-15/4/2021

Interim Title Report

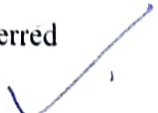
To,
The General Manager
State Bank of India
Commercial Branch
N.G.N. Vaidya Marg,
Horniman Circle, Fort
Mumbai

Dear Sir,

A/c. **Future Enterprises Limited,**

Re- Flat No. 101 on the 1st floor, "M/2" Type Building in the Building known as "Ostwal Empire" adm. 752 Sq. Ft. i.e. 69.88 Sq. Mts. Building standing on N.A. Plot of Land bearing Survey No. 121, 112/1, 111/A/1/2, 111/1/1, 111/A/1/2A situate lying being at Village Boisar Taluka Palghar, registration District and District of Palghar.

With reference to your instruction and in continuation of Title Certificate dtd-4/12/2019 issued by **Sunil Kumar Mishra Advocate** We have caused further search from 5/12/2019 onwards till 12/4/2021 and as per available record maintained with concerned Sub-registrar **Palghar** no adverse entry has been found. Except **Deed of Mortgage** dtd-19/12/2019 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered With Sub-registrar Andheri-7 under serial No. BDR-18-14786/2019 Loan Amount Rs. Nil and other Deed of Mortgage dtd-10/2/2020 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred



as Mortgagee registered with Sub-registrar Andheri-7 under serial No. BDR-18-1899/2020
Loan Amount Rs. 500000000/- and also Deed of Mortgage dtd-10/12/2020 between Future
Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as
Mortgagee registered with Sub-registrar Andheri-7 under serial No. BDR-18-11257/2020
Loan Amount Rs. 150000000/- Search Report and search receipt bearing no.
MH000547248202122E dtd- 15 /4/2021 is enclosed herewith for record and perusal.

In view of above we certify that **Future Enterprises Limited**, have valid clear and
marketable title in the said property. Subject to Equitable Mortgage with State Bank of India,
However Latest property tax paid receipt and electricity bill may be obtained, Bank to ensure
that **Future Enterprises Limited**, is in physical possession of the property.

Yours Truly

For R.K. JHA & Associates, Advocates
Dated 15 /4/2021

Search Report

Date 15/4/2021

To
R. K. Jha
Advocate, High Court

Re- Search report of property being Flat No. 101 on the 1st floor, "M/2" Type Building in the Building known as "Ostwal Empire" adm. 752 Sq. Ft. i.e. 69.88 Sq. Mts. Building standing on N.A. Plot of Land bearing Survey No. 121, 112/1, 111/A/1/2, 111/1/1, 111/A/1/2A situate lying being at Village Boisar Taluka Palghar, registration District and District of Palghar.

Name of Party : Future Enterprises Limited,

Dear Sir,

As per your instruction I have taken Search in respect of abovementioned property at the office of Sub-registrar **Palghar** from 15/10/2019 - 12/4/2021 (3, Years) I have found the followings during the period of Search.

2019-Entry

Deed of Mortgage dtd-19/12/2019 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered With Sub-registrar Andheri-7 under serial No. BDR-18-14786/2019.


2020-Entry

Deed of Mortgage dtd-10/2/2020 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered with Sub-registrar Andheri-7 under serial No. BDR-18-1899/2020 **Loan Amount Rs. 500000000/-**

Deed of Mortgage dtd-10/12/2020 between Future Enterprises Limited, referred as Mortgagor and Axis Security Trustee Limited, referred as Mortgagee registered with Sub-registrar Andheri-7 under serial No. BDR-18-11257/2020 **Loan Amount Rs. 150000000/-**

2021-till 12/4/2021-Nil

Enclosure : Search receipt

Search Clerk

Shailendra Kumar