

To,
Centbank Financial Services Ltd.
Attn. S. Venkataraman,
Central Bank of India, MMO Building,
3rd Floor [East Wing] No. 55, M. G. Rd.,
Fort, Mumbai - 400001

SPECIAL REPORT ON TITLE

Property Description: Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

Belonging to: - **M/S. FUTURE LIFESTYLE FASHIONS LIMITED**



ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<p>A. PARTICULARS</p> <p>1. Name of the Borrower with address:</p> <p>2. Name of the person offering Mortgage with parentage/constitution and address:</p> <p>3. Details of the property to be mortgage:</p> <p>As per Deed</p> <p>As per present Position</p> <p>B. INVESTIGATIONS</p>	<p>M/S. FUTURE LIFESTYLE FASHIONS LIMITED</p> <p>M/S. FUTURE LIFESTYLE FASHIONS LIMITED</p> <p>Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.</p> <p>Same as Above</p> <p>Same as Above</p> <p>1. Registered Agreement for Sale dated 11/07/2013 entered into</p>



<p>1. Details of the title deeds/documents (including Link Deeds/Parent Deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, dated of execution and details of registration).</p>	<p>between M/S. MANDAR HOUSING PRIVATE LTD. (Promoters) AND M/S. FUTURE LIFESTYLE FASHIONS LIMITED (Purchaser).</p> <p>2. 7x12 Extracts.</p> <p>3. N. A. Order dated 27/02/2004 issued by the Collector of Thane.</p> <p>4. Commencement Certificate issued by the CIDCO.</p>
<p>2. Whether certified copies have been obtained from the Registrar's Office.</p>	<p>No</p>
<p>3. Whether the documents in land are compared with the certified copies and whether the documents given raise any doubt or suspicious?</p>	<p>No</p>
<p>4. Whether the registration particulars number & dated and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's Office.</p>	<p>Yes</p>
<p>5. Whether the registration particulars number and dated and page</p>	<p>Not Applicable as we have no obtained and verified the Certified Copy / ies</p>

particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's Office?	
6. Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Not Applicable as we have no obtained and verified the Certified Copy / ies
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the register's Office? If not, variations be specified. What is its effect?	No as we have no obtained and verified the Certified Copy / ies
8. Whether the property has been mutated in the name of the person offering the mortgage?	Yes
9. Whether the equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some states, there	No

are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purpose).	
11. Whether there are any restrictions regarding sale of the property to be mortgaged (In some states, there are restrictions for sale of property to residents outside the State).	No
12. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearance yet to be obtained?	Not Applicable
13. Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Not Applicable.
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	N.A.
15. Whether Urban Land Ceiling Act is applicable in the State whether the property is located?	N.A.

<p>16. In case of leasehold property, whether permission / NOC from the lessor is required for creation of mortgage? Whether permission of the lessor / NOC is obtained?</p>	
<p>17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?</p>	N.A.
<p>18. Whether copy of title deed favoring lessor (other than Govt.) is made available to examine the validity of the lease?</p>	N.A.
<p>19. Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.</p>	N.A.
<p>20. Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage, or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?</p>	N.A.
<p>21. In respect of agricultural land, whether land is declared surplus or</p>	N.A.



<p>under consolidation of holdings?</p> <p>22. Whether certified copies of Revenue Records have been obtained and examined to confirm that no dues are outstanding toward the mortgagor?</p> <p>(Copies of revenue record be submitted to the Bank while submitted the Certificate of Title Investigation).</p>	<p>N.A.</p>
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Mumbai

A. D. Bhuta

For Bhuta & Associates
Advocates

ANNEXURE

Flow of Title

1. By various deeds & documents of different dates, the Original Owners of the property at Vill. Dongare [Old Naingi], Bolinj & Chikal Dongare, Tal. Vasai, Dist. Thane have agreed to Sale with clear and marketable title without any encumbrances of whatsoever nature and M/s. Palghar Land Development Corporation has purchased with clear and marketable title without any encumbrances of whatsoever nature at and for the consideration and on the terms and conditions recorded in the Sale Agreement dt. 11.07.2013 bearing Regn. No. VASAI-5/2530/2013.
2. M/s. Palghar Land Development Corporation has made full payment to the various owners of the said Property and the various owners in pursuance thereof have issued letter of possession to the said M/s. Palghar Land Development Corporation and have put said M/s. Palghar Land Development Corporation into possession of the said property and every portion thereof.
3. Various original owners of the said property have executed the Power of Attorney in respect of the said property in favor of M/s. Palghar Land Development Corporation.
4. Said M/s. Palghar Land Development Corporation was a Partnership firm. The said M/s. Palghar Land Development Corporation was dissolved by Deed of Dissolution, and as per the Deed of Dissolution M/s. Palghar Land Development Corporation released and transferred their rights to M/s. Housing Development & Improvement India Ltd. now known as M/s. Housing Development & Infrastructure Ltd. [hereinafter referred to as the Owners] [Notification No. GSR 507 [E] dated 24.06.1985 vide SRN A03056264 dated 29.08.2006] became the absolute owner of the said Property.



5. M/s. Housing Development & Infrastructure Ltd. on behalf of the Original Owners has obtained necessary permissions and sanctions for the Group Housing Schemes which include the permission for putting the lands forming part of the Group Housing Schemes from the Special Town Planning Authority "City and Industrial Development Corporation of Maharashtra Ltd. [hereinafter referred to as the "CIDCO"] vide its Letter No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28.5.2009 and formed various sectors on the said sanctioned layout known as Sector No. I to X. the vendor represented to the Developers that the said Sanction and Approval is valid and subsisting and in force is not revoked by CIDCO.
6. Out of the said sanctioned layout of Sector I to X the Owners have taken Development Permissions of the building on Sector II and Sector No. III from CIDCO vide their letter No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28.05.2009 and revised Development Permission vide their letter No. CIDCO / VVSR / RDP / BP – 4486 / W / 801 dated 5th July 2010.
7. The Owners have obtained and Environmental clearance Certificate No. EC/ HDIL – 2009 / 92 / CR.128/ TC – 1 dated 17th July 2010 from the Environment Department, Government of Maharashtra Mumbai for development of the Lay – Out Land in accordance with the applicable notifications.
8. Said Owners has developed the necessary infrastructure, that is constructed the asphalted road, storm water drainage system, water resources, water pump houses in respect of Sector No. II & III. However, certain work which is incomplete shall be completed in terms of the provisions of CIDCO Order dated 28.05.2009.
9. Out of the said Sanctioned Sector No. II and Sector No. III, M/s. Mahitechs Infraproject Pvt. Ltd., have acquired development rights for purchase of FSI of



Building No. 4, Wing K admeasuring 30830.04 Sq. Ft. [Which F.S.I. includes staircase opla area in front of shops and opla to the flat on ground floor and balcony area] out of the total FSI of the layout to be constructed on the land described in Schedule hereinafter appearing, vide registered Development Agreement dt. 11th February 2011, reg. vide No. 01924/2011 at Vasai 1 at the consideration and on the terms and conditions recorded therein.

10. Said Owners executed Power of Attorney for the FSI of the Building No. 4, Wing K admg. 30830.04 Sq. Ft. [Which FSI includes staircase opla area in front of shops and opla to the flat on ground floor and balcony area] out of the total FSI of the Layout to be constructed on the land described in the Schedule therein appearing in favor of M/s. Mahitechs Infraproject Pvt. Ltd.
11. By virtue of the abovementioned registered Development Agreement M/s. Mandar Housing Pvt. Ltd., the builder have acquired the rights for purchase of FSI of building No. 4, Wing K admg. 30830.04 Sq. Ft. [Which FSI includes staircase opla area in front of shops and opla to the flat on ground floor and balcony area] out of the total FSI of the Layout to be constructed on the land described in Schedule II therein appearing, vide registered Development Agreement dt. 17th January 2012, reg. vide no. 00596/2012 at Vasai 1 at the consideration and on the terms and conditions recorded from M/s. Mahitechs Infraproject Pvt. Ltd.
12. Said M/s. Mahitechs Infraproject Pvt. Ltd. has also executed Registered POA for the FSI of the building No. 4, Wing K admg. 30830.04 Sq. Ft. [Which FSI includes staircase opla area in front of shops and opla to the flat on ground floor and balcony area] out of the total FSI of the Layout to be constructed on the land described in Schedule therein appearing in favor of M/s. Mahitechs Infraproject Pvt. Ltd reg. vide no. 00596/2012 at Vasai 1, dt. 17.01.2012.



13.M/S. MANDAR HOUSING PRIVATE LTD. has obtained construction permission from the CIDCO.

14.As per the permission granted by the CIDCO, the said M/S. MANDAR HOUSING PRIVATE LTD. is entitled to construct the Building known as "MANDAR HEIGHTS" on the said Property.

15.By an Agreement for Sale dated 11th July, 2013 (duly executed on stamp duty under the provisions of Bombay Stamp Act, 1958 and duly registered in the Sub - Registrar's Office at Vasai-5 under Sr. No. VSI/5/2530/2013 on 11/07/2013 by paying Registration Fees of Rs. 23,610/-) entered into between M/S. MANDAR HOUSING PRIVATE LTD. as the Builders of the One Part AND **M/S. FUTURE LIFESTYLE FASHIONS LIMITED** as the Purchaser of the Other Part; the Builders thereby had agreed to sell to the Purchaser and the Purchaser thereby had agreed to Purchase the said Flat No. 503, admeasuring 42.36 Square Meters Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane for the aggregate price of Rs. 17,42,500/- only and on the terms and conditions more particularly contained therein.

16.M/S. FUTURE LIFESTYLE FASHIONS LIMITED has availed loan from Tamilnad Mercantile Bank Ltd. by mortgaging the said Flat No. 503, admg. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane vide a Mortgage Deed dated 24/09/2015, duly registered with the Sub-Registrar of Assurances at Vasai - 3 under Doc. No. VSI/3/7735/2015 on 24/09/2015, entered into between Tamilnad Mercantile Bank



Ltd. as the Mortgagor of the One Part and M/S. Future Lifestyle Fashions Limited as the Mortgagee of the Other Part.

17.M/S. Future Lifestyle Fashions Limited has also availed loan from Axis Bank Ltd. by mortgaging the said Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane vide a Mortgage Deed dated 29/10/2015, duly registered with the Sub-Registrar of Assurances at Vasai – 3 under Doc. No. VSI/3/9730/2015 on 02/12/2015, entered into between Axis Bank Ltd. as the Mortgagor of the One Part and M/S. Future Lifestyle Fashions Limited as the Mortgagee of the Other Part.



To,
Centbank Financial Services Ltd.
Attn. S. Venkataraman,
Central Bank of India, MMO Building,
3rd Floor [East Wing] No. 55, M. G. Rd.,
Fort, Mumbai - 400001

CERTIFICATE

Opinion on investigation of title and obtaining of search Report in respect of:

All the pieces and parcels of Land lying, being and approved Flat No. 503, admeasuring 42.36 Square Meters Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

As requested, I have conducted the Legal Investigation of the Title and made a Search of Record in the Registration Office and other officers as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

Chain of Title relating to the Property is complete as given in the Annexure hereto.

I have conducted the Search from the records of the Office of the Sub-Registrar of Assurances and also from the records of other appropriate authorities.

I shall be liable / responsible, if any loss is caused to the Bank due to negligence on my part in making the search and the Bank has the unqualified right, to publish my name for including in the caution list being maintained by the INDIAN BANK'S ASSOCIATION OR



RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The Search Report of which is annexed hereto, conducted by me, for the period from 2016 to 2021 does disclose an encumbrance.

I have not given opinion earlier in investigation of title relating to the same property as detailed herein.

I find no defects in the Title of the Property, **Subject to the charge of: -**

1. Tamil Nadu Mercantile Bank Ltd.
2. Axis Bank Ltd.
3. State Bank of India
4. Axis Trustee Services Ltd.

I hereby certify that **M/S. FUTURE LIFESTYLE FASHIONS LIMITED** have a clear, valid and marketable Title over the above said Property **Subject to the charge of: -**

1. Tamil Nadu Mercantile Bank Ltd.
2. Axis Bank Ltd.
3. State Bank of India
4. Axis Trustee Services Ltd.



For Bhuta & Associates
Advocates

Mumbai

- Encl: 1. Search Report on Title
2. Chain of Title (Annexure)
3. Certificate
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SEARCH REPORT

To,
Centbank Financial Services Ltd.
Attn. S. Venkataraman,
Central Bank of India, MMO Building,
3rd Floor [East Wing] No. 55, M. G. Rd.,
Fort, Mumbai - 400001

Ref: Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

BELONGING TO: M/S. FUTURE LIFESTYLE FASHIONS LIMITED

Dear Sir/Madam,

As per your instruction, I have taken a search in respect of the said property for 30 Years i.e., 1991 To 2021 and paid a necessary charge to the Sub- Registrar's Office at Mumbai - City.

During the course of my Search the following details were found.



Search Report from 1991 To 2021 (30 Years)

1991 to 2001 : Available Record checked (Nil Entry)

2002 to 2012 : Available Record checked (Nil Entry)

2013 : Available Record checked (Entry)

Agreement bearing Registration No. VASAI-5/2530/2013, Registered on 11.07.2013, executed between M/s. Mandar Housing Pvt. Ltd. through Sheikh Allaiddin Junaid [Seller] & M/s. Future Lifestyle Fashions Ltd. through Mr. Rupesh Rosario. [Purchaser] In-respect of Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

2014 : Available Record checked (Nil Entry)

2015 : Available Record checked (Entry)

1. Deed of Mortgage bearing Regn. No. Vasai-3/7735/2015 [Registered on 24.09.2015], executed between M/s. Future Lifestyle Fashions Ltd., through Mr. Sanjay Kumar Mutha [Mortgagee] & Tamil Nadu Mercantile Bank Ltd.



through Chief Manager Ramesh Algarsami [Mortgagor] in-respect of the Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

2. Deed of Mortgage bearing Regn. No. Vasai – 3/9730/2015 [Registered on 02.12.2015], executed between M/s. Future Lifestyle Fashions Ltd., through Mr. Sanjay Kumar Mutha [Mortgagee] & Axis Bank Ltd. through Rajesh Laxman [Mortgagor] in-respect of the Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

2016 to 2017 : Available Record Checked (Nil Entry)

2018 : Available Record Checked (Entry)

1. Deed of Mortgage, bearing Regn. No. Vasai-2/2968/2018 [Registered on 23.03.2018], executed between State Bank of India through Mr. Stalin JP [Deputy Manager] [Mortgagor] & M/s. Future Lifestyle Fashions Ltd., through Mr. Sanjay Kumar Mutha [Mortgagee] in-respect of the Flat No. 503, adm. 42.36



sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

2019 : Available Record Checked (Entry)

1. Deed of Mortgage, bearing Regn. No. Vasai-5/6466/2019 [Registered on 13.08.2019], executed between Axis Bank Ltd. through Mr. Dinesh [Mortgagor] & M/s. Future Lifestyle Fashions Ltd., through Mr. Sanjay Kumar Mutha [Mortgagee] in-respect of the Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane.

2020 : Available Record Checked (Nil Entry)

2021 : Available Record Checked (Entry)

1. Deed of Mortgage, bearing Regn. No. Vasai-5/5529/2021 [Registered on 03.05.2021], executed between Axis Trustee Services Ltd. through Ashok Verma [Mortgagor] & M/s. Future Lifestyle Fashions Ltd., through Mr. Sandep



S Bandhavkar [Mortgagee] in-respect of the Flat No. 503, adm. 42.36 sq. mtrs. Carpet area (which is inclusive of the area of balconies), on the 5th Floor, in K Wing, of the Building No. 4, Known as "MANDAR HEIGHTS", in Sector II and III, situated on land bearing Survey No. 9(175) Hissa No. 1, Survey No. 90(183) Hissa Nos. 2, 7/12, 7/13, of Village Dongare, Taluka Vasai, District Thane

A2 Bhuta
For Bhuta & Associates
Advocate/s



Mumbai

2530534

List No.2

Secondary Registrar: Co-ordinator 5

14/06/2021

Diarrhea No.: 2530/2013

Note: -Generated through eSearch
Module, for original report please
contact SRO office.

Register:

Regn: 63m

Name of the village: 1) Mountains

(1) Type of deed	Agreement
(2) Compensation	2242500
(3) Market price	1991000
(4) Survey, subdivision and house number (if any)	1) Name of the Corporation: Thane Other Description: Flat No: 503, Floor No: 5th Floor, Building Name: Mandar Heights, B No 4, Block No: Wing-K, Sector No 2 & 3 (Survey Number: 90 & Others); HISSA NUMBER: 7-13 and others;))
(5) Area	1) 42.36 sq.m.
(6) When an assessment or judy is given.	
(7) The name and address of the respondent in writing the document or, if there is a civil court order or order, the name and address of the respondent.	1): Name: -May. Mandar Housing Pvt. Sheikh Allaiddin Junaid - - Age: -44; Address: -Plot No: -, Floor No: 1st Floor, Building Name: Charbhuj Apart, Block No: 105-106, Road No: Kharodi Naka, Agashi Road, Virar W., PIN Code: -401303 PAN No: -
(8) The name and address of the respondent, if any, by order or order of the party taking the documents or by the civil court.	1): Name: -May. Authorized Signature Rupesh Rosario from Future Lifestyle Fashions Ltd. - - Age: -40; Address: -Plot No: -, Floor No: -, Building Name: Knowledge House, Block No: -, Road No: Shyam Nagar, Off Jageshwari Vikhroli Link Road, Jogeshwari Pu., PIN Code: -400060 PAN No: - AABCF9869N
(9) Date of filing the document	2013-07-11
(10) Date of registration of diarrhea	2013-07-11
(11) Serial number, volume and page	2530/2013
(12) Stamp duty as per market price	134550
(13) Registration fee as per market price	22430
(14) Shera	
Details considered for evaluation: -:	
Article selected for stamp duty: -:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

7735350	List No.2	Secondary Registrar: Co-ordinator 3
02/07/2021		Diarrhea No.: 7735/2015
Note: -Generated through eSearch Module, for original report please contact SRO office.		Register:
		Regn: 63m

Name of the village: 1) Mountains

(1) Type of deed	Mortgage
(2) Compensation	500000000
(3) Market price (in case of lease, the leaseholder levies that the lessee should mention it)	0
(4) Survey, subdivision and house number (if any)	1) Name of the Municipality: Thane Other Description:, Other Information:, Other Information: Survey No. 9 (175) in Sector No. 2 & 3, Part No. 1, Survey No. 90 (183), Part No. 7/12, Part No. 7 / 13, Area of Flat No. 503 456 sq. Ft., 5th Floor, K Wing, Building No. 4, Mandar Heights Building, Village Dongre, Taluka Vasai, District Thane. The loan amount is Rs. 50 crore (Survey Number: 9 / 1,90 / 2;))
(5) Area	1) 42.36 sq.m.
(6) When an assessment or judy is given.	
(7) The name and address of the respondent, if any, or the order or order of the civil court, the name and address of the respondent.	1): Name: -. Sanjay Kumar Mutha, Chief Legal and Company Secretary, Future Lifestyle Fashions Ltd. Age: 41; Address: -Plot No. :, Floor No. :, Building Name: Knowledge House, Block No: Shyam Nagar, Road No: Of Jogeshwari Vikhroli Link Road, Maharashtra, Mumbai. PIN Code: -400060 PAN No: - AABCF9869N
(8) The name and address of the respondent, if any, by order or order of the party taking the documents or by the civil court.	1): Name: -. Algarsami Ramesh, Chief Manager, Tamil Nadu Mercantile Bank Ltd. Age: -51; Address: -Plot No. :, Floor No. :, Building Name: Hemprakash Building., Block No.: Ground Floor, No. 92 ,, Road No: Kazi Saeed Street, Maharashtra, Mumbai. Pin Code: -400003 PAN No: - AAAC5558K
(9) Date of filing the document	24/09/2015
(10) Date of registration of diarrhea	24/09/2015
(11) Serial number, volume and page	7735/2015
(12) Stamp duty as per market price	1002600
(13) Registration fee as per market price	30000
(14) Shera	
Details considered for evaluation: -:	Evaluation is not required because it is not required by type
Article selected for stamp duty: -:	b) When possession is not given

9730350

15-06-2021

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

List No.2

Secondary Registrar: Co-ordinator 3

Diarrhea No.: 9730/2015

Register:

Rain: 63m

Name of the village: 1) Mountains

(1) Deed Account Type	Mortgage
(2) Compensation	10250000000
(3) Market price	0
(4) Survey, subdivision and house number (if any)	1) Name of the Municipality: Thane Other Description: Other Information: Other Information: Flat No. 503, 5th Floor, 456 sq. Ft. Carpet is 42.36 sq m, K Wing, Mandar Heights Building, Building No. 4, Sector No. 2 & 3 & Part No. 9 (175), Part No. 1, Survey No. 90 (183), Part No. 2, Survey No. 90 (183), Part No. 7/12, Part No. 7/13 has a total area of 9200 sq.m. and the total loan amount in this document is from Rs. 1043 crore to Rs. New loan of Rs 150 crore and Axis Bank's loan from Rs 137 crore to Rs 140 crore is increasing to Rs 3 crore and ING Vyas Bank, State Bank of Hyderabad has repaid the first loan. Total stamp duty of Rs 1152100 / - recovered (Survey Number: 90;))
(5) Area	1) 456 NA
(6) When an assessment or judy is given.	
(7) The name and address of the respondent, or the name of the respondent, if there is a civil court order.	1); Name: -. OC Sanjay Mutha from Future Lifestyle Fashions Ltd. Age: -40; Address: - Plot No. ., Floor No.:, Building Name: Knowledge House, Block No: Shyamnagar, Road No: Of Jogeshwari Vikhroli Link Road, Maharashtra, Mumbai. PIN Code: -400060 PAN No: -AABCF9869N
(8) The name and address of the respondent, if there is an order or order of the party taking the documents or of the civil court.	1); Name: -. Authorized Signatory Rajesh Laxman from Axis Bank Limited Age: -39; Address: -Plot No. ., Floor No: 2nd Floor etc., Building Name: Axis House, Block No: Wadia International Center, Road No: Pandurang Budhkar Marg, Maharashtra, Mumbai. Pin Code: -400025 PAN No: -AAACU2414K
(9) Date of filing the document	29/10/2015
(10) Date of registration of diarrhea	02/12/2015
(11) Serial number, volume and page	9730/2015
(12) Stamp duty as per market price	1152100
(13) Registration fee as per market price	30000
(14) Shera	
Details considered for evaluation: -:	Assessment is not required because it is not required by type. Details of the cause are not required by type
Article selected for stamp duty: -:	b) When possession is not given

296880

List No.2

Secondary Registrar: Co. Vasai 2

02-07-2021

Diarrhea No : 2968/2018

Note: -Generated through eSearch
Module, for original report please
contact SRO office.

Register:

Regn: 63m

Name of the village: 1) Mountains

(1) Type of deed	Mortgage
(2) Compensation	39000000000
(3) Market price (in case of lease, the leaseholder levies that the lessee should mention it)	0
(4) Survey, subdivision and house number (if any)	1) Name of the Municipality: Thane Other Description:, Other Information:, Other Information: Flat No. 503 On Fifth Floor K Wing Building Mandar CHS Limited Sector 2 & 3 Survey No. 9 (175) Part No. 1 Survey No. 90 (183) Part No. 7/12 & 7/13 Village Dongre, Taluk Vasai ((HOUSE NUMBER: 1; Survey Number: 9;))
(5) Area	1) 50.83 NA
(6) When an assessment or judy is given.	
(7) The name and address of the respondent, if any, or the order or order of the civil court, the name and address of the respondent.	1): Name: -Stalin JP, Deputy Manager, State Bank of India - - Age: -30; Address: -, -, State Bank Building, Nariman Point Mumbai, Madame Kama Road, Banargate, MAHARASHTRA, MUMBAI, Non-Government. PIN Code: -400001 PAN No: -AAACS8577K
(8) The name and address of the respondent, if any, by order or order of the party taking the documents or by the civil court.	1): Name: -Support Secretary Sanjay Kumar Mutha on behalf of Future Lifestyle Fashions Limited - - Age: -43; Address: -, -, Knowledge House, Shyam Nagar of JV Link Road Jogeshwari East, -, Zogeshwari East, MAHARASHTRA, MUMBAI, Non-Government. PIN Code: -400060 PAN No: -AABCF9869N
(9) Date of filing the document	23/03/2018
(10) Date of registration of diarrhea	23/03/2018
(11) Serial number, volume and page	2968/2018
(12) Stamp duty as per market price	1001000
(13) Registration fee as per market price	30000
(14) Shera	
Details considered for evaluation: -	Evaluation is not required because it is not required by type
Article selected for stamp duty: -	b) When possession is not given

66534

2-07-2021

Note: -Generated through eSearch
Module, for original report please
contact SRO office.

List No.2

Secondary Registrar: Co-ordinator 5

Diarrhea No.: 6466/2019

Register:

Regn: 63m

Name of the village: Dongare

(1) Type of deed	Mortgage
(2) Compensation	2850000000
(3) Market price (in case of lease, the leaseholder levies that the lessee should mention it)	0
(4) Survey, subdivision and house number (if any)	1) Name of the Municipality: Thane Other Description:, Other Information:, Other Information: Flat No. 503,5th Floor, 456 sq ft Carpet is 42.36 sq m, K Wing, Mandar Heights Building, Building No. 4, Sector No. 2 & 3 & Part No. 9 (175), Part No. 1, Survey No. 90 (183)), Part No. 2, Survey No. 90 (183), Part No. 7/12, Part No. 7/13 ((Survey Number: 9 (175);))
(5) Area	456 sq. Ft
(6) When an assessment or judy is given.	
(7) The name and address of the respondent, if any, or the order or order of the civil court, the name and address of the respondent.	1): Name: -Axis Bank Limited Authorization Officer Dinesh - Dhagui Age: -43 Address: - Plot No: -, Floor No: 2nd Floor, Building Name: Da Ruby, Block No: Dadar West Mumbai, Road No: S W Senapati Bapat Marg, Maharashtra, MUMBAI. Pin Code: -400025 PAN No: - AAACU2414K
(8) The name and address of the respondent, if any, by order or order of the party taking the documents or by the civil court.	1): Name: -Future Lifestyle Fashions Limited Authorization Singer Sanjay Kumar Mutha Age: -38; Address: -Plot No: Knowledge House, Floor No: -, Building Name: Shyamnagar, Block No: Jogeshwari East Mumbai, Road No: Of Jogeshwari Vikhroli Link Road, Maharashtra, MUMBAI. PIN Code: -400060 PAN No: - AABCF9869N
(9) Date of filing the document	13/08/2019
(10) Date of registration of diarrhea	13/08/2019
(11) Serial number, volume and page	6466/2019
(12) Stamp duty as per market price	2002000
(13) Registration fee as per market price	30000
(14) Shera	
Details considered for evaluation: :-	Evaluation is not required because it is not required by type
Article selected for stamp duty: :-	b) When possession is not given

Note: -Generated through eSearch
Module, for original report please
contact SRO office.

List No.2

Secondary Registrar: Co-ordinator 5

Diarrhea No.: 5529/2021

Register:

Regn: 63m


Name of the village: Dongare

(1) Type of deed	Mortgage
(2) Compensation	787700000
(3) Market price (in case of lease, the leaseholder levies that the lessee should mention it)	0
(4) Survey, subdivision and house number (if any)	1) Name of the Municipality: Palghar Other Description: Other Information: Flat No. 503 5th Floor Area 456 sq. Ft. Carpet is 42.36 sq. M. 1 Survey No. 90 (183) Part No. 2 Survey No. 90 (183) Part No. 7/12 Part No. 7/13 (Survey No. 9 (175) (Survey Number: 90 (183);))
(5) Area	456 sq. Ft
(6) When an assessment or judy is given.	
(7) The name and address of the respondent, if any, or the order or order of the civil court, the name and address of the respondent.	1): Name: -Axis Trustee Services Limited Authorized Ashok Verma Age: -35 Address: -Plot No: -, Floor No: -, Building Name: Axis House Bombay Dye. Milk Compound Compound, Block No: Worli Pandurang Budhkar Marg Mumbai, Road No: New Prabhadevi Road, Maharashtra, MUMBAI. PIN Code: -400025 PAN No: - AAHCA3172B
(8) The name and address of the respondent, if any, by order or order of the party taking the documents or by the civil court.	1): Name: -Authorized Signatory of Future Lifestyle Fashion Limited Sandeep S Bandhavkar Age: -45; Address: -Plot No: -, Floor No: -, Building Name: Knowledge House, Block No: Shyam Nagar Jogeshwari East, Road No: J.V. Link Road, Maharashtra, MUMBAI. PIN Code: -400060 PAN No: - AABCP9869N
(9) Date of filing the document	30/04/2021
(10) Date of registration of diarrhea	03/05/2021
(11) Serial number, volume and page	5529/2021
(12) Stamp duty as per market price	2000000
(13) Registration fee as per market price	30000
(14) Shera	
Details considered for evaluation: -:	Evaluation is not required because it is not required by type
Article selected for stamp duty: -:	



CHALLAN
MTR Form Number-6



GRN MH003164091202122E		BARCODE 		Date 03/07/2021-10:19:46		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 VSI5_VASAI NO 5 JOINT SUB REGISTRAR				Full Name		BHUTA AND ASSOCIATES	
Location PALGHAR							
Year 2021-2022 One Time				Flat/Block No.		OFFICE NO 3 3RD FLOOR KOTHARI HOUSE	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		ALLANA CENTRE LANE OPP MUM UNI	
				Area/Locality		KALA GHODA FORT	
				Town/City/District			
				PIN		4 0 0 0 0 1	
				Remarks (If Any)			
				SRCH FEE - 30 YRS - 503 MANDAR HEIGHTS 5 FLR K WNG BLDG 4 -			
				DONGARE - THANE - VASAI - FLFS			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						00040572021070367198 IK0BDVCOA5	
Cheque/DD No.				Bank Date		RBI Date	
				03/07/2021-10:24:20		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 :

Mobile No. : 9769844058

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

खदर चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवताच्या दस्तांसाठी लागू नाही.