

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the building known as "GOVINDAM APARTMENTS", erected on ALL THAT piece and parcel of land admeasuring about 3650.80 Sq. Mtrs., bearing City Survey No. 50, Sheet No 11, Mauza : WAD-PAKAD, bearing Municipal House No. 839+839/A, Block No. 546, (earlier known as Govind Bhawan), Quarter No. 32 situated at Ward No. 63, Mangalwari Road, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur. Our Findings are as under:

01. THAT, Originally the said entire land was owned by Maharashtra State Textile Corporation Limited having been acquired by it from the State Government after acquisition of The Central India Spinning Weaving and Manufacturing Company Limited, through the Maharashtra Act No. XLVI of 1986. The Central India Spinning Weaving and Manufacturing Company Limited, "The Empress Mill", Nagpur in Petition No. 183/1986 filed by it for voluntary winding up, the High Court of Judicature of Bombay made an order for appointment of provisional liquidator and during the pending proceedings for liquidation the State Government by Ordinance dated 03rd October 1986 replaced by the legislation of the State Legislature called The Central India Spinning Weaving and Manufacturing Company Limited, The Empress Mills, Nagpur (Acquisition and Transfer of Undertaking Act, 1986, the same was acquired by the State Govt.

Contd....02



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409

Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018

E-mail : msdkadvocates@gmail.com





CHALLAN
MTR Form Number-6

GRN	MH003584810201718E	BARCODE			Date	17/07/2017-14:35:49		Form ID	
Department					Inspector General Of Registration				
Search Fee					Payer Details				
Type of Payment					Other Items				
Office Name					NGP5_JT NAGPUR NO 5 SUB REGISTRAR				
Location					NAGPUR				
Year					2017-2018 One Time				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					325.00				
Fiat/Block No.					WARDHAMAN NAGAR				
Premises/Building					CENTRAL AVENUE				
Road/Street					NAGPUR				
Area/Locality					NAGPUR				
Town/City/District					NAGPUR				
PIN					4 4 0 0 0 8				
Remarks (If Any)					GOVINDAM APARTMENTS CTS NO 50 SHEET NO 11 MAUZA WADPAKAD WARD NO 63 MANGALWARI ROAD NAGPUR				
Amount In					Three Hundred Twenty Five Rupees Only				
Total					325.00				
Words									
Payment Details					STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN Ref. No. 00040572017071789187 CKD0431188				
Cheque/DD No.					Date 17/07/2017-14:36:42				
Name of Bank					Bank-Branch STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date Not Verified with Scroll				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "राइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता त्याच्या दस्तासाठी लागू नाही.

Mobile No. : 9373103103



02. THAT, the Maharashtra State Textile Corporation Limited invited tender to sell the said property for part portion of Quarter No. 32, known as Govind Bhawan, and to submit Bid in the prescribed form in pursuance of approval of Tender by the High Powered Committee constituted by the State Government of Maharashtra. Maharashtra State Textile Corporation Limited accepted the bids of the occupants of the Quarter No. 32 and the said Occupants transferred their rights to obtain the Sale Deed of seven tenements being Quarter No. 32 admeasuring 2846.35 Sq. Mtrs. (30630.00 Sq. Ft.) in favour of Shri Ramesh Bhagirath Rander and Smt. Saroj Ramesh Rander and said Maharashtra State Textile Corporation Limited executed a Sale Deed in respect of the said tenements in favour of Shri Ramesh Bhagirath Rander and Smt. Saroj Ramesh Rander by Sale Deed dt. 15.06.2006 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 3483 dt. 15.06.2006.

03. THAT, said Shri Ramesh Bhagirath Rander and Smt. Saroj Ramesh Rander transferred the said property admeasuring 2846.35 Sq. Mtrs. (30630.00 Sq. Ft.) in favour of Shri Ravindra Paul S/o Hardayal Paul Chhabra and Shri Gagan Paul S/o Yash Paul Chhabra, Both Partners of M/s Paul Brothers by Sale Deed dt. 25.06.2007 registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 3982 dt. 02.07.2007.

04. THAT, Shri Ravindra Paul S/o Hardayal Paul Chhabra and Shri Gagan Paul S/o Yash Paul Chhabra, Both Partners of M/s Paul Brothers purchased the remaining portion of the said property admeasuring about 804.45 Sq. Mtrs. (2391.35 Sq. Ft.) from Maharashtra State Textile Corporation Limited by Sale Deed dt. 19.11.2009 registered with Sub Registrar, Nagpur - 8 at Book No. 1 at Sr. No. 6244 dt. 19.11.2009.

05. THAT, said Shri Ravindra Paul S/o Hardayal Paul Chhabra and Shri Gagan Paul S/o Yash Paul Chhabra, Both Partners of M/s Paul Brothers thus became the co-owners of the said property and their names were mutated in revenue records as the co-owners of the said property and while purchase the said property since the said owners paid the consideration from their partnership firm M/s Paul Brothers and in the books of the Firm M/s Paul Brother, the said property is reflected as the stock of the Firm.

Contd....03



06. THAT, the Owners prepared a plan of the building proposed to be constructed on the said plot of land and sanctioned got the same from the Sub Divisional Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 112/BP/Wadpakhad/ T.P./N.M.C./137 dt. 06.11.2012, and the same is revised vide Building Permit No. 99/B.P./Nagpur/TP/NMC/05 dt. 06.01.2016.

07. THAT, the owners, M/s Paul Brothers are developing the said entire land into a Residential cum commercial building Scheme through the funds of the Firm M/s Paul Brothers and owners submitted the said Apartment Scheme constructed on the said land to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 30.08.2014 registered with Sub Registrar Nagpur - 6 in Book No. 1, at Sr. No. 4471 dt. 30.08.2014 and the said building is known as "GOVINDAM APARTMENTS".

08. THAT, due to changes, the owners prepared and submitted the revised Building Plan of the Building and accordingly also amended/corrected the earlier Deed of Declaration by executing and registering the Deed of Correction dt. 28.06.2017 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2099 dt. 28.06.2017.

09. THAT, during the course of time the owners agreed to sell three Apartments in the said building known as Govindam Apartments and registered the Agreements with Sub Registrar of Assurances, Nagpur and the same are as under :

- (i) Apartment No. 1203, covering a built-up area of 194.11 Sq. Mtrs. on the TWELFTH FLOOR together-with 2.004679% undivided proportionate share and interest in land in favour of Shri Ankit Rajendra Kapoor and Shri Anmol Rajendra Kapoor by Agreement To Sell dt. 30.08.2014 for a consideration of Rs. 1,45,00,000/- registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 4472 dt. 30.08.2014.
- (ii) Apartment No. 1101, covering a built-up area of 156.256 Sq. Mtrs. on the ELEVENTH FLOOR together-with 1.603% undivided proportionate share and interest in land in favour of Smt. Amishi Arora w/o Shri Deepak Arora by Agreement To Sell dt. 28.06.2017 for a consideration of Rs. 1,01,00,000/- registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2100 dt. 28.06.2017.

Contd....04



- (iii) Apartment No. 803, covering a built-up area of 187.946 Sq. Mtrs. on the EIGHTH FLOOR together with 1.928% undivided proportionate share and interest in land in favour of Dr. Smt. Kavita Singh w/o Dr. Shri Dinesh Singh and Dr. Shri Dinesh Singh s/o Shri Kamal Singh by Agreement To Sell dt. 28.06.2017 for a consideration of Rs. 1,50,00,000/- registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2101 dt. 28.06.2017.

10. THAT, the owner M/s Paul Brothers mortgaged the said entire project with ICICI Bank Limited for term loan of Rs. 15,00,00,000/- and accordingly executed Mortgage Deed dt. 21.02.2014 in favour of ICICI Bank Limited registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 1052 dt. 21.02.2014 and thereafter additional term loan facility amounting to Rs. 5,00,00,000/- availed by virtue of Deed of Mortgage dt. 14.06.2017 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 1953 dt. 14.06.2017.

11. THAT, looking to the provisions of the Real Estate (Development and Regulation) Act, 2016 the owners again amended/corrected the earlier Deed of Declaration and Deed of Correction by executing and registering the Deed of Correction dt. 26.07.2017 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2549 dt. 26.07.2017.

12. We have satisfied that the property is heritable and transferable and the owner have a right to transfer the constructed premises alongwith proportionate undivided share and interest in land after completion of necessary formalities i.e. either by way of repayment of entire loan or by way of taking No Objection in respect of each premises as may be directed by said ICICI Bank Limited. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.



Contd....05

// 05 //

13. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property bearing City Survey No. 50 and the building standing thereon known as GOVINDAM APARTMENTS and the same is owned by M/S Paul Brothers out of which Three Apartments were agreed to sell to Purchasers as stated here-in and presently encumbered / mortgaged with ICICI Bank Limited.

 26/07/2017

(S. M. KHEDKAR)
ADVOCATE

