

Monika P. Tekade
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**Ishwar Nagar, Nandanwan, Infront of
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B.A. , LL.M.

Mob. No. - 7588630858

TITLE SEARCH REPORT

Having been engaged by M/s. Goldbricks Infrastructure Pvt. Ltd. Raipur-492001 (Chhattisgarh) in respect of property situated at Ganeshpeth, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur Bearing City Survey No. 101 (part), Sheet No. 259, 260, 269, 270, & 271 Mouza:- Nagpur, admeasuring 1,17,257 Sq. Mts. Freehold land and bounded as under:-

On the East : Umrer Road
On the West : S.T. Stand Compound & New Labour Chawl
On the North : Sever Road and Old Labour Chawl
On the South : Nag River

That, the property mentioned above was purchased by M/s GOLDBRICKS INFRASTRUCTURE PVT. LTC., Raipur-492001 (Chhatisgarh) Vide Registered Sale Deed Dated 21.07.08 which is Registered before Sub-Registrar, Nagpur-04 on 22.07.08 at Sr. No. 4037/2008 the said property was purchased from National Textile Corporation (Maharashtra North) limited popularly known as "Model Mills" and by virtue of the Sale Deed, the aforesaid property is now owned and possessed by M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD., Raipur 492001 (Chhatisgarh).

M/s GOLDBRICKS INFRASTRUCTURE PVT. LTD., owns and holds a clear and marketable title for the above property as per the documents seen and produced before me.

Hence this Title Certificate is delivered and signed at Nagpur on this 24th October 2016.

NAGPUR

Date: 24/10/16


MONIKA TEKADE

(ADVOCATE)

Monika P. Tekade
Advocate

Ishwar Nagar, Nandanwan, Infront of
Jattewar Sabhagruha, Nagpur.

B.A., LL.M.

Mob. No. - 7588630858

TITLE SEARCH REPORT

Having been engaged by M/s. Goldbricks Infrastructure Pvt. Ltd. for the purpose of search and verification of title in respect of property being all that piece or parcel of land admeasuring 1,17,257 Sq. Mts. Bearing City Survey No. 101 (part), Sheet No. 259, 260, 270, & 271 of Division, Nagpur, Registration District of Town Planning Nagpur, hereinafter referred to as the "said Property".

1. **Name of the Owner :-**

M/s. Goldbricks Infrastructure Pvt. Ltd.

2. **Description of Property :-**

Property being all the piece or parcel of land admeasuring 1,17,257 Sq. Mts. Bearing City Survey No. 101 (part), Sheet No. 259, 260, 270, & 271 of Division, Nagpur, Registration District of Town Planning Nagpur, hereinafter referred to as the "said Property".

3. **Nature of the Property :-**

Freehold Property.

4. **List of Documents perused/Scrutinized :-**

Sr. No.	Name of the Document	Date of Document
I.	Photocopy of registered Sale Deed bearing serial No. NGN-4/4037/2008 executed by The National Textile Corporation (Maharashtra North) Ltd. (Unit Model Mills) in favour of M/s. Goldbricks Infrastructure Pvt. Ltd. In respect of the Said Property.	21-07-2008
II.	Photocopy of Authorization to execute Sale Deed and other document in respect of Sale	11-06-2007



	of Said Property.	
III.	Photocopy of Acceptance Letter issued by National Textile Corporation Ltd. In favour of M/s. Goldbricks Infrastructure Pvt. Ltd. in respect of the Said Property.	22-02-2008
IV.	Photocopy of Letter of Possession issued by National Textile Corporation (Western Region) Ltd. (Unit Model Mills) in favour of M/s. Goldbricks Infrastructure Pvt. Ltd. in respect of the Said Property.	24-09-2009
V.	Photocopy of Property Card issued by concerned authority in favour of M/s. Goldbricks Infrastructure Pvt. Ltd. in respect of the Said Property.	24-09-2009
VI.	Photocopy of Layout and Sub Division Plan Submitted by M/s. Goldbricks Infrastructure Pvt. Ltd. in respect of the Said Property.	12-10-2009
VII.	Letter bearing Sr. No. NMC/TP/Sanction Layout/1018 issued by Nagpur Mahanagar Palika in favour of M/s. Goldbricks Infrastructure Pvt. Ltd. In respect of the Said Property.	01-01-2009
VIII.	Building Permit & Commencement certificate vide Permit No. 259/BP/Nagpur/TP/NMC/1412 issued by Assistant Director (I/c) Town Planning Department Nagpur Municipal Corporation.	24-09-2009
IX.	Photocopy of Mortgage Deed in between M/s. Goldbricks Infrastructure and L.I.C Housing Finance Ltd.	03-06-2010
X.	Photocopy of Deed of Reconveyance registered with Sub Registrar Nagpur at Sr. No. 991/2012 for partial property.	29-02-12
XI.	Photocopy of Deed of Reconveyance	31.07.2012



	registered with Sub Registrar Nagpur No.4 at Sr. No. 4005/12 for the entire property.	
XII.	Photocopy of Indenture of Mortgage cum charge registered with Sub Registrar NO. 4 at Sr. No. 4006/12.	31.07.2012
XIII	Photocopy of Reconveyance registered with Sub Registrar Nagpur No. 1 at Sr. No. 4089/2015	
XIV.	Photocopy of Mortgage Deed in between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd registered with Sub Registrar Nagpur No 1, bearing Registration No. NGN-1-3812/2015.	18.06.2015
XV	Photocopy of Mortgage Deed in between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd registered with Sub Registrar Nagpur No 1, bearing Registration No. NGN-1-4253/2015.	12.07.2015 Registered on 20.07.2015

5. **Tracing of Title:-**

On perusal of the documents provided to us and search conducted in the office of the concerned Sub-Registrar of Assurances for last thirty years in respect of the said Property. I observe as under:-

- a) That, One National Textile Corporation Limited had by means of nationalization under The Sick Textile Undertaking (Nationalization) Act. 1974 acquired the Said Property.
- b) Whereas under the The Sick Textile Undertaking (Nationalization) Act. 1974, 103 Sick Textile Undertaking the Said Property were nationalized and vested absolutely in the central Government and thereafter were transferred to the National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills).

- c) Thereafter, National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills) 11 Sick Textile Undertaking including Model Mills to NTC (MN) Ltd.
- d) Thereafter, it appears that National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills) resolved to amalgamate all of it's subsidiaries within itself including NTC (MN) Ltd.
- e) Subsequently, as per Rehabilitation Scheme of Model Mills, Nagpur Sanctioned by the BIFR, National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills) invited tender for sale of the Said Property through Public Tender.
- f) Thereafter, M/s. R.K. Structures Pvt. Ltd. Offered their prices in the tender bid submitted by them on 02-03-2007 in respect of the Said Property and emerged as the highest bidder in the Said Tender.
- g) Thereafter, M/s. R.K. Structures Pvt. Ltd. had informed in the Letter of indent furnished along with their offer that on finalization of the tender, they will float a SVP in the name of M/s. Goldbricks Infrastructure Pvt. Ltd. Comprising of its Shareholders and Investors in M/s. R.K. Structures Pvt. Ltd.
- h) Thereafter, M/s. Goldbricks Infrastructure Pvt. Ltd. Submitted its tender and the same were accepted by National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills) vide letter of Acceptance dated 22-02-2008 No. OIC/2008/220 and the same were also approved by Assets Sale Committee of National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills) as per Resolution passed at the 37th meeting of the Asset Sale Committee held on 14-02-2008.
- i) Thereafter, National Textile Corporation (Maharashtra North) Limited (Unit: Model Mills) sold the Said Property to M/s. Goldbricks Infrastructure Pvt. Ltd. vide a Sale Deed dated 21-07-2008 duly Registered with the concerned Sub-Registrar of Assurances as Sr. No. NGN-04/4037/2008 on the terms and conditioned mentioned therein. Consequently, the name of M/s. Goldbricks Infrastructure Pvt. Ltd. has been recorded in the Property Card with respect to the Said Property.



- j) Thereafter, on an application made by M/s. Goldbricks Infrastructure Pvt. Ltd. Nagpur Mahanagar Palika approved Layout & Sub-Division Plan for conversion from Industrial to Commercial usage vide its Letter dated 01-01-2009 bearing Sr. No. NMC/TP/Sanction Layout/1018 on the terms and condition mentioned therein.
- k) Thereafter, M/s. Goldbricks Infrastructure Pvt. Ltd. submitted the Plans for sanction of various Numbers of Flats and accordingly the said Plan has been sanctioned by Nagpur Municipal Corporation , Nagpur vide No. 259/BP/NGP/TP/NMC/1412 dated 25-05-2010.
- l) Thereafter, M/s. Goldbricks Infrastructure Pvt. Ltd. floated a prestigious Flat scheme known as “**Anandam World-Phase-I**” and started construction on the said property, in the meantime M/s. Goldbricks Infrastructure Pvt. Ltd. made an application for Loan, for construction finance to the LIC Housing Finance Ltd. (Hereinafter referred to as LIC HFL) and accordingly after detail negotiations and on various terms and condition the said property Mortgaged with the LIC HFL vide Registered Mortgage Deed dated 03-06-2010, duly registered with the concerned Sub-registrar of Assurances as Sr. No. NGN-8/3052/2010.

6. **Encumbrances:-**

Search in the concerned Sub-registrar of Assurance –

During the search carried out with the concerned Sub- Registrar of Assurances for the past 30years i.e. from 1983 to 2012, I observed the said property is mortgaged if the LIC HFL as per the Registered Mortgage Deed dated 03-06-2010, however as per the terms and conditions of the said Deed, the prospective Purchaser/s, if not interest or inclined to take loan from the LIC HFL for their chosen individual Flat/s, those prospective Purchaser/s shall have full liberty to obtain Housing Loan from any other financial institution or bank etc., however it is obligatory on the part of M/s. Goldbricks Infrastructure Pvt. Ltd. to intimate and inform the LIC HFL the said prospective purchaser/s shall be able to apply Housing Loan from any other Institutions or bank etc. That thereafter the said property came to be released partially from LIC vide deed of reconveyance dated 29/02/12 at Sr.



No. 991/12. That thereafter again vide Document at Sr. No. 4005/12 the entire property came to be released from LIC by registering the Deed of Reconveyance. That in continuation of the said document a fresh Indenture of Mortgage Cum charge came to be executed with HDFC on 31/07/12 which is registered at Sr. No. 4006/12 with Sub-Registrar Nagpur No.4. Subsequently vide Reconveyance deed registered with Sub Registrar Nagpur No. 1 at Sr. No. 4089/2015 the property came to be released.

Subsequently a fresh Mortgage Deed came to be executed between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd which is registered with Sub Registrar Nagpur No 1, bearing Registration No. NGN-1-3812/2015 and a additional Mortgage Deed clarifying the exact mortgage deed between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd registered with Sub Registrar Nagpur No 1, bearing Registration No. NGN-1-4253/2015.7.

Qualification and Assumptions:-

This Report is given subject to the following qualifications-

- (i) I have presumed that the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (ii) I presumed in that relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (iii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
- (iv) This opinion does not cover any litigation, suits etc. filed in any court in respect of said property.
- (v) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to record being torn and mutilated. I therefore disclaim any



responsibility for the consequences which may arise on account of such non-availability of records or on account or record being torn and mutilated.

Hence this report is delivered and signed at Nagpur.

Nagpur

Date: 24/10/16


MONIKA P. TEKADE
Advocate

Monika Tekade
(Advocate)