CHALLAN
MTR Form Number-6

GRN	MH000142765202021E	BARCODE	Date	17/04/2020-15:53:11	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	Full Name	RAJ AHUJA ADVOCATE
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	300.00	Amount In Words	Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020041778033	CKM6814810
Cheque/DD No.		Bank Date	RBI Date	17/04/2020-15:24:53	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. : 9371177727

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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RAJ AHUJA
Advocate

Block No.9 Basement, Dhanashree
Complex, Sitabuldi, Nagpur-440012

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	11-06-2007

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	Deed and other document in respect of Sale 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 through Axis Trustee Services Ltd bearing Document No. NGN-8-3052/2010.	03-06-2010

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X.	Photocopy of Deed of Reconveyance registered with Sub Registrar Nagpur at Sr. No. NGN-4-991/2012 for partial property.	29-02-12
XI.	Photocopy of Deed of Reconveyance registered with Sub Registrar Nagpur No.4 at Sr. No. NGN-4-4005/12 for the entire property.	31.07.2012
XII.	Photocopy of Indenture of Mortgage cum charge registered with Sub Registrar NO. 4 at Sr. No. NGN-4-4006/12 with HDFC Ltd.	31.07.2012
XIII	Photocopy of Reconveyance registered with Sub Registrar Nagpur No. 1 at Sr. No. NGN-1-4089/2015 with HDFC ltd	09.07.2015
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.	Dated 12.07.2015 Registered on 20.07.2015.
XVI	Photocopy of Release Deed in between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd registered with Sub Registrar Nagpur No 5, bearing Registration No. NGN-5-203/2019	Dated 07.01.2019 registered on 09.01.2019
XVII	Photocopy of Rectification in Release Deed in between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd registered	18.02.2019

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	with Sub Registrar Nagpur No 5, bearing Registration No. NGN-5-1115/2019.	
XVIII	Photocopy of Mortgage Deed in between M/s. Goldbricks Infrastructure and HDFC Ltd registered with Sub Registrar Nagpur No 1, bearing Registration No. NGN-5-7768/2018	Dated 27.12.2018 Registered on 28.12.2018

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

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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.

l) Thereafter M/s. Goldbricks Infrastructure Pvt. Ltd. made an application for Loan, for construction finance to the LIC Housing

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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.

m) Thereafter Deed of Reconveyance for part land came to be executed and registered with Sub Registrar Nagpur at Sr. No. NGN-4-991/2012 for partial property on 29.02.2012 for the loan closure of LIC HFL.

n) Subsequently Deed of Reconveyance for balance land registered with Sub Registrar Nagpur No.4 at Sr. No. 4005/12 for the entire property on 31.07.2012 for the loan closure of LIC HFL.

o) Subsequently Indenture of Mortgage cum charge dated 31.07.2012 came to be registered with Sub Registrar NO. 4 at Sr. No. 4006/12 for the loan taken from HDFC Ltd.

p) Subsequently on closure of the said loan with HDFC Ltd, an Reconveyance came to be registered with Sub Registrar Nagpur No. 1 at Sr. No. 4089/2015 on 09.07.2015.

q) Thereafter Mortgage Deed dated17.06.2015 came to be executed and registered 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 on dated 18.06.2015.

r) Subsequently a Mortgage Deed dated 12.07.2015 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 on 20.07.2015.

s) Subsequently upon repayment of the loan a Release Deed dated 07.01.2019 in between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd came to be executed and registered with Sub

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Registrar Nagpur No 5, bearing Registration No. NGN-5-203/2019 on 09.01.2019.

t) Due to some correction in release deed a Rectification in Release Deed dated 18.02.2019 came to be executed in between M/s. Goldbricks Infrastructure and PNB Housing Finance Ltd and registered with Sub Registrar Nagpur No 5, bearing Registration No. NGN-5-1115/2019.

u) That as of now M/s Goldbricks Infrastructure Pvt Ltd. has availed a loan from HDFC Ltd., to the tune of Rs. 1,35,00,00,000/- (Rs. One hundred and Thirty Five Crores Only) for which a Mortgage Deed dated 27.12.2018 came to be executed and registered in between M/s. Goldbricks Infrastructure and HDFC Ltd registered with Sub Registrar Nagpur No 5, bearing Registration No. NGN-5-7768/2018 registered on 28.12.2018.

6. **Encumbrances**:-

Search in the concerned Sub-registrar of Assurance –

During the search carried out with the concerned Sub- Registrar of Assurances apart from the loan from HDFC Ltd., to the tune of Rs. 1,35,00,00,000/- (Rs. One hundred and Thirty Five Crores Only) for which a Mortgage Deed dated 27.12.2018 came to be executed and registered in between M/s. Goldbricks Infrastructure Pvt Ltd., and HDFC Ltd registered with Sub Registrar Nagpur No 5, bearing Registration No. NGN-5-7768/2018 registered on 28.12.2018, no other loan is pending against the said land. However the builder has developed portion of the said land into multi storied building and have sold various flats to various purchasers. That M/s. Goldbricks Infrastructure Pvt Ltd. is legal owner of the said land.

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

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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.

RAJ AHUJA & ASSOCIATES ★ ADVOCATES ★

Nagpur
Date : 17 /04/2020

RAJ AHUJA
(Advocate)

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