



Mob. 9869063051

MS. ANJALI RISBUD

Advocate & Legal Consultant

06/02/2016

(3)

The Chief Manager
Bank of India,
Mid Corporate Branch,
Mumbai.

Sir,

Re : **M/s. Glass Wall System India Pvt. Ltd. (Flat no. 504)**

With reference to Legal Audit conducted in respect of above property mortgaged with Bank of India, Mid Corporate Branch towards the credit facility granted to **M/s. Glass Wall System India Pvt. Ltd.** I on the basis of the Title Deeds forwarded to us pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit our report as under :-

1. Name(s) and Address(es) of the Mortgagor(s)/Title holder(s)

M/s. Glass Wall System India Pvt. Ltd. (Borrowers/Owners)

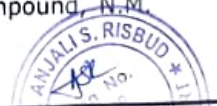
Flat No.504, admeasuring 5408.57 Sq. ft (Carpet area) on 5th Floor, "A" Wing, in the Building known as "**Marathon Futurex**" situated at Mafatlal Mill Compound, N.M. Joshi Marg, Lower Parel, Mumbai- 400 013, land bearing C.T.S. No. 166 (part)of Lower Parel Division.

2. Title Deeds seen in Original by us.

1. Agreement for Sale dated 12th June, 2014 between Marathon Reality Pvt. Ltd. "The Developer" (2) Parmeka Pvt. Ltd "The Parmeka" AND M/s. Glass Wall System India Pvt. Ltd. bearing Receipt of Registration No.BDE-2-4804-2014 issued by sub Registrar Mumbai-2 dated 13/06/2014.
2. Stamp Duty paid to the Government Rs.71,80,000/- dated 11th June, 2014.

3. Description of immovable property.

Flat No.504, admeasuring 5408.57 Sq. ft (Carpet area) on 5th Floor, "A" Wing, in the Building known as "**Marathon Futurex**" situated at Mafatlal Mill Compound, N.M.



Joshi Marg, Lower Parel, Mumbai- 400 013, land bearing C.T.S. No. 166 (part) of Lower Parel Division.

4. Search in Sub-registrar's Office For thirteen years (along with Receipt of Rs. 325/-)

(i) **Location of Property**

As above

(ii) **Search and Investigation**

- ❖ My search clerk Omkar Dhagawkar verified From the registers and records maintained by the Sub-Registrar at Mumbai (Old Custom House), Bandra, & Worli from 1st January, 2004 to 5th February, 2016 (13 years) from the said search there is no other entry or transaction such as sale, mortgage, lease, lien, charge, gift, exchange, agreement etc. Hence, after perusal of the Certificate issued by Sub Registrar and after going through available Index -2 Registers and relevant documents and papers, I am of the opinion that the title of the said **Flat No. 504** is free from any encumbrances and charges and **M/s. Glass Wall System India Pvt. Ltd.** is an absolute owner and title of the said **Flat No. 504** is clear and marketable.
- ❖ Mafatlal Industries Ltd. was entitle for the leasehold rights in respect of land bearing C.S. No. 166(part), of lower parel Division situate at Delisle Road,
- ❖ By an Development Agreement dated 22nd September, 2004 registered at Sub Registrar of Assurances at Sr. No. 7533 of 2004 granted development rights.
- ❖ After adoption of due process the said Builder have developed the said land and constructed a Building as "Marathon Futurex" in the said Building **M/s. Glass Wall System India Pvt. Ltd.** have purchased Flat no 504 by registred Agreement from sale stated above.
- ❖ We have carried out search in the office of Sub-registrar of Assurance for 13 years, original Receipt whereof is enclosed herewith for your ready reference which is self explanatory.



❖ During the search from 1st January, 2004 to 5th February, 2016 I have not found any other entry/ transaction by way of lease, loan, mortgage, gift, transfer etc. by way of encumbrances, hence the title of M/s. Glass Wall System India Pvt. Ltd. is clear and marketable

(iii) **Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurances.**

Yes.

(iv) **Whether the property is ancestral and/or under joint ownership. If so, details of the Co-parceners/karta and/or the co-owners. The respective shares be incorporated specifically.**

No.

(v) **Minor's interest.**

No.

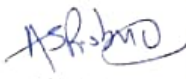
Bank has taken following Original Documents before creation of Mortgage.

1. Agreement for Sale dated 12th June, 2014 between Pvt. Ltd. Marathon Reality "The Developer" (2) Parmeka Pvt. Ltd "The Parmeka" AND M/s. Glass Wall System India Pvt. Ltd. bearing Receipt of Registration No.BDE-2-4805-2014 issued by sub Registrar Mumbai-2 dated 13/06/2014.
2. Stamp Duty paid to the Government Rs.58,35,000/- dated 11th June, 2014.

Documents Required to obtain by bank

1. N.O. C. for creation of mortgage in favour of Bank of India, Mid Corp Branch from Marathon Reality Pvt. Ltd.
2. Original Share Certificate standing in the name of **M/s. Glass Wall System India Pvt. Ltd** after formation of society.

Yours truly,


Anjali Risbud
(Advocates)





Omkar V. Dhagawkar

TITLE INVESTIGATOR

A-4/415, Link Palace Co-op. Hsg. Soc. Ltd., Opp. Toyota Show Room,
Pannalal Ghosh Marg, Malad (West), Mumbai – 400 064.

Tel: 42665651, Mob: 9892917951

E-mail: omkardhagawkar@gmail.com

BILL NO. OVD/AR/028

Dated this 6th Day of February, 2016

To,

**Smt. Anjali Risbud,
Advocate, High Court,
Mumbai.**

Subject: Investigation of the title in respect of:

Ref: Property of Flat No. 504, Area Admeasuring 4397.40 Square Feet (Carpet Area) on 5th Floor, 'A' Wing in the building known as "Marathon Futurex", situated at Mafatlal Mill Compound, N.M. Joshi Marg, Lower Parel, Mumbai – 400 013, land bearing C.T.S. No. 166(Part) of Lower Parel Division, Mumbai.

Dear Madam,

As per your instructions, I have carried out an independent search upon the property under reference. This communication sets out the outcome of the said search. I have conducted a search in Sub-Registrar's Offices at **Mumbai (Old Custom House), Bandra & Worli** for the period from 1st January, 2004 to 5th February, 2016 (13 Years) respectively.

While taking the search, I have found following documents Registered / Indexed therein (Please see the pages attached herein).

Encl: Search Report


Omkar V. Dhagawkar

SEARCH REPORT:

AT THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCE AT MUMBAI (OLD CUSTOM HOUSE) FOR THE PERIOD FROM 1ST JANUARY, 2004 TO 5TH FEBRUARY, 2016 (13 YEARS):

MANUAL RECORDS:

[From 1st January, 2004]

Year 2004 to 2016 ... No relevant entry found
[As on 5th February, 2016]

Note: Manual Records – Some pages of Index-II Book are found in torn condition, misplaced and manual records of Index-II Book are not maintained properly for the period from 1st January, 2004 to 5th February, 2016.

COMPUTER RECORDS:

[From 1st January, 2004]

Year 2004 to 2016 ... No relevant entry found
[As on 5th February, 2016]

Note: Computer Records of Index-II Book are found in torn condition, misplaced and Records of Index-II Book are not maintained properly for the period from 1st January, 2004 to 5th February, 2016.

AT THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCE AT BANDRA FOR THE PERIOD FROM 1ST JANUARY, 2004 TO 5TH FEBRUARY, 2016 (13 YEARS):

MANUAL RECORDS:

[From 1st January, 2004]

Year 2004 to 2016 ... No relevant entry found
[As on 5th February, 2016]

Note: Manual Records – Some pages of Index-II Book are found in torn condition, misplaced and manual records of Index-II Book are not maintained properly for the period from 1st January, 2004 to 5th February, 2016.

AT THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCE AT WORLI FOR THE PERIOD FROM 1ST JANUARY, 2004 TO 5TH FEBRUARY, 2016 (13 YEARS):

COMPUTER RECORDS:

[From 1st January, 2004]

Year 2004 to 2013 ... No relevant entry found

1st January, 2014 to 12th June, 2014 ... No relevant entry found

13th June, 2014:

Nature of Document: Agreement for Sale:

For Agreement Value Rs.9,66,69,625/- and Market Value Rs.11,65,93,344/-, **BETWEEN 1]** M/s. Marathon Realty Pvt. Ltd., through its Group Company Secretary & Authorized Person, Mr. K.S. Raghawan – The Developers & **2]** M/s. Parmeka Pvt. Ltd., through its Group Company Secretary & Authorized Person, Mr. K.S. Raghawan **AND** M/s. Glass Wall Systems India Pvt. Ltd., through its Directors, 1] Mr. Jawahar H. Hemrajani & 2] Mr. Kamles A. Choudhary - The Purchasers.

Executed on 12th June, 2014, Registered on 13th June, 2014, Document Serial No. BBE-2/4805/2014, Stamp Duty Paid Rs.58,35,000/- & Registration Fee Paid Rs.30,000/-.

... 2 ...

Schedule: Flat No. 504, Area Admeasuring 4397.40 Square Feet (Carpet Area) on 5th Floor, 'A' Wing in the building known as "**Marathon Futurex**", situated at Mafatlal Mill Compound, N.M. Joshi Marg, Lower Parel, Mumbai – 400 013, land bearing C.T.S. No. 166(Part) of Lower Parel Division, Mumbai.

14th June, 2014 to 31st December, 2014 ... No relevant entry found

1st January, 2015 to 7th October, 2015 ... No relevant entry found

8th October, 2015:

Nature of Document: Notice of intimation regarding mortgage by way of deposit of title Deed :

For Loan Amount Rs.85,00,00,000/-, **BETWEEN** 1] Mr. Jawahar H. Hemrajani Director of M/s. Glass Wall Systems India Pvt. Ltd. & 2] Mr. Kamles A. Choudhary Director of M/s. Glass Wall Systems India Pvt. Ltd. - The Mortgagors **AND** Bank of India, M.G. Road, Fort, Mumbai - The Mortgagee.

Date of Mortgage: 19th September, 2015, Date of Filing: 8th October, 2015, Filing No.BOM-2/2483/2015, Stamp Duty Paid Rs. 15,00,500/-, Registration Fee Paid Rs.1,300/- & Date of Submission: 5th October, 2015.

Schedule: Flat Nos. 503 & 504, Area Admeasuring 4397.00 Square Feet (Built-up Area) on 5th Floor in the building known as "**Marathon Futurex**", situated at Mafatlal Mill Compound, N.M. Joshi Marg, Lower Parel, Mumbai – 400 013, land bearing C.T.S. No. 166(Part) of Lower Parel Division, Mumbai.

9th October, 2015 to 31st December, 2015 ... No relevant entry found

Year 2016 ... No relevant entry found
[As on 5th February, 2016]

Note: Computer Records of Index-II Book are found in torn condition, misplaced and Records of Index-II Book are not maintained properly for the period from 1st January, 2004 to 5th February, 2016.


Omkar V. Dhagawkar
Title Investigator

Dated this 6th Day of February, 2016

***** END OF SEARCH REPORT *****

Ref: Property of **Flat No. 504**, Area Admeasuring 4397.40 Square Feet (Carpet Area) on 5th Floor, 'A' Wing in the building known as "**Marathon Futurex**", situated at Mafatlal Mill Compound, N.M. Joshi Marg, Lower Parel, Mumbai – 400 013, land bearing C.T.S. No. 166(Part) of Lower Parel Division, Mumbai.

SEARCH NOTE

Search taken in Sub-Registrar's Offices at **Mumbai (Old Custom House), Bandra & Worli** for the period from 1st January, 2004 to 5th February, 2016 (13 Years) respectively.

Shagun