



Mob. 9869063051

MS. ANJALI RISBUD

Advocate & Legal Consultant

06/02/2016

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

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Sir,

Re : **M/s. Glass Wall System India Pvt. Ltd. (Office No.719)**

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)

Office No.719, Area admeasuring 138.95 sq.mtrs. (Built-up), on 7th Floor, in the Building known as "Nirmal Lyfestyle" The Corporate Centre, LBS Marg,Mulund (West), Mumbai - 400 080 situated on the land bearing C.T.S. No. 491/A (part) of Revenue Village, Nahur, Taluka : Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Subarban.

2. Title Deeds seen in Original by us.

1. Agreement for Sale dated 28th November, 2007 between M/s. Emprocell Clinical Research Pvt. Ltd. AND M/s. Glass Wall System India Pvt. Ltd. bearing Receipt of Registration No.BDR-14-7544-2007 Dated 28th November, 2007.
2. Stamp Duty paid to the Government Rs.3,62,000/- dated 21st November, 2007.
3. Agreement for Sale dated 14th May, 2006 between Nirmal Lifestyle Ltd. AND M/s. Emprocell Clinical Research Pvt. Ltd. bearing Receipt of Registration No.BDR-7-2982-2006 for Rs.31,500/- dated 16th May, 2006.



4. Stamp Duty paid to the Government Rs.2,43,000/- dated 11th May, 2006.

3. Description of immovable property.

Office No.719, Area admeasuring 138.95 sq.mtrs. (Built-up), on 7th Floor, in the Building known as "Nirmal Lyfestyle" The Corporate Centre, LBS Marg,Mulund (West), Mumbai – 400 080 situated on the land bearing C.T.S. No. 491/A (part) of Revenue Village, Nahur, Taluka : Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Subarban.

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, Chembur, Vikroli , Mulund & Nahur 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 **Office No.719** 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 **Office No.719** is clear and marketable.

❖ The vendors herein is the owners of the Office No.719 on 7th Floor, of the Building known as Corporate Center situated at Nirmal Lifestyle, LBS Marg, Mulund (West), Mumbai – 400 080 admeasuring about 1246 sq.ft. (carpet area).



- ❖ The vendors have purchased the said premise from Developers M/s. Nirmal Lifestyle Ltd. and sold to M/s. Glass Wall System India Pvt. Ltd. in the year 2007.
- ❖ 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, lean, 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 28th November, 2007 between M/s. Emprocell Clinical Research Pvt. Ltd. AND M/s. Glass Wall System India Pvt. Ltd. bearing Receipt of Registration No.BDR-14-7544-2007 Dated 28th November, 2007
2. Stamp Duty paid to the Government Rs.3,62,000/- dated 21st November, 2007.
3. Agreement for Sale dated 14th May, 2006 between Nirmal Lifestyle Ltd. AND M/s. Emprocell Clinical Research Pvt. Ltd. bearing Receipt of Registration No.BDR-7-2982-2006 for Rs.31,500/- dated 16th May, 2006.



Law

4. Stamp Duty paid to the Government Rs.2,43,000/- dated 11th May, 2006.

Documents Required to obtain by Bank

1. N.O. C. for creation of mortgage in favour of Bank of India, Mid Corp Branch from Nirmal Lifestyle 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/024

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 **Office No. 719**, Area Admeasuring 130.03 Square Meters (Built-up Area) on 7th Floor in the building known as "**Nirmal Lifestyle**", **The Corporate Centre**", the building consists of Ground + 8 Upper Floors, situated at L.B.S. Marg, Mulund (West), Mumbai – 400 080, land bearing C.T.S. No. 491/A (Part) of Revenue Village: Nahur, Taluka: Kurla in the Registration District and Sub-District of Mumbai City & Mumbai Suburban.

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, Chembur, Vikhroli & Mulund/Nahur** 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).

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.

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 CHEMBUR 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 VIKHROLI FOR THE PERIOD FROM 1ST JANUARY, 2004
TO 5TH FEBRUARY, 2016 (13 YEARS):

COMPUTER RECORDS:

[From 1st January, 2004]

Year 2004 & 2005

...

No relevant entry found

1st January, 2006 to 15th May, 2006 ... No relevant entry found

16th May, 2006:

Nature of Document: Agreement for Sale:

For Agreement Value Rs.48,60,000/- and Market Value Rs.39,86,720/-, **BETWEEN** M/s. Nirmal Lifestyle Ltd., through its Director, Shree Dharmesh S. Jain through his Constitute Attorney, Mr. Vaibhav Sahebrao Patil – Developer **AND** M/s. Emprocell Clinical Research Pvt. Ltd., through its Director, Mr. Olga Dulai – The Purchaser.

Executed on 11th May, 2006, Registered on 16th May, 2006, Document Serial No. BDR-7(Vikhroli)/2984/2006, Stamp Duty Paid Rs.2,43,000/- & Registration Fee Paid Rs.30,000/-..

Schedule: Office No. 719, Area Admeasuring 130.03 Square Meters (Built-up Area) on 7th Floor in the building known as “**Nirmal Lifestyle**”, **The Corporate Centre**”, the building consists of Ground + 8 Upper Floors, situated at L.B.S. Marg, Mulund (West), Mumbai – 400 080, land bearing C.T.S. No. 491/A (Part) of Revenue Village: Nahur, Taluka: Kurla.

17th May, 2006 to 31st December, 2006 ... No relevant entry found

Year 2007 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 MULUND/NAHUR FOR THE PERIOD FROM 1ST JANUARY, 2004 TO 5TH FEBRUARY, 2016 (13 YEARS):

COMPUTER RECORDS:

[From 1st January, 2004]

Year 2004 to 2006 ... No relevant entry found

1st January, 2007 to 27th November, 2007 ... No relevant entry found

28th November, 2007:

Nature of Document: Agreement for Sale:

For Agreement Value Rs.1,21,00,000/- and Market Value Rs.43,69,008/-, **BETWEEN** M/s. Emprocell Clinical Research Pvt. Ltd., through its Director, Mr. Alok Kumar – Vendor **AND** M/s. Glass Wall Systems India Pvt. Ltd., through its Partners, 1] Mr. Kamlesh A. Choudhari & 2] Mr. Jawahar Hariam Hemrajani – The Purchasers.

Executed on 28th November, 2007, Registered on 28th November, 2007, Document Serial No. BDR-14/7544/2007, Stamp Duty Paid Rs.3,62,100/- & Registration Fee Paid Rs.30,000/-..

Schedule: Office No. 719, Area Admeasuring 130.03 Square Meters (Built-up Area) on 7th Floor in the building known as “**Nirmal Lifestyle**”, **The Corporate Centre**”, the building consists of Ground + 8 Upper Floors, situated at L.B.S. Marg, Mulund (West), Mumbai – 400 080, land bearing C.T.S. No. 491/A (Part) of Revenue Village: Nahur, Taluka: Kurla.

Ref: Property of **Office No. 719**, Area Admeasuring 130.03 Square Meters (Built-up Area) on 7th Floor in the building known as "**Nirmal Lifestyle**", **The Corporate Centre**", the building consists of Ground + 8 Upper Floors, situated at L.B.S. Marg, Mulund (West), Mumbai - 400 080, land bearing C.T.S. No. 491/A (Part) of Revenue Village: Nahur, Taluka: Kurla in the Registration District and Sub-District of Mumbai City & Mumbai Suburban.

SEARCH NOTE

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

[Handwritten Signature]

[As per Document Sr. No.BDR-7/2984/2006, Dated 16/05/2006, Market Value Rs.39,86,720/- and Agreement Value Rs. 48,60,000/-, Stamp Duty Paid Rs.2,43,000/- & Registration Fee Paid Rs.30,000/-, the said document registered, at present Market Value Rs.43,69,008/- and Agreement Value Rs.1,21,00,000/-, Total Stamp Duty Rs.6,05,000/- - Paid Stamp Duty Rs.2,43,000/-, balance Stamp Duty Paid Rs.3,62,100/- on 28/11/2007]

29th November, 2007 to 31st December, 2007 ... No relevant entry found

Year 2008 to 2014 ... No relevant entry found

1st January, 2015 to 6th October, 2015 ... No relevant entry found

7th 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: 7th October, 2015, Filing No.KRL-4/1534/2015, Stamp Duty Paid Rs. 15,00,600/-, Registration Fee Paid Rs.1,300/- & Date of Submission: 7th October, 2015.

Schedule: Office Nos. 718 & 719, Area Admeasuring 3376.00 Square Meters (Built-up Area) in the building known as "**Nirmal Lifestyle**", situated at L.B.S. Marg, Mulund, Mumbai, land bearing C.T.S. No. 491/A of Revenue Village: Mulund, Taluka: Kurla.

8th 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 *****