

V. B. TIWARI & CO.

Advocates & Associates

46, Islam Building, 16 A, 1st Floor, Veer Nariman Road, Opp. Akbarallys, Fort, Mumbai - 400 023.
Tel. : 2285 2893 Mobile : 9892284146
Email : vbtwariandcompany@gmail.com

V. B. TIWARI
Jyoti V. Tiwari
Kiran V. Tiwari

Ref. No. : _____

Date : _____

SBI/ OVERSEAS BRANCH/17/SEPTEMBER/2019

23.09.2019

To,

The Branch Manager,
State Bank of India,
Overseas Branch,
Mumbai.

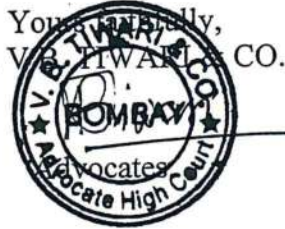
Dear Sir,

RE: Property at Flat No. 701, on the 7th Floor, in the building known as "Embassy Centre Premises Co-operative Housing Society Limited", Adm. 675 Sq.Ft., situated at Village: Fort, Taluka and District: Mumbai, bearing CTS No. 1642, belonging to Veritas Investment Limited.

As directed by you we have taken the search of the above property. We enclose herewith Original title report, **Original Challan GRN No. MH006605779201920E of Rs.750/- paid to Sub-Registrar Office MUMBAI-1 and Index-II** for your information and record.

Thanking you,

Yours faithfully,
M/S. V. B. TIWARI & CO.





CHALLAN
MTR Form Number-6



GRN	MH006605779201920E	BARCODE			Date	23/09/2019-14:01:55		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Payer Details					
Search Fee					TAX ID (If Any)					
Other Items					PAN No.(If Applicable)					
Office Name					BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name		V B TIWARI AND COMPANY	
Location					MUMBAI					
Year					2019-2020 From 01/01/1990 To 23/09/2019		Flat/Block No.			
Account Head Details					Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE					750.00		Road/Street			
							Area/Locality			
							Town/City/District			
							PIN			
							Remarks (If Any)			
							Flat No 701 on the 7th Floor in the building Embassy Centre Premises			
							CHSL			
							Amount In		Seven Hundred Fifty Rupees Only	
Total					750.00		Words			
Payment Details					FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA										
Cheque-DD Details					Bank CIN		Ref. No.		02300042019092371632 004034702	
Cheque/DD No.					Bank Date		RBI Date		23/09/2019-14:02:56 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9892284146

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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

24/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. मुंबई शहर
(बर्बई) [BBE]Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दस्त क्रमांक : 2962/1996

नोदणी :

Regn:63m

गावाचे नाव : 1) फोर्ट

(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल
(2)मोबदला	-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका, रूम नं.701,7 वा माळा,इम्बॅसी सेंटर,नरीमन पॉईंट((C.T.S. Number : 1642 ;))
(5) क्षेत्रफळ	1) 675 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजनकुमार - कपुर वय:-; पत्ता:-रोड नं: मलबार हिल मुबई , शहराचे नाव: पिन कोड:- पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री कपुर - केवल वय:-; पत्ता:-रोड नं: मलबार हिल मुबई , शहराचे नाव: पिन कोड:- पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/08/1996
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/1996
(11)अनुक्रमांक,खंड व पृष्ठ	2962/1996
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.20/-
(13)बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

V. B. TIWARI & CO.

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SBI/ OVERSEAS BRANCH/17/SEPTEMBER/2019

23.09.2019

Annexure – B: Report of Investigation of Title in respect of immovable Property

1	a) Name of Branch/ BU seeking opinion	OVERSEAS BRANCH
1	b) Reference No. and date of the letter under the cover of which the documents tendered for security are forwarded	-----
	c) Name of the Borrower.	Veritas Investment Limited.
2	a) Name of the Unit/concern/ company/ persons as security	Veritas Investment Limited
	b) Construction of the Unit/ concern/ company (ies) as security	Flat
	c) State as to under what capacity is security offered (whether as joint application or borrower or as guarantor etc)	Borrowers
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Flat No. 701, on the 7th Floor, in the building known as "Embassy Centre Premises Co-operative Housing Society Limited", Adm. 675 Sq.Ft., situated at Village: Fort, Taluka and District: Mumbai, bearing CTS No. 1642
	(a) Survey No.	CTS No. 1642
	(b) Door/House no. (in case of house property)	Flat No. 701, on the 7th Floor
	(c) Extent/ area including plinth/ built up area in case of house property	Adm. 675 Sq.Ft.
	(d) Locations like name of the place, village,	Village: Fort, Taluka and District:



	city, registration, sub – district etc. boundaries				Mumbai
4.	(a) Particular of the documents scrutinized serially and chronologically				1. Copy of Agreement for Sale dated 21.09.1999 registered on 01.12.1999 under serial No. BBE1-4559-1999 executed between Rajit Kapur as “The Transferor” of the One Part and Veritas Investment Limited “The Transferee” of the Other Part. 2. Copy of Registration Receipt. 3. Copy of Index II
	(a) Nature of documents verified and as to whether they are original or certified copies or registration extract duly certified Note: only original or certified extract from the registering/land/ revenue/ other/ authorities be examined.				Certified copied were provided for verification
	Sl. No.	Date	Name/Nature of the Document	Original /Certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	--	21.09.1999	Agreement for Sale	Certified Copy	No
5.a)	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor/ (please also enclose all such certified copies and relevant fee receipts along with TIR)				NO
5.b) i)	Whether all pages in the certified copies of the title documents which are obtained directly from Sub-Registrar’s Office have been verified page by page with the original documents submitted?				N.A.

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5.b) ii)	Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals tile deeds is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	N.A.
6.	a) whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	N.A
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registration Office: MUMBAI-1
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub - registrar/ district registrar/ registrar - general. If so, please name all such offices?	NO
	c) Whether search has been made at all the offices named at (b) above?	NO
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents	NO



	in respect of the property in question?	
8.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used)</p>	<p><u><i>We have mentioned the tracing herein below:-</i></u></p>

FROM 1990 TO 2019:-.

- Whereas from documents produced before me it is observed that prior to the year 1989 the said Mr. Rajit Kapur was the owner of the said Flat.
- Whereas from documents produced before me it is observed that initially the said M/s. Gupta Construction had constructed the said building.
- Whereas thereafter in the year 1973 by the Agreement dated 27.02.1973 executed between M/s. Gupta Construction AND M/s. Jyoti Embroidery Private Limited, the said M/s. Gupta Construction sold the said Flat in favor of M/s. Jyoti Embroidery Private Limited.
- Accordingly the said M/s. Jyoti Embroidery Private Limited became the owner of the said Flat.
- Whereas thereafter in the year 1980 by the Agreement dated 20.11.1980 executed between M/s. Jyoti Embroidery Private Limited AND Mr. Rajit Kapur, the said M/s. Jyoti Embroidery Private Limited sold the said Flat in favor of Mr. Rajit Kapur.
- Accordingly the said Mr. Rajit Kapur became the owner of the said Flat.

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- Whereas thereafter in the year 1999 by the agreement for Sale dated 21.09.1999 registered on 01.12.1999 under serial No. BBE1-4559-1999 executed between Rajit kapur as “The Transferor” of the one part and Veritas Investment Limited “The Transferee” of the other part, the said Rajit Kapur sold the flat in Favor of Veritas Investment Limited.
- Accordingly the said Veritas Investment Limited became the owner of the said Flat No. 701, on the 7th Floor, in the building known as “Embassy Centre Premises Co-operative Housing Society Limited”.
- Whereas thereafter the said Veritas Investment Limited have mortgaged the said Flat in favor of State Bank of India.
- Therefore the title of the said Flat is clear and marketable.



To,

23.09.2019

M/s. V.B. TIWARI & CO.,
Advocate, High Court,
46, Islam Building,
16A, Ist floor,
Veer Nariman Road,
Opp: Akabarallys,
Fort, Mumbai- 400 023.

Dear sir,

RE: Investigation of title of Flat No. 701, on the 7th Floor,
in the building known as "Embassy Centre Premises Co-
operative Housing Society Limited", Adm. 675 Sq.Ft.,
situated at Village: Fort, Taluka and District: Mumbai,
bearing CTS No. 1642.

As per your instruction I have taken search of above mentioned property in the Sub Registrar at **MUMBAI-1** from 1990 to 2019 (30 Years).

Besides various Agreement for Sale registered in respect of the Flat I did not find any adverse document registered against above mentioned property.


Search clerk

MUMBAI-1 SRO from year 1990 to 2019 (30 Years)

1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	Deed of Confirmation dated 01.08.1996 registered on 03.10.1996 under Serial No. 2962 of 1996 executed by Rajit Kapur.
1997	NIL
1998	NIL
1999	Agreement for Sale dated 21.09.1999 registered on 01.12.1999 under serial No. BBE1-4559-1999 executed between Rajit Kapur as "The Transferor" of the One Part and Veritas Investment Limited "The Transferee" of the Other Part.
2000	NIL
2001	NIL
2002	NIL
2003	NIL

2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	Leave & License Agreement dated 28.04.2017 registered on 28.04.2017 under Serial No. 2729 of 2017 executed between Veritas Investment Limited AND Akron Developers private Limited.
2018	NIL
2019	NIL


Search Clerk

RE: Flat No. 701, on the 7th Floor, in the building known as "Embassy Centre Premises Co-operative Housing Society Limited", Adm. 675 Sq.Ft., situated at Village: Fort, Taluka and District: Mumbai, bearing CTS No. 1642

RAJIT KAPUR
AND

VERITAS INVESTMENT LIMITED

NOTES OF SEARCH

Taken in the office of sub registrar of .
MUMBAI-1 from 1990 to 2019 (30 Years)

M/s. V.B. TIWARI & CO.,
Advocate, High Court,
46, Islam Building,
16A, Ist floor,
Veer Nariman Road,
Opp: Akabarallys,
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Search Report\SBI/ Manda Baban Dhanvat