

TOWARDS EAST : NATIONAL HIGHWAY NO. 6,
 TOWARDS WEST : AKOLI BADNERA ROAD,
 TOWARDS NORTH : NALLAH & FIELD SURVEY NO. 340 [PART],
 TOWARDS SOUTH : FIELD SURVEY NO. 340/2

All the above said field Nos. 1 to 7 are adjoining to each other, forming one compact piece of land, total admeasuring 3 H. 63 R + Pot Kharab 0 H. 04 R. = 3 H. 67 R, commonly bounded towards East – by Nation Highway No. 6, towards West – by Akoli Badnera Road, towards North – by Nallah & Field Survey No. 340 [Part], and towards South – by Field survey No. 340 [Part] & 342 within the limits of Amravati Municipal Corporation, Amravati. This property herein after referred to as **“THE SAID PROPERTY”**.

3. WHEREAS, out of said property, (i) Field Survey No. 340/2 was previously owned by Mr. Narendrakumar Devkaran Bhoot, (ii) Field Survey No. 340/2/A was previously owned by Mr. Pravin Sureshchandra Bhoot & Mrs. Nish Pavin Bhoot, (iii) Field Survey No. 340/2/B was previously owned by Mr. Narendra Devkaranji Bhoot, (iv) Field Survey No. 340/2/C [340/2/क] was previously owned by Mr. Manoharlal Devkaranji Bhoot (v) Field Survey No. 340/2/D was previously owned by Mr. Navalkumar Devkaranji Bhoot, (vi) Field Survey No. 340/2/E was previously owned Ms. Leeladevi Santoshkumar Bhoot & (vii) Field Survey No. 340/3 was previously owned by Mr. Narendrakumar Devkaran Bhoot, and

4. WHEREAS, the previous (i) Mr. Narendrakumar Devkaran Bhoot, (ii) Mr. Pravin Sureshchabdra Bhoot & Mrs. Nisha Pravin Bhoot, (iii) Mr. Manoharlal Devkaranji Bhoot, (iv) Mr. Navalkumar Devkaranji Bhoot, (v) Ms. Leeladevi Santoshkumar Bhoot, alongwith some other family persons, jointly mortgaged the said property vide Mortgage Deed dated. 11/03/2013, Regd. At Sr.No. 1291, with Sub Registrar, Amravati City - 1, with Union Bank of India, Br. Shegaon Naka, Amravati, against the lone obtained by M/S. Deegee Textiles Pvt. Ltd. and M/S Narendra Vegetables Foods Pvt. Ltd., amounting to Rupees Ten Crores Only, and,

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5. WHEREAS, the said mortgagors/borrower failed to repay the loan, hence the Mortgagee Bank i.e. Union Bank of India, Br. Shegaon Naka, Amravati, auctioned the said property vide E-Auction held on 17/09/2018, Wherein the vendor i.e. Little Wonders Academy Pvt. Ltd, offered highest sale price for purchasing the said mortgaged, as such the sale was confirmed in favour of Little wonders Academy Pvt. Ltd. vide Sale Certificate dated. 19/12/2018, Regd at Sr. No. 3257, with S.R.O. Amravati City - 3, as such the vendor became the exclusive owner of the said property, and copy of the same is enclosed herewith, and

6. WHEREAS, Board of Directors of the vendor company has decided to sell the said property, vide Resolution No. 3, passed in the meeting dated. 25/11/2018 and for the said purpose, Director namely Mr. Sandeep Manoharlal Jalan & Mr. Siddarth Manoharlal Jalan Were authorized, to fixed the sale price, negotiate the concern terms and condition, and with prospective Purchaser, and,

7. WHEREAS, the Directors of the vendor company negotiated the terms and condition to the said property to the Purchaser namely Rai Udyog Limited, for a total consideration of Rs. 12,80,00,000/- and accordingly prepared draft sale deed and so also the terms and condition, which are verified and confirmed by the board of Directors in the meeting held on 01/12/2018, and consent and further authorization given by them to execute the Sale Deed before the Registrar, Amravati and to hand over vacant possession after taking the sale consideration, to Authorized Officer to Mr. Roshan Laxmanrao Thakare, R/o: - Amravati, and on the basis of the same, Mr. Roshan Laxmanrao Thakare, executing this Sale Deed on behalf of the vendor company, and,

8. WHEREAS, for cogent reasons and good causes, the vendor hereby agrees to sell the said property to the Purchaser and the Purchaser is ready and willing to purchase the said property for a valuable consideration of Rs. 12,80,00,000/- [Rupees Twelve Crore Eighty Lacs Only] and in the manner and mode of the payment of the above said consideration as is appearing hereinafter.

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9. WHEREAS, RAI UDYOG LTD applied for mutation to the Talathi Badnera District Amravati and on dated. 25/02/2019 the Grantor got their names duly mutated in the Land revenue records accordingly.

10. WHEREAS the Corporation Tax is in the name of Shri. Manoharlalji D. Bhoot and for all the Survey Nos Single House No. is given i.e. Municipal Corporation House No. 256 and the Tax of Rs. 34,380/- [Rupees Thirty Four Thousand Three Hundred Eighty Only] from 2011 till 31/03/2019 vide Book No. 14750 and Receipt No. 1474935 and after this the name of grantor shall be duly mutated in the Tax Department Records of Amravati Municipal Corporation, Amravati.

11. WHEREAS, the Demand was issued for Building Permit from Amravati Municipal Corporation, which was duly paid on 21/02/2019.

AND WHEREAS, the Rai Udyog Ltd submitted their Building Plans for Sanctions to the Municipal Corporation Amravati and all the Survey Nos. forming a final Plot No and accordingly Plot No. 01 was given to the land property including all the Seven Survey Nos and on this Plot No. 01 the Building Permit was issued by the Amravati Municipal Corporation, Amravati.

THUS from the date of execution of Registered Sale Deed, M/s Rai Udyog Ltd, become the absolute and exclusive owner of all that piece & parcel of land bearing Field Survey No. 340/2, 340/2/A, 340/2/B, 340/2/C, 340/2/D, 340/2/E & 340/3 all the Seven Survey Nos forming Plot No. 01, All the above said field Nos. 1 to 7 are adjoining to each other, forming one compact piece of land, total admeasuring 3 H. 63 R + Pot Kharab 0 H. 04 R. = 3 H. 67 R, commonly bounded towards East – by Nation Highway No. 6, towards West –by Akoli Badnera Road, towards North – by Nallah & Field Survey No. 340 [Part], and towards South – by Field survey No. 340 [Part] & 342 within the limits of Amravati Municipal Corporation, Amravati. Whereas, accordingly the Demand was issued for Building Permit from Amravati Municipal Corporation which was duly paid on 21/02/2019. In accordance with Plans Sanctioned from the Assistant Director Town Planning Department, Municipal Corporation Amravati. And as per the submissions by the

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Grantor the Grantor got their Building Plans Sanctioned dated. 25/02/2019 vide its Building Permit having No. 0374 from the Assistant Director Town Planning Department, Municipal Corporation Amravati.

THAT, thereafter a Registered Deed of Declaration is also executed by M/s Rai Udyog Ltd. dated. 26/02/2019 which is duly registered with Sub Registrar, Office Amravati - 3 vide Document Serial No. 664 - 2019.

THAT, thereafter a Registered Power of Attorney for Admission and Presentation is also executed on 26/02/2019 which is duly registered with Sub Registrar, Office Amravati - 3 vide Document Serial No. 672 - 2019.

Thus title of said property is clearly and properly established and the property is free from all types of encumbrance, lien and mortgages whatsoever. That all the transaction has been fully verified from all the relevant records of Sub – Registrar Office. It has been observed that the said property is having good, valid and Marketable title. Thus the link of the chain in respect of said property is fully described incorporated in the report.

A] I have taken the Search of the records of the Registrar's office from the inspection book & the Index Register and other relevant records and also from the loose Sheets from 1990 to 2019 search conducted for 30 Years. The copy of Original Search Fees Receipt dt. 26/02/2019 bearing No. 923 - 2019 for Rs. 750/-.

B] That the copies of all the relevant documents i.e. copy of Sale Deed, Building Permit, Corporation Tax Payment Receipt, 7/12, have been verified and tallied from the originals & from the record of the Sub Registrar Office and the concerned Departments of Amravati.

C] That on the basis of the Searches made by me and the documents placed before me, I verified that the property referred to in Schedule is owned and possessed by M/s Rai Udyog Ltd. and the property is free from encumbrances, from all types of encumbrance, lien, and mortgages whatsoever.

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D] I have also confirmed from the Government and the Public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition from these Authorities.

OPINION

E] I am satisfied that the property described in Schedule is heritable, transferable and M/s Rai Udyog Ltd, have the full right to transfer all necessary parties have been joined in documents and the documents have the desired effect. That the facts and events material to title have been satisfactorily proved.

F] In the result I have to state that I have made necessary search at the concerned Sub - Registrar's Office up to date and as a result of such Searches I am satisfied that the property described in Schedule is free from all types of encumbrances and the title of the transferor is clear and marketable.

G] I have searched the relevant records in regard to the immovable property which is to be mortgaged with the financial institutions.

H] That on the basis of such a search made, I confirm that M/s Rai Udyog Ltd. have clear, legal and marketable title of the said immovable property.

I] I also to further add that there is no impediments if M/s Rai Udyog Ltd, mortgages the said property to the concerned Financial Institution for raising the loan as collateral security by way of equitable mortgage. The said property is absolutely worth, good and marketable for the sake of security for the Bank/Financial institution.

SCHEDULE OF PROPERTY

i] All that piece and parcel of situated at **Mouza: Badnera**, Pragane - Badnera, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar Amravati City and comes within the limits of Municipal Corporation Amravati, **Field Survey No. 340/2**, having yearly land revenue of Rs. 2.20, admeasuring **0H.43 R. + Pot Kharab 0 H, 02 R**, bounded as under:

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