

TITLE VERIFICATION & SEARCH REPORT

**OF THE PROPERTY OWNED AND POSSESSED BY
M/S RAI UDYOG LTD., GANESHPETH, NAGPUR.**

265/0

इतर पावती

Original/Duplicate

Saturday, 31 March 2018 12:28 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3434 दिनांक: 31/03/2018

मावाचे नाव:

इस्तऐवजाचा अनुक्रमांक: नगन2-0-2018

इस्तऐवजाचा प्रकार:

सादर करणान्याचे नाव: अॅड. सोमाली गिरी रा.काटोल रोड, नागपूर

वर्णन अर्ज क्र.889/18, शोध सन-2003 ते 2018 (16वर्ष) मौजा-नागपूर, प्लॉट नं.28, शिट नं.180, सि.स.नं.115

शोध व निरीक्षण

रु. 400.00

एकूण:

रु. 400.00

NGP2

1); देयकाचा प्रकार: By Cash रक्कम: रु 400/-


ना.सु.स.नं. 889/18, अर्ज-२,
नागपूर शहर, रु.२

SONALI O. GIRI
Advocate

Rajat Sankul, Opp S.T. Bus
Stand, Ganeshpeth,
Nagpur - 440018.
Mb. No. 9561890999

Date: - 02/04/2018

TITLE VERIFICATION & SEARCH REPORT

THAT I have been engaged by M/s Rai Udyog Ltd, duly Registered Under Companies Act 1956, having Registered Office at "RAJAT SANKUL", Opp. S.T. Bus Stand, Ganeshpeth, Nagpur - 440018, for preparing Title Verification and Search Report of the Property owned and possessed by M/s Rai Udyog Ltd., Nagpur and has submitted necessary relevant document for preparing the Title Verification and Search Report, I, Sonali Om Giri Advocate, R/o: - Ganeshpeth, Nagpur do hereby submit my detailed report as under: -

1. **THAT** the property fully described in Schedule was previously owned and possessed by **SHRI. ANILKUMAR S/O SHRI. RAMAKANT GUPTA** by Registered Sale Deed dt. 15/06/2012 vide Sr. No. 03174 - 2012 Registered before the Sub Registrar, Nagpur - 5, in favour of M/s Rai Udyog Ltd, Nagpur acting through its Managing Director **SHRI. KISHOR S/O SHRI. GOPICHAND RAI** aged about **53 Years**, Occupation: - **Business**, R/o: - **136/A, Canal Road, Ramdaspath, Nagpur - 440010**. Thus after execution of Registered Sale Deed the said Firm M/s Rai Udyog Ltd. has become the absolute owner of the said property fully described in the Schedule.
2. **THAT** the Title History & Link of chain for the period of more than last 15 Years till date shows the following transactions described hereunder: -
3. **WHEREAS**, the said property which is popularly known as Nagpur Improvement Trust Leasehold Plot No. 28 in Central Avenue Scheme Section III Nagpur in Anath Vidyarthi Griha Layout / Precinct Nagpur, Ward No. 23, total admeasuring 1050.455 Sq.Mtr. i.e. 11307.00 Sq.Ft., bearing City Survey No. 115, Sheet No. 180, Mouza: Nagpur, within limits of NIT / NMC of Tahsil & District, Nagpur. was purchased by the Vendor / Landowner i. e. Shri. Anilkumar Ramakant Gupta. together with Standing Structure by various Sale Deeds detailed as under:
 - A. **WHEREAS** all that piece and parcel of land bearing Nagpur Improvement

Cir. No. 11/17 along with super structure thereon bearing Nagpur Municipal Corporation House No. 292 in Ward No. 23 of the city of Nagpur with the compound electric fittings, some old plant, machinery etc., in its existing condition was originally belonged to "Seth Kirodimal Charity Trust Raigarh", the trust duly registered under the M.P. Public Trust Act 1951.

- B. WHEREAS,** Thereafter said property was purchased by Shri. Anilkumar Ramakant Gupta from "Seth Kirodimal Charity Trust Raigarh" by way of Sale Deed Dated. 27/03/1981, which was duly Registered in the office of the Sub - Registrar - 3, Nagpur at Sr. No. 1621 on even date.
- C. WHEREAS** thereafter M/s Rai Udyog Ltd., through its Managing Director Shri. Kishor Gopichand Rai being the owners of land property, having purchased/acquired the same on Leaschold rights from Nagpur Improvement Trust, Nagpur for a period commencing from 05/02/2017 and ending on 04/02/2047 vide Registered Lease Deed No. 2447 - 2018 dated. 28/03/2018. As a result therefore the Seller hereinabove has now become an exclusive, absolute and full owner that is lessee of the aforesaid property with heritable and transferable rights therein and same is also accordingly mutated in his sole name in all relevant records.
- D. WHEREAS** the separate demands have been issued 1. Demand vide Letter No. NMC/TPD/1555 DT. 15/03/2018 for Rs. 1,58,32,345/- and Rs. 76,21,411/- which was duly paid on 16/03/2018 vide RTGS from Wardhaman Urban Co-Operative Bank Nagpur UTR No. IBKLR62018031600544110 & UTR No. IBKLR62018031600544108, 2. Demand vide letter no. NMC/TPD/1554 DT. 15/03/2018 for Rs. 11,84,459/- which was duly paid on 16/03/2018 vide RTGS from Wardhaman Urban Co-Operative Bank Nagpur UTR No. IBKLR62018031600544109 & 3. Demand vide letter no. NMC/TPD/1556 DT. 15/03/2018 for Rs. 34,382/- vide RTGS from Wardhaman Urban Co-Operative Bank Nagpur UTR No. IBKL180316415770.

THUS from the date of execution of Registered Sale Deed, M/s Rai Udyog Ltd, Nagpur become the absolute and exclusive owner of all that piece and parcel of land admeasuring about 1050.455 Sq.Mtr. i.e. 11307.00 Sq.Ft., bearing City Survey No. 115, Sheet No. 180, Mouza: Nagpur, within limits of NIT / NMC of Tahsil & District, Nagpur, In accordance with Sanction Plan Sanctioned from the Assistant Director Town Planning Department Nagpur Municipal Corporation, Nagpur, **337 / BP /**

the construction is completed on the Residential/Commercial multistoried building known and styled as **"SHRI RAM KUNJ"**.

That thereafter a Registered Deed of Declaration is also executed in favour of M/s Rai Udyog Ltd. dated 28/03/2018 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 2458 - 2018.

That thereafter a Registered Power of Attorney for Admission and Presentation is also executed on 02/09/2014 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 3021 - 2014.

- 1] I have taken the Search of the records of the Registrar's office from the inspection book and the Index Register and other relevant records and also from the loose Sheets from 2003 to 2018 search conducted for 16 Years. The copy of original Search fee receipt dated 31/03/2018 bearing No. 3434 - 2018 for Rs. 400/- only is annexed herewith for perusal and record.
- 2] That on the basis of the Searches made by us and the documents placed before us, we verified that the property referred to in Schedule is owned and possessed by M/s Rai Udyog Ltd, Nagpur. In a search the said land is mortgaged in favour of Wardhaman Urban Co-Operative Bank Ltd, Nagpur, by way of Simple Equitable Mortgage. Hence it is necessary to take No Due Certificate and Release Deed / Release Letter from Wardhaman Urban Co-Operative Bank Ltd, Nagpur before execution of Sale Deed of prospective buyers.
- 3] That the copies of all the relevant documents i.e. copy of Sale Deed, Building Permit, Corporation Tax Payment Receipt, Property Card, have been verified and tallied from the originals & from the record of the Sub Registrar Office and the concerned Departments of Nagpur, the M/s Rai Udyog Ltd. through its Managing Director Shri. Kishor Gopichand Rai has paid the Nagpur Municipal Corporation Tax of **Rs. 19,528/- [Rupees Nineteen Thousand Five Hundred Twenty Eight Only]** dated. 17/03/2018 vide its Receipt No. 03/2017-18/0276872 against the House No. 292/A, NMC Zone No. 8, Ward No. 23 from 01/04/2017 to 31/3/2018
- 4] I have also confirmed from the Government and the Public Land Acquisition Authorities that the property described in Schedule is not

OPINION

5] I am satisfied that the property described in Schedule is heritable, transferable and M/s Rai Udyog Ltd, Nagpur 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.

6] In the result I have to state that I have made necessary search at the concerned Sub - Registrar's office, Nagpur up to date and as a result of such Searches I am satisfied that the property described in Schedule is only Mortgaged with Wardhaman Urban Co-Operative Bank and the title of the transferor is clear and marketable.

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

That on the basis of such a search made, I confirm that M/s Rai Udyog Ltd., Nagpur have clear, legal and marketable title of the said immovable property & they have only taken loan from Wardhaman Urban Co-Operative Bank of Rs. 3,30,00,000/- [Rupees Three Crores Thirty Lacs Only].

7] I also to further add that there is no impediments if M/s Rai Udyog Ltd, Nagpur 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

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 28 in Central Avenue Scheme, Section - III Nagpur in Anath Vidyarthi Griha Layout / Precinct Nagpur, Ward No. 23, total admeasuring 1050.455 Sq.Mtr. i.e. 11307.00 Sq.Ft., bearing City Survey No. 115, Sheet No. 180, Mouza: Nagpur, within limits of NIT / NMC of Tahsil & District, Nagpur.

IT IS BOUNDED AS UNDER:

ON THE EAST	:	PLOT NO. 28 - A
ON THE WEST	:	ROAD
ON THE NORTH	:	PLOT NO. 27

THAT M/S RAI UDYOG LTD. NAGPUR IS IN POSSESSION OF FOLLOWING DOCUMENTS FOR AVAILING LOAN FACILITY FROM THE BANK.

1. Xerox Copy of Sale Deed dt. 20/12/1980 executed in favour of The Shri. Anilkumar Ramakant Gupta, Nagpur by Seth Kirodima Charity Trust Rajgarh & Others.
2. Xerox Copy of Sale Deed dt. 27/03/1981 executed in favour of The Shri. Anilkumar Ramakant Gupta, Nagpur by Seth Kirodima Charity Trust Rajgarh & Others.
3. Original Copy of Lease Deed dt. 28/03/2018 executed in favour of the Rai Udyog Ltd., through its Managing Director Shri. Kishor Gopichand Rai, Nagpur by Nagpur Improvement Trust, Nagpur.
4. Xerox Copy of Sale Deed dt. 15/06/2012 executed in favour of The M/s Rai Udyog Ltd, Nagpur by Shri. Anilkumar Gupta.
5. Xerox Copy of Sanction Letter for loan dt. 16 / 03 /2018 the M/s Rai Udyog Ltd, through its Managing Director Shri. Kishor G. Rai, Nagpur by Wardhaman Urban Co- Operative Bank Ltd.
6. Original Copy of Power of Attorney for Admission & Presentation dt. 02/09/2014 executed by M/s Rai Udyog Ltd, Nagpur.
7. Original Copy of Building Permit and Sanction Plan dt. 28/03/2018.
8. Original Copy of Deed of Declaration dt. 28/03/2018 executed by M/s Rai Udyog Ltd.
9. Original copy of Demand the separate demands have been issued 1. Demand vide letter no. NMC/TPD/1555 DT. 15/03/2018 for Rs. 1,58,32,345/- and Rs. 76,21,411/- which was duly paid on 16/03/2018 vide RTGS from Wardhaman Urban Co-Operative Bank Nagpur UTR No. IBKLR62018031600544110 & UTR No. IBKLR62018031600544108, 2. Demand vide letter no. NMC/TPD/1554 DT. 15/03/2018 for Rs. 11,84,459/- which was duly paid on 16/03/2018 vide RTGS from Wardhaman Urban Co-Operative Bank Nagpur UTR No. IBKLR62018031600544109 & 3. Demand vide letter no. NMC/TPD/1556 DT. 15/03/2018 for Rs. 34,382/- vide RTGS from Wardhaman Urban Co-Operative Bank Nagpur UTR No. IBKL180316415770.

Thus I submit my detail Title Verification and Search Report in respect of property owned and possessed by M/s Rai Udyog Ltd, Nagpur.

Thanking You,

Your's Sincerely

Sonali O. Giri

Sonali O. Giri [Adv]
For **Rai Udyog Ltd.,**
Nagpur

Adv. Sonali O. GIRI
LLB
No. MAH/4662/2011

