# TITLE VERIFICATION & SEARCH REPORT

OF THE PROPERTY OWNED AND POSSESSED BY

M/S RAI UDYOG LTD., GANESHPETH, NAGPUR.

Pre-Registration summary(नोंदणी पूर्व सांखयकी )

[illegible] दस्त पावती Office Copy

Wednesday,26 September 2018 6:25 PM

नोंदणी क्र. [illegible]

Regn. [illegible]

पावती क्र. 9676 दिनांक 26/09/2018

बाजार मार्ग

दस्तऐवजाचा अनुक्रमांक: वसई2-9-2018

दस्तऐवजाचा प्रकार:

खाजन जमीन चाळे नाव: मौजे सातपाटी तिवरी ता.पालघर

वर्णन अज क.2309/15,सृ.न. 1 सृ. न.क्र.2004 ते 2018 (15 वर्षे 1महा) क्र. 1 सृ.नं. बाजार तक्त्यानुसार दीड ते 1.900 सृ. न. दि.न.86.पाट क.11

| | |
|---|---|
| सादर केलेले | ₹ 400.00 |
| एकूण | ₹ 400.00 |

NOF:2

1): दस्ताचा प्रकार: By Cash रक्कम ₹ 400/-

सह दुय्यम निबंधक वर्ग २
पा-पालघर/वसई क्र. २

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SONALI O. GIRI
Advocate

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

Date: - **26/09/2018**

## 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 MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR and by way of Registered Sale Deed dt. 17/09/2018 vide Sr. No. 06920 – 2018 Registered before the Sub Registrar, Nagpur – 2, 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, Ramdaspeth, Nagpur - 440010.** Thus after execution of Registered Sale Deed the said Firm M/s Rai Udyog Ltd. through Shri. Kishor Gopichand Rai 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,** All that piece and parcel of land bearing **BLOCK NO. 11,** admeasuring 1305.60 Sq.Mtr. [as per NIT Demand from Regularized Letter] being a portion of Kh. Nos. 227 & 228 of Mouza: Zingabai Takli, P.H. No. 11, Sheet No. 66, C.T.S. No. 900, situated at Ring Road, Gorewada, Nagpur, within the limits of N.I.T. & NMC, Nagpur, was purchased by the Vendor/ Landowner i.e. MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR together by various Sale Deeds detailed as under:

4. **WHEREAS** "All that piece and parcel of land bearing **BLOCK NO. 11,** admeasuring 1305.60 Sq.Mtr. [as per NIT Demand from Regularized Letter] being a portion of Kh. Nos. 227 & 228 of Mouza: Zingabai Takli, P.H. No. 11, Sheet No. 66, C.T.S. No. 900, situated at Zingabai Takli, Nagpur, within the

limits of N.I.T. & NMC, Nagpur, hereinafter shall be hereinafter for brevity's sake referred to as said property'.

5. **WHEREAS,** thereafter said property Block No. 11 was purchased by MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR from M/s Nirmal Developers and Builders acting through its partners i. Shri. Girishchandra S/o Ganga Prasad Gwalbansi & ii. Shri. Nitishchandra S/o Ganga Prasad Gwalbansi vide Deed of Sale dt. 09/08/2016, duly registered in the Office of Sub Registrar, Nagpur – 5 at Sr. No. 02821 – 2016.

6. **WHEREAS,** thereafter said property Block No. 11 was purchased by M/s Nirmal Developers and Builders acting through its partners i. Shri. Girishchandra S/o Ganga Prasad Gwalbansi & ii. Shri. Nitishchandra S/o Ganga Prasad Gwalbansi from Smt. Mary W/o Late Shri. George Amborse Monteiro, Shri. Ludger C.P. S/o Late Shri. George Amborse Monteiro for himself and on behalf of Shri. George Arul S/o Late Shri. Thomas Monteiro and Shri. Anslem Rajesh S/o Late Shri. Thomas Monteiro vide Deed of Sale dt. 30/04/2013, duly registered in the Office of Sub Registrar, Nagpur – 8 at Sr. No. 1282 – 2013.

7. **WHEREAS,** MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR applied for RL letter to Nagpur Improvement Trust and got the RL Letter vide Permit No. BE [N]/572 dated. 24/05/2017 and by way of this RL Letter the Plot was regularized from Nagpur Improvement Trust.

8. **WHEREAS,** MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR applied for mutation to the City Survey Office No. 3 and his name is duly mutated in the City Survey records vide mutation Entry No. 33154 dated. 13/07/2017 and they name of vender is duly mutated in the land records [Property Card].

9. **AND WHEREAS** the MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 548/Block No. 11, Ward No. 61, Gorewada, Mouza: Zingabai Takli, Nagpur and also paid the Corporation Tax upto 01/04/2011 till 31/03/2019 vide its Receipt No. 09/2018-19/0156438 amount of Rs. 1,88,224/- [Rupees One Lac Eighty Eight Thousand Two Hundred Twenty Four Only].

10. **WHEREAS,** the Demand was issued for Building Permit from Nagpur Improvement Trust which was duly paid on 24/09/2018 for Rs. 41,83,939/-

**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

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land bearing **BLOCK NO. 11,** admeasuring 1305.60 Sq.Mtr. [as per NIT Demand from Regularized Letter] being a portion of Kh. Nos. 227 & 228 of Mouza: Zingabai Takli, P.H. No. 11, Sheet No. 66, C.T.S. No. 900, situated at Zingabai Takli, Nagpur, within the limits of N.I.T. & NMC, Nagpur, at Gorewada, Tahsil & District Nagpur. In accordance with Plans Sanctioned from the Building Engineer [N], Nagpur Improvement Trust, Nagpur in the name of MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR **VIDE BUILDING PERMIT NO. B.E [NORTH]/CASE NO. AB-N-712/TRACKING NO. 2018081850/1312** approved on Dated. **25/09/2018** Nagpur the construction is completed on the Residential Cum Commercial multistoried building known and styled as **"RAI AASHIYANA - II".**

**THAT,** thereafter a Registered Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 26/09/2018 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 7177 - 2018.

**THAT,** thereafter a Registered Power of Attorney for Admission and Presentation is also executed on 26/09/2018 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 7178 - 2018.

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 and the Index Register and other relevant records and also from the loose Sheets from 2003 to 2018 search conducted for 15 Years. The copy of Original Search Fees Receipt dated. 26/09/2018 bearing No. 9675 - 2018 for Rs. 400 /-

**B]** 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.

**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. Nagpur and the property is free from encumbrances, from all types of encumbrance, lien, and mortgages whatsoever.

**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, 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.

**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. Nagpur 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, 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 **BLOCK NO. 11**, admeasuring 1305.60 Sq.Mtr. [as per NIT Demand from Regularized Letter] being a portion of Kh. Nos. 227 & 228 of Mouza: Zingabai Takli, P.H. No. 11, Sheet No. 66, C.T.S. No. 900, situated at Zingabai Takli, Nagpur, within the limits of N.I.T. & NMC, Nagpur, bounded as under: -

**BOUNDED AS UNDER:**

| | | |
|---|---|---|
| ON THE EAST | : | BLOCK NO. 13 |
| ON THE WEST | : | 12.00 MTR. WIDE ROAD |
| ON THE NORTH | : | BLOCK NO. 10 |
| ON THE SOUTH | : | BLOCK NO. 12 |

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

1. Original Copy of Sale Deed executed in favour of MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR from M/s Nirmal Developers and Builders acting through its partners i. Shri. Girishchandra S/o Ganga Prasad Gwalbansi & ii. Shri. Nitishchandra S/o Ganga Prasad Gwalbansi vide Deed of Sale dt. 09/08/2016, duly registered in the Office of Sub Registrar, Nagpur – 5 at Sr. No. 02821 – 2016.

2. Original Copy of Sale Deed executed in favour of M/s Nirmal Developers and Builders acting through its partners i. Shri. Girishchandra S/o Ganga Prasad Gwalbansi & ii. Shri. Nitishchandra S/o Ganga Prasad Gwalbansi from Smt. Mary W/o Late Shri. George Amborse Monteiro, Shri. Ludger C.P. S/o Late Shri. George Amborse Monteiro for himself and on behalf of Shri. George Arul S/o Late Shri. Thomas Monteiro and Shri. Anslem Rajesh S/o Late Shri. Thomas Monteiro vide Deed of Sale dt. 30/04/2013, duly registered in the Office of Sub Registrar, Nagpur – 8 at Sr. No. 1282 – 2013.

3. Original Copy of the RL letter to Nagpur Improvement Trust and got the RL Letter vide Permit No. BE [N]/572 dated. 24/05/2017 and by way of this RL Letter the Plot was regularized from Nagpur Improvement Trust.

4. Certified Copy for mutation to the City Survey Office No. 3 and his name is duly mutated in the City Survey records vide mutation Entry No. 33154 dated. 13/07/2017 and they name of vender is duly mutated in the land records [Property Card].

5. Original Copy of MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 548/Block No. 11, Ward No. 61, Ring Road, Gorewada, Mouza: Zingabai Takli, Nagpur and also paid the Corporation Tax upto 01/04/2011 till 31/03/2019 vide its Receipt No. 09/2018-19/0156438 amount of Rs. 1,88,224/- [Rupees One Lac Eighty Eight Thousand Two Hundred Twenty Four Only].

6. **WHEREAS,** the Demand was issued for Building Permit from Nagpur Improvement Trust which was duly paid on 24/09/2018 for Rs. 41,83,939/-

7. Original Copy of Sale Deed dt. 17/09/2018 executed in favour of M/s Rai Udyog Ltd, Nagpur vide Document No. 06920 - 2018 registered with Sub Registrar, Nagpur – 2 by MR. ARIF AKHTAR S/O MR. AKHTAR KIKABHAI SABIR.

8. Original Copy of Building Permit and Sanction Plan dt. 25/09/2018.

9. Original Copy of Deed of Declaration dt. 26/09/2018 executed by M/s Rai Udyog Ltd. Nagpur vide Document No. 7177 - 2018 registered with Sub Registrar, Nagpur – 2.

10. Original Copy of Power of Attorney for Admission & Presentation dt. 26/09/2018 executed by M/s Rai Udyog Ltd, Nagpur vide Document No. 7178 - 2018 registered with Sub Registrar, Nagpur – 2

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 [Adv]
Nagpur

Adv. SONALI GIRI
LL.B., LL.M
Reg. No. MAH/4682/2011