

TITLE VERIFICATION & SEARCH REPORT

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

268/0

Tuesday, 06 August 2019 5:07 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7017

दिनांक: 06/08/2019

गावाचे नाव: बिनाची

दस्तावेजाचा अनुक्रमांक: नगन5-0-2019

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: सोनाली गिरी

वर्णन अ.क्र. 768, मौजा बिनाची, खसरा नं. 4/3, 4, 5, 7/1, प्लॉट नं. 1543/1 ते 1543/7, सिटी सर्वे नं. 37, सन 1996
ते 2019 एकुल 23 वर्ष

शोध व निरीक्षणे

रु. 575.00

एकूण:

रु. 575.00

1); देयकाचा प्रकार: By Cash रक्कम: रु 575/-

सह दुय्यम निबंधक/वर्ग- २
नागपूर शहर क्र. ५

SONALI O. GIRI
Advocate

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

Date: - 06/08/2019

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 I. **SMT. SHEELA WD/O SHRI. LAXMIKANT GUPTA**, II. **SHRI. NIKUNJ S/O SHRI. LAXMIKANT GUPTA & III. SMT. NIDHI W/O SHRI. DEEPAK GUPTA** maiden name **NIDHI D/O SHRI. LAXMIKANT GUPTA** and by way of Registered Sale Deed Dated. 03/09/2013 VIDE ITS SR.NO. 4460 - 2013 Registered before the office of 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 55 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. 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 23 Years till date shows the following transactions described hereunder: -

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3. WHEREAS, All that piece and parcel of land Amalgamated Plot/H. Nos. 1543/1, 1543/2, 1543/3, 1543/4, 1543/5, 1543/6 & 1543/7 area admeasuring 3533 Sq.Mtr. [area admeasuring 3529.577 after amalgamation], Kh. No. 1/4, 1/5, 1/6, 3, 4/3, 4/4, 4/5, 7/1, Sheet No. 300/09, City Survey No. 37, Ward No. 43, Malik Makbuja, Mouza: Binaki, Tahsil & District: Nagpur, was purchased by the Vendor/Landowner i.e. **I. SMT. SHEELA WD/O SHRI. LAXMIKANT GUPTA, II. SHRI. NIKUNJ S/O SHRI. LAXMIKANT GUPTA & III. SMT. NIDHI W/O SHRI. DEEPAK GUPTA** maiden name **NIDHI D/O SHRI. LAXMIKANT GUPTA** together by various Sale Deeds detailed as under:

4. WHEREAS "All that piece and parcel of land Amalgamated Plot/H. Nos. 1543/1, 1543/2, 1543/3, 1543/4, 1543/5, 1543/6 & 1543/7 area admeasuring 3533 Sq.Mtr. [area admeasuring 3529.577 after amalgamation], Kh. No. 1/4, 1/5, 1/6, 3, 4/3, 4/4, 4/5, 7/1, Sheet No. 300/09, City Survey No. 37, Ward No. 43, Malik Makbuja, Mouza: Binaki, Tahsil & District: Nagpur, hereinafter shall be hereinafter for brevity's sake referred to as said property'.

[A] SHRI. NIKUNJ S/O SHRI. LAXMIKANT GUPTA purchased all that piece of the property having land area of 611.4 Sq.Mtr. together with standing structure of 103 Sq.Ft. having Municipal House No. 1543, Ward No. 43, City Survey No. 37 and Sheet No. 300/9, Kh. No. 1/4-5-6, 3, 4/3-4-5 and 7/1, Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Registered Sale Deed dated. 20/02/1996.

[B] KU. NIDHI D/O SHRI. LAXMIKANT GUPTA purchased all that piece of the property having land area of 611.4 Sq.Mtr. together with standing structure of 103 Sq.Ft. having Municipal House No. 1543, Ward No. 43, City Survey No. 37 and Sheet No. 300/9, Kh. No. 1/4-5-6, 3, 4/3-4-5 and 7/1, Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Registered Sale Deed dated. 20/02/1996.

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[C] SHRI. LAXMIKANT S/O SHRI. CHHOTELAL GUPTA purchased all that piece of the property having land area of 611.4 Sq.Mtr. together with standing structure of 103 Sq.Ft. having Municipal House No. 1543, Ward No. 43, City Survey No. 37 and Sheet No. 300/9, Kh. No. 1/4-5-6, 3, 4/3-4-5 and 7/1, Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Registered Sale Deed dated. 20/02/1996.

[D] SMT. SHEELA W/O SHRI. LAXMIKANT GUPTA purchased all that piece of the property having land area of 611.4 Sq.Mtr. together with standing structure of 103 Sq.Ft. having Municipal House No. 1543, Ward No. 43, City Survey No. 37 and Sheet No. 300/9, Kh. No. 1/4-5-6, 3, 4/3-4-5 and 7/1, Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Shri. Haji Abdul Shakoor vide registered Sale Deed dated. 20/02/1996.

[E] SMT. SUNDERBAI W/O SHRI. CHHOTELAL GUPTA purchased all that piece of the property having land area of 611.4 Sq.Mtr. together with standing structure of 103 Sq.Ft. having Municipal House No. 1543, Ward No. 43, City Survey No. 37, Sheet No. 300/9, Kh. No. 1/4-5-6, 3, 4/3-4-5 and 7/1, Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide registered Sale Deed dated. 20/02/1996.

[F] SHRI. LAXMIKANT S/O SHRI. CHHOTELAL GUPTA purchased all that Western Portion of the property having land area of 238 Sq.Mtr. together with standing structure of 98.00 Sq.Mtr. having Municipal House No. 1543, City Survey No. 37 and Sheet No. 300/9, Situated at Habib Nagar, Teka Colony, Ward No. 43, and Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide registered Sale Deed dated. 30/08/1999.

[G] SMT. SHEELA W/O SHRI. LAXMIKANT GUPTA purchased all that Eastern Portion of the property having land area of 238 Sq.Mtr. together with standing structure of 98.00 Sq.Mtr. having Municipal House No. 1543, City Survey No.

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37, Sheet No. 300/09, Situated at Habib Nagar, Teka Colony, Ward No. 43, and Mouza: Binaki, Tahsil & District: Nagpur from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide registered Sale Deed dated. 30/08/1999.

THAT, in all the documents referred above, the property was purchased from the same i.e. Shri. Abdul Gaffar S/o Haji Abdul Shakoor. Whereas in above referred Sale Deeds at Serial No. A to E some typographical mistakes occurred thereby area which was mentioned in Sq.Ft. as 6582 wrongly came to be described as 611.487 Sq.Ft. instead of 611.487 Sq.Mtr. and some discrepancies in regard to Market Value and Consideration amount where interchanged for which the correction has been done by executing Five Registered Correction Deeds without consideration on 14/05/1996 and carried out the corrections.

THAT, by virtue of above Sale Deeds dated. 20/02/1996 and 30/08/1999; 1] Shri. Nikunj S/o Shri. Laxmikant Gupta; 2] Ku. Nidhi D/o Shri. Laxmikant Gupta; 3] Shri. Laxmikant S/o Shri. Chhotelal Gupta; 4] Smt. Sheela W/o Shri. Laxmikant Gupta; and 5] Smt. Sunderbai W/o Shri. Chhotelal Gupta become joint owners of the above referred property admeasuring 3533 Sq.Mtr.

THAT, in between Smt. Sunderbai Chhotelal Gupta expired on 07/07/2006. That, in her life time Smt. Sunderbai Chhotelal Gupta had executed WILL Dated. 13/04/2006; thereby she had bequeathed her entire movable and immovable properties to her Grand Son Shri. Nikunj S/o Shri. Laxmikant Gupta. That after the death of Smt. Sunderbai Chhotelal Gupta and in terms of her WILL, Shri. Nikunj Gupta become the absolute owner of the property having land area of 611.487 Sq.Mtr. together with standing structure of 103 Sq.Ft. having Municipal House No. 1543, Ward No. 43, City Survey No. 37, Sheet No. 300/9, Kh. No. 1/4-5-6, 3, 4/3-4-5 and 7/1, Mouza: Binaki, Tahsil & District: Nagpur and Name of Nikunj S/o Laxmikant Gupta is also duly mutated

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in the City Survey records vide Entry No. 8415 dated. 27/05/2013 [previously owned by Late Smt. Sunderbai Gupta].

WHEREAS the M/s Rai Udyog Ltd., got the mutation done in the name of M/s Rai Udyog Ltd, through Managing Director Shri. Kishor Gopichand Rai in the City Survey record vide its Entry No. 879 dated. 09/10/2013 along with City Survey Office No. 2 Nagpur.

AND WHEREAS the KU. NIDHI B/O NIKUNJ S/O LAXMI GUPTA & SMT. SUNDRABAI W/O CH GUPTA also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 1543/F, Ward No. 43, Kamptee Road, Mouza: Binaki, Nagpur and also paid the Corporation Tax upto 01/04/2017 till 31/03/2018 vide its Receipt No. 12/2017-18/0153975 amount of Rs. 2,906/- [Rupees Two Thousand Nine Hundred Six Only].

AND WHEREAS the SMT. SHILA LAXMIKANT GUPTA & LAXMIKANT CHHOTELAL GUPTA also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 1543/G, Ward No. 43, Kamptee Road, Mouza: Binaki, Nagpur and also paid the Corporation Tax upto 01/04/2017 till 31/03/2018 vide its Receipt No. 12/2017-18/0153955 amount of Rs. 6,319/- [Rupees Six Thousand Three Hundred Nineteen Only].

WHEREAS, the Grantor applied for the amalgamation of all the Plots and got it amalgamated vide Order No. इ.अ.(उ)/311, dated. 16/04/2018 from Nagpur Improvement Trust, Nagpur.

WHEREAS, the Nagpur Improvement Trust issued Additional Regularization Demand having Demand Note ID No. 12019080545 for amount of Rs. 6,07,873/- in the name of M/S RAI UDYOG LTD. through its Managing Director

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SHRI. KISHOR GOPICHAND RAI which is duly paid dated 06/08/2019 having Receipt ID 201908069.

WHEREAS, the Nagpur Improvement Trust issued Building Demand having Demand Note ID No. 12019080549 for amount of Rs. 3,40,83,223/- in the name of M/S RAI UDYOG LTD. through its Managing Director SHRI. KISHOR GOPICHAND RAI which is duly paid dated 06/08/2019 having Receipt ID 2019080658.

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 Amalgamated Plot/H. Nos. 1543/1, 1543/2, 1543/3, 1543/4, 1543/5, 1543/6 & 1543/7 area admeasuring 3533 Sq.Mtr. [area admeasuring 3529.577 after amalgamation], Kh. No. 1/4, 1/5, 1/6, 3, 4/3, 4/4, 4/5, 7/1, Sheet No. 300/09, City Survey No. 37, Ward No. 43, Malik Makbuja, Mouza: Binaki, Tahsil & District: Nagpur. In accordance with Plans Sanctioned from the Building Engineer [N], Nagpur Improvement Trust, Nagpur in the name of M/S RAI UDYOG LTD., through its Managing Director, SHRI. KISHOR S/O SHRI. GOPICHAND RAI **VIDE BUILDING PERMIT NO. B.E [NORTH]/CASE NO. AB+120171202152/TRACKING NO. 2017120433/1894** approved on Dated. **06/08/2019** Nagpur the construction is completed on the Residential Cum Commercial multistoried building known and styled as **"RAI GALAXY - II"**.

THAT, thereafter a Registered Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 06/08/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5609 - 2019.

THAT, thereafter a Registered Power of Attorney for Admission and Presentation is also executed on 06/08/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5611 - 2019.

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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 1996 to 2019 search conducted for 23 Years. The copy of Original Search Fees Receipt dt. 06/08/2019 bearing No. 7017 - 2019 for Rs. 575/-

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

Sonal Jain

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 Amalgamated Plot/H. Nos. 1543/1, 1543/2, 1543/3, 1543/4, 1543/5, 1543/6 & 1543/7 area admeasuring 3533 Sq.Mtr. [area admeasuring 3529.577 after amalgamation], Kh. No. 1/4, 1/5, 1/6, 3, 4/3, 4/4, 4/5, 7/1, Sheet No. 300/09, City Survey No. 37, Ward No. 43, Malik Makbuja, Mouza: Binaki, Tahsil & District: Nagpur, bounded as under: -

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ON THE EAST : ROAD
 ON THE WEST : ROAD & HOUSE OF MR. GURMITSINGH
 JAGDISHSINGH
 ON THE NORTH : ROAD
 ON THE SOUTH : SURVEY NO. 38

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

1. Certified Copy of Sale Deed executed in favour of **SHRI. NIKUNJ S/O SHRI. LAXMIKANT GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 20/02/1996.
2. Certified Copy of Sale Deed executed in favour of **KU. NIDHI D/O SHRI. LAXMIKANT GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 20/02/1996.
3. Certified Copy of Sale Deed executed in favour of **SHRI. LAXMIKANT S/O SHRI. CHHOTELAL GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 20/02/1996.
4. Certified Copy of Sale Deed executed in favour of **SMT. SHEELA W/O SHRI. LAXMIKANT GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 20/02/1996.
5. Certified Copy of Sale Deed executed in favour of **SMT. SUNDERBAI W/O SHRI. CHHOTELAL GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 20/02/1996.

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6. Certified Copy of Sale Deed executed in favour of **SHRI. LAXMIKANT S/O SHRI. CHHOTELAL GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 30/08/1999.

7. Certified Copy of Sale Deed executed in favour of **SMT. SHEELA W/O SHRI. LAXMIKANT GUPTA** purchased this land from Shri. Abdul Gaffar S/o Haji Abdul Shakoor vide Deed of Sale dt. 30/08/1999.

8. Original Copy of Sale Deed dt. 03/09/2013 executed in favour of M/s Rai Udyog Ltd, Nagpur vide Document No. 4460 - 2013 Registered with Sub Registrar, Nagpur – 5 by I. **SMT. SHEELA WD/O SHRI. LAXMIKANT GUPTA**, II. **SHRI. NIKUNJ S/O SHRI. LAXMIKANT GUPTA** & III. **SMT. NIDHI W/O SHRI. DEEPAK GUPTA** maiden name **NIDHI D/O SHRI. LAXMIKANT GUPTA**.

9. Original Copy of the M/s Rai Udyog Ltd., got the mutation done in the name of M/s Rai Udyog Ltd, through Managing Director Shri. Kishor Gopichand Rai in the City Survey record vide its Entry No. 879 dated. 09/10/2013 along with City Survey Office No. 2 Nagpur.

10. Original Copy of the **KU. NIDHI B/O NIKUNJ S/O LAXMI GUPTA & SMT. SUNDRABAI W/O CH GUPTA** also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 1543/F, Ward No. 43, Kamptee Road, Mouza: Binaki, Nagpur and also paid the Corporation Tax upto 01/04/2017 till 31/03/2018 vide its Receipt No. 12/2017-18/0153975 amount of Rs. 2,906/- [Rupees Two Thousand Nine Hundred Six Only].

11. Original Copy of the **SMT. SHILA LAXMIKANT GUPTA & LAXMIKANT CHHOTELAL GUPTA** also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 1543/G, Ward No.

Sonal Dandekar

43, Kamptee Road, Mouza: Binaki, Nagpur and also paid the Corporation Tax upto 01/04/2017 till 31/03/2018 vide its Receipt No. 12/2017-18/0153955 amount of Rs. 6,319/- [Rupees Six Thousand Three Hundred Nineteen Only].

12. Original Copy of the Grantor applied for the amalgamation of all the Plots and got it amalgamated vide Order No. ३.अ.(३)/311 dated. 16/04/2018 from Nagpur Improvement Trust, Nagpur.

13. Original Copy of the Nagpur Improvement Trust issued Additional Regularization Demand having Demand Note ID No. 12019080545 for amount of Rs. 6,07,873/- in the name of M/S RAI UDYOG LTD. through its Managing Director SHRI. KISHOR GOPICHAND RAI which is duly paid dated 06/08/2019 having Receipt ID 201908069.

14. Original Copy of the Nagpur Improvement Trust issued Building Demand having Demand Note ID No. 12019080549 for amount of Rs. 3,40,83,223/- in the name of M/S RAI UDYOG LTD. through its Managing Director SHRI. KISHOR GOPICHAND RAI which is duly paid dated 06/08/2019 having Receipt ID 2019080658.

15. Original Copy of Building Permit and Sanction Plan dt. 05/08/2019.

16. Original Copy of Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 06/08/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5609 - 2019.

17. Original Copy of Power of Attorney for Admission and Presentation is also executed on 06/08/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5611 - 2019.

Sonali

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

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

Sonali O. Giri [Adv]
Nagpur