

TITLE VERIFICATION & SEARCH REPORT

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

268/0

Wednesday, 24 July 2019 4:15 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 6527 दिनांक: 24/07/2019

गावाचे नाव: टाकळी (झिंगाबाई)

दस्तऐवजाचा अनुक्रमांक: नगन5-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: सोनाली गिरी

वर्णन अ.क्र. 720, मौजा झिंगाबाई टाकळी, प्लॉट नं. 25, खसर नं. 1061, पहनं. 11, शिट नं. 25, सिटी सर्वे नं. 202, आराजी 845.276 चौ.मी. जागा सन 2007 ते 2019, एकुण 13 वर्ष

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

NGP5

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

ह दिव्यम निबंधक वर्ग- 2
नागपूर शहर क्र. ५

SONALI O. GIRI
Advocate

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

Date: - 24/07/2019

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 DEVISON ESTATE PVT LTD., through its Director, SHRI. OMPRAKASH S/O SHRI. GOKULDAS BAJAJ and by way of Registered Sale Deed Dated. 29/05/2019 VIDE ITS SR.NO. 3603 - 2019 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 13 Years till date shows the following transactions described hereunder: -

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3. WHEREAS, All that piece and parcel of Free Hold land having **Plot No. 25** area admeasuring 845.2760 Sq.Mtr. i.e. 9098.55 Sq.Ft. [As per RL of NIT], bearing Khasra No. 106/1 of Mouza: Zingabai Takli, Patwari Halka No. 11, within the limits of N.I.T & N.M.C, Nagpur, City Survey No. 202, Sheet No. 25, within the limits of N.I.T & N.M.C., Nagpur, Tahsil & District, Nagpur, was purchased by the Vendor/Landowner i.e. DEVISON ESTATE PVT LTD., through its Director, SHRI. OMPRAKASH S/O SHRI. GOKULDAS BAJAJ together by various Sale Deeds detailed as under:

4. WHEREAS "All that piece and parcel of Free Hold land having **Plot No. 25** area admeasuring 845.2760 Sq.Mtr. i.e. 9098.55 Sq.Ft. [As per RL of NIT], bearing Khasra No. 106/1 of Mouza: Zingabai Takli, Patwari Halka No. 11, within the limits of N.I.T & N.M.C, Nagpur, City Survey No. 202, Sheet No. 25, within the limits of N.I.T & N.M.C., Nagpur, Tahsil & District, Nagpur, hereinafter shall be hereinafter for brevity's sake referred to as said property'.

5. WHEREAS, thereafter said property **Plot No. 25** was purchased by Devison Estate Pvt Ltd., from M/s Galaxy Infrastructures, through its Partner Mr. Subhash S/o Mr. Gobindram Khemchandani vide Deed of Sale dt. 24/09/2012, duly registered in the office of Sub Registrar, Nagpur – 8 at Sr. No. 04436 – 2012.

6. WHEREAS, thereafter said property was purchased by M/s Galaxy Infrastructures, through its Partner Mr. Subhash S/o Mr. Gobindram Khemchandani purchased this land from Mr. Bharat Haridas Ramteke vide Deed of Sale dt. 03/11/2011, duly registered in the office of Sub Registrar, Nagpur – 3 at Sr. No. 05914 – 2011.

7. WHEREAS, thereafter said property was purchased by Mr. Bharat Haridas Ramteke purchased this land from i. Mr. Shyamrao S/o Mr. Vasudev Suryavanshi & ii. Mr. Murlidhar S/o Mr. Vasudev Suryavanshi both are acting through their Power of Attorney Holder Mr. Rajesh S/o Mr. Beniprasad Bali

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vide Deed of Sale dt. 03/11/2011, duly registered in the office of Sub Registrar, Nagpur – 3 at Sr. No. 05912 – 2011.

8. WHEREAS the **DEVISON ESTATE PVT LTD.**, got the mutation done in its name in the City Survey record vide its Entry No. **38219** dated. **08/02/2019** along with **City Survey Office No. 3** Nagpur.

9. WHEREAS, the Nagpur Improvement Trust issued Regularization Demand having Demand Note ID No. 12018112093 for amount of Rs. 15,81,354/- in the name of MR. BHARAT HARIDAS RAMTEKE which is duly paid dated 17/05/2019 having Receipt ID 20190517104.

10. WHEREAS, the Nagpur Improvement Trust issued Additional Regularization Demand having Demand Note ID No. 120190517122 for amount of Rs. 1,45,576/- in the name of DEVISON ESTATE PVT LTD. through its Director SHRI. SURESH GOKULDAS BAJAJ which is duly paid dated 20/05/2019 having Receipt ID 2019052072.

11. WHEREAS, the DEVISON ESTATE PVT LTD. through its Director SHRI. SURESH GOKULDAS BAJAJ applied for RL letter to Nagpur Improvement Trust and got the RL Letter vide Permit No. BE [N]/305 dated 21/05/2019 and by way of this RL Letter the Plot was regularized from Nagpur Improvement Trust

12. WHEREAS the M/s Rai Udyog Ltd., has applied for the mutation to be done in its name i.e. M/s Rai Udyog Ltd, through Managing Director Shri. Kishor Gopichand Rai in the City Survey record vide application Code No. C3110943 dated. **03/06/2019** in **City Survey Office No. 3**, Nagpur.

13. WHEREAS the M/s Rai Udyog Ltd., has applied for the mutation to be done in its name i.e. M/s Rai Udyog Ltd, through Managing Director Shri. Kishor

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Gopichand Rai in the Tax Department, Nagpur Municipal Corporation vide receipt No. 37515 dated. 18/07/2019.

14. WHEREAS, the Nagpur Improvement Trust issued Demand having Demand Note ID No. 12019072229 for amount of Rs. 16,73,647/- in the name of DEVISON ESTATE PVT LTD. through its Director SHRI. SURESH GOKULDAS BAJAJ which is duly paid dated 23/07/2019 having Receipt ID 201907234.

15. WHEREAS, the Nagpur Improvement Trust issued Demand having Demand Note ID No. 12019072252 for amount of Rs. 28,54,116/- in the name of DEVISON ESTATE PVT LTD. through its Director SHRI. SURESH GOKULDAS BAJAJ which is duly paid dated 23/07/2019 having Receipt ID 2019072360.

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 Free Hold land having **Plot No. 25** area admeasuring 845.2760 Sq.Mtr. i.e. 9098.55 Sq.Ft. [As per RL of NIT], bearing Khasra No. 106/1 of Mouza: Zingabai Takli, Patwari Halka No. 11, City Survey No. 202, Sheet No. 25, situated at Near Wox Cooler, Koradi Road, Nagpur, within the limits of N.I.T & N.M.C., Nagpur, Tahsil & District, Nagpur. In accordance with Plans Sanctioned from the Building Engineer [N], Nagpur Improvement Trust, Nagpur in the name of DEVISON ESTATE PVT LTD., through its Director, SHRI. SURESH S/O SHRI. GOKULDAS BAJAJ **VIDE BUILDING PERMIT NO. B.E [NORTH]/CASE NO. AB-N-ZI-58/TRACKING NO. 2019052410/1864** approved on Dated. **24/07/2019** Nagpur the construction is completed on the Residential Cum Commercial multistoried building known and styled as **"RAI AASHIYANA - III"**.

THAT, thereafter a Registered Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 24/07/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5221 - 2019.

Sonal Mishra