THAT, thereafter a Registered Power of Attorney for Admission and Presentation is also executed on 24/07/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5225 - 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 2007 to 2019 search conducted for 13 Years. The copy of Original Search Fees Receipt dt. 24/07/2019 bearing No. 6527 - 2019 for Rs. 325/-

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 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, bounded as under: -

TOWORDS EAST	:	CHHINDWADA ROAD
TOWORDS WEST	:	LAND OF KHASRA NO. 107
TOWORDS NORTH	:	LAND OF KHASRA NO. 106/3
TOWORDS SOUTH	:	ROAD

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

2. Original Copy of Sale Deed executed in favour of 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.

3. Original Copy of Sale Deed executed in favour of 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.

4. Original Copy for mutation to the City Survey Office No. 3 in the name of DEVISON ESTATE PVT LTD., in the City Survey record vide its Entry No. 38219 dated. 08/02/2019 along with City Survey Office No. 3 Nagpur.

5. Original Copy for Regularization Demand to the Nagpur Improvement Trust issued 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.

6. Original Copy for Additional Regularization Demand to the Nagpur Improvement Trust issued 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.

7. Original Copy of the 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

8. Original Copy of Sale Deed dt. 29/05/2019 executed in favour of M/s Rai Udyog Ltd, Nagpur vide Document No. 03603-2019 registered with Sub Registrar, Nagpur–5 by DEVISON ESTATE PVT LTD., through its Director, SHRI. OMPRAKASH S/O SHRI. GOKULDAS BAJAJ.

9. Copy for mutation to the City Survey Office No. 3 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.

10. Original Copy of mutation for Tax Department 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 Tax Department, Nagpur Municipal Corporation vide receipt No. 37515 dated. 18/07/2019.

11. Original Copy of 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.

12. Original Copy of 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.

13. Original Copy of Building Permit and Sanction Plan dt. 24/07/2019.

14. Original Copy of 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.

15. Original Copy of Power of Attorney for Admission and Presentation is also executed on 24/07/2019 which is duly registered with Sub Registrar, Nagpur - 5 vide Document Serial No. 5225 - 2019.

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
B.A., LL.M
Reg. No. MAH/4682/2011

Sonali O. Giri [Adv]
Nagpur