TITLE VERIFICATION & SEARCH REPORT

OF THE PROPERTY OWNED AND POSSESSED BY

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

265/0

Monday,07 June 2021 3:09 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5134 दिनांक: 07/06/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन2-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड. सोनाली गिरी

वर्णन अर्ज क्र.1732/21, शोध सन-2007 ते 2021 (15वर्ष)मौजा-सिताबर्डी, सि.एस.नं.1870/1,1872, क्षेत्रफळ 2593.2 चौ.मी.

शोध व निरीक्षणे	रु. 375.00
एकूण:	रु. 375.00

NGP2

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.२

SONALI O. GIRI
Advocate

Near Pandurang Mangal Karyalaya,
15, Girhe Layout, Zingabai Takli,
Mankapur, Nagpur - 440030.
Mb. No. 9689016550

Date: - **07/06/2021**

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: - Mankapur, Nagpur do hereby submit my detailed report as under: -

1. THAT, the property fully described in Schedule was previously owned and possessed by **SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT** and **by way of Registered Sale Deed** Dated. 06/04/2021 VIDE ITS SR.NO. 2571 - 2021 **Registered before the office of Sub Registrar, Nagpur - 3**, 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, 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 Freehold Land bearing City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872 - Plot No. 102/2, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur was purchased by the Vendor/Landowner i.e. **SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT** together by Sale Deed detailed as under:

4. WHEREAS, the SELLER has purchased the property of All that piece and parcel of land bearing Freehold Land admeasuring 1622.8 Sq.Mtr. bearing City Survey No. 1870/1 AND Nazul Leasehold Plot No. 102/2 having land admeasuring 970.40 Sq.Mtr. bearing City Survey No. 1872 totally both land jointly admeasuring 2593.2 Sq.Mtr. of Mouza: Sitabuldi, bearing Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Municipal Corporation Ward No. 65, Circle No. 19/27 in Tahsil & District, Nagpur more particularly described in the schedule of property and herein after will be referred as 'SHEDULED PROPERTY FOR SAKE OF BRIEVITY AND CONVENIENCE', from M/S R.M.S. Exhibitor vide Sale Deed having Document No. 5256 – 2010 dated 29/10/2010 Registered with Sub Registrar, Nagpur – 4.

5. WHEREAS, M/S R.M.S. Exhibitor filed an application for renewal of lease in Revenue Case No. 16/NAA-48/2008 and the lease was renewed till 31st

March 2038, vide Registered Lease Deed Document having Sr. No. 6242 – 2008 dated 05/11/2008 Registered with Sub Registrar, Nagpur – 01 and their name is also duly mutated in the Land Records Department and NMC Tax Department.

6. AND WHEREAS the SCROLL VINIMAY PRIVATE LTD., through its Director Mr. Laxman Manohar Sawant got the mutation done in its name in the City Survey record vide its Entry No. **9938** dated. **11/02/2019** along with **City Survey Office No. 3** Nagpur.

7. AND WHEREAS the SCROLL VINIMAY PRIVATE LTD., through its Director Mr. Laxman Manohar Sawant the property purchased by the company was a lease Hold property and the lease was already renewed till 31/03/2038 and hence a fresh Additional Agreement Cum Lease Deed was executed having Sr. No. 948 – 2019 dt. 15/02/2019 registered with Sub Registrar, Nagpur – 01.

8. WHEREAS, the Nazul Plot No. 102, C.S. No. 1872 area admeasuring 970.40 Sq.Mtr. was converted to Freehold Land vide the order of the Collector, Nagpur dt. 28/10/2020 vide Letter No. रा.मा.क्र. ६/MRC-८१/२०१९-२०२०, मौजा सीताबर्डी and after this an application was made in the office of the City Survey Officer No. 3 to change the user on the property card in the land records as per the order of the collector mentioned above.

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 Freehold Land bearing City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872 - Plot No. 102/2, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e.