

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. In accordance with Plans Sanctioned from the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur **VIDE BUILDING PERMIT NO. 256/BP/SITABULDI/TP/NMC/666** approved on Dated. **09/11/2020** Nagpur the construction is to be carried out and a multistoried building known and styled as **"RAI TOWER"**.

THAT, thereafter a Registered Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 07/06/2021 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 3191 - 2021.

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 2006 to 2021 search conducted for 15 Years. The copy of Original Search Fees Receipt dt. 07/06/2021 bearing No. 5134 - 2021 for Rs. 375/-

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 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, bounded as under: -

ON THE EAST : KAMPTEE ROAD
 ON THE WEST : OFFICE OF THE DIRECTOR OF PUBLIC HEALTH
 ON THE NORTH : MOUNT HOTEL
 ON THE SOUTH : GIRISH HEIGHTS

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

1. Certified Copy of 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.

2. Certified Copy of Sale Deed executed in favour of SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT 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.

3. Copy of Property Card in the name of SCROLL VINIMAY PRIVATE LTD., through its Director Mr. Laxman Manohar Sawant at Entry No. **9938** dated. **11/02/2019** along with **City Survey Office No. 3** Nagpur.

4. Original Copy of Additional Agreement Cum Lease Deed having Sr. No. 948 – 2019 dt. 15/02/2019 registered with Sub Registrar, Nagpur – 01.

5. Original Copy of the order of the Collector, Nagpur dt. 28/10/2020 vide Letter No. रा.मा.क्र. ६/MRC-८१/२०१९-२०२०, मौजा सीताबर्डी.

6. Original Copy of Sale Deed dt. 06/04/2021 executed in favour of M/s Rai Udyog Ltd, Nagpur vide Document No. 2571 - 2021 Registered with Sub Registrar, Nagpur – 3 by SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT.

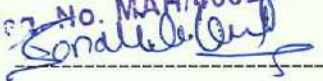
7. Original Copy of Building Permit and Sanction Plan dt. 09/11/2020.

8. Original Copy of Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 07/06/2021 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 3191 - 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
LL.B., LL.M
Reg. No. MAH/4682/2011


Sonali O. Giri [Adv]