

8/19454

रसीद दस्तावेज वगैरह

दफ्तर

मुकाम

4946345

19348

किस को दी गई	दस्तावेज की तफसीलवारी व कीमत या दस्तखत की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखिल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
(1)	(2)	(3)	(4)
~~झालेठ लुगा। उबे (अदि)~~ खाज 91-92 20-4 तक कुल 3000 वर्ष 30		3000	

तारीख

25 OCT 2021

उप निजीयत
रायपुर (छ.ग.)

The Sub-Registrar
Raipur, C.G.
Sub-Required per
Index II year



ALOK KUMAR DUBEY

M.Com., LL.B.
Advocate

Regn. No. 1260/1993/ADV

Panel Lawyer, ICICI Bank Ltd., Chennai

Panel Lawyer, ICICI Bank Ltd.,

Panel Lawyer, Bank Of Baroda,

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Raipur, Chhattisgarh

Phone : (R) 4060382

(Mob.) : 98934-02342

Date- 23-10-2021.

To
The Sub-Registrar.
Raipur, C.G.

Sub- Required permission for search
Index II year. 1991-1992 to till date

Respected Sir:

As mention below property details
Required for search.

- Lease deed for land in Industrial Area.
Government of Madhyapradesh M.P.
Ayodogik Vikas Nigam. and other part
of Jyoti structure Pvt. Ltd. Gogoon. Raipur.
- Measurement area approximately 490225 sqft.
1.12 Acres. Village Gogoon. Raipur.

Raipur.
Dated.



Applicant.

ALOK KUMAR DUBEY

ADVOCATE

M.Com., LL.B

Regn.No.1260/1993/ADV

Panel Lawyer, ICICI Bank Ltd, Chennai,

Panel Lawyer, ICICI Bank Ltd, Mumbai

Panel Lawyer, ICICI Bank Ltd, Kolkata

Panel Lawyer, Bank of Boroda. MID Corporate zone SME. RLF and

All branches of Bank of Boroda

Raipur, Chhattisgarh.

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Phone : (R) 4060382

(Mob.) : 98934-02342

702444-3225

Date : Wednesday 10 November 2021

Raipur (C.G.)

To,

The

SBI CAP Trustee ltd

MISTRY bhavan 4 th floor 122

Dinshaw vachcha Road Churchgate

Mumbai 400020

Ref :- As required by authorized person of the M/s **JYOTI STRUCHURES LIMITED** A lease of the piece of land in the industrial area Urla Comprising of an area measuring approximately 49025 Sq.ft. (1.12 acres) situated in the village Gogaon Tahsil Raipur Dist Raipur The said land for a term of 99 years on lease commencing from 20th March 1997 and ending on 19th March 2096. To conduct title search report of **SCHEDULE VI LEASE DEED FOR LAND IN INDUSTRIAL AREA.**

Respected sir,

I have got searched the Index-II Register in the Sub-Registrar Raipur (C.G.) for the last 30 years from 1991-1992 to 2020-2021 search conducted from the office of Sub-Registrar Raipur vide receipt No.8/19454 Dt.25.Oct.2021 and Sub-Registrar permit me to perused the Index-II register from 1991-1992 to 2020-2021,

I am submitting my search report in respect of subjected property.

Therefore, the strength of search inspection and verification I hereby certified as under.

1	Name of Account & Proposed facility	NAME OF BORROWER :- M/s JYOTI STRUCHURES LIMITED plot no.1037/1046 Sarora Urla Raipur, Tehsil & Dist – Raipur C.G.
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		NAME OF MORTGAGOR :- M/s JYOTI STRUCHURES LIMITED plot no.1037/1046 Sarora <u>Urla</u> Raipur, Tehsil & Dist – Raipur C.G.
2	Description & Area of property proposed to be mortgaged with boundaries (a) Give the specific number & address of plot, house, bldg., flat, shop, etc., (b) State specifically whether property is in agricultural, non-agricultural, commercial, specifically whether property is in agricultural, non-agricultural, commercial, residential or industrial, area)	PROPERTY DETAILS AS PER Schedule VI LEASE DEED FOR LAND IN INDUSTRIAL AREA. A lease of the piece of land in the industrial area Urla Comprising of an area measuring approximately 49025 Sq.ft. (1.12 acres) situated in the village Gogaon Tahsil Raipur Dist Raipur The said land for a term of 99 years on lease. BOUNDRIES OF THE PROPERTY AS PER ABOVE LEASE DEED SCHEDULE Name of village – Gogaon Name of Tehsil - Raipur Name of District – Raipur Name of industrial area – Urla Plot no. - size of plot – 49025 Sq. Ft. (1.12 acres) SURROUNDED BY On North-Pvt Land On South- Pvt Land On East- plot allotted to existing Unit On West – Pvt Land
3	Name of mortgagor & his Status in the A/c. (Whether Sole proprietor, Partner, Director, Karta, Trustee, Agent or Guarantor or Co-borrower)	NAME OF MORTGAGOR :- M/s Jyoti Struchures Limited Status of the Mortgagor is as sole Director.
4	Whether the mortgagor has sufficient title and capacity to contract for creation of mortgage (Not a minor, Lunatic or undercharged insolvent, etc.)	Mortgagor is competent to contract.
5	Nature of mortgagor's right or title in the Property (Whether lease hold, Free hold, co-owner, or joint owner or any other type-state specifically) and how it is	M/s Jyoti Struchures Limited Property is leasehold



	derived (whether self acquired, ancestral/ inheritance or by succession or otherwise).			
6.	Whether Mortgagor is in exclusive possession or property proposed to be mortgaged.	Mortgager is in Till and exclusive possession on the property,		
7.	Document Studied/scrutinized (In chronological order)			
S.No.	Type/ Name of Document	Date of Execution	No. & Date of Registration/ Loan in revenue records/ builder/s records/ society's records	Parties
1	Schedule VI LEASE DEED FOR LAND IN INDUSTRIAL AREA.	20 march. 1997,	Book no. – A2 volume No.- 16131, Page No. – 10 to 13 Serial No. - 5055 Photocopy	NAME OF LESSOR The goverment of madhyapradeh acting through the magaging director M.P. Audyogik vikas nigam Raipur ltd C.G. NAME OF LESSEE M/s Jyoti Struchures Limited Through its Attorney holder and G.M. Shree C.M. Samuel S/o late Shree Thomas mathew Ro of L-15 Anupam nagar Raipur behlf of R.K. Thakur S/o Shree Ratan Lal Shyam das thakur Managing Director R/o 11 Brighton bungow Andhari (W) Mumbai -53
2	Lay out plan		Photocopy	In the name of M/s



				Jyoti Struchures Limited
3	c.g state industrial development corporation limited regrading lease rent maintenance and street light charge	11/07/13	Photocopy	In the name of M/s Jyoti Struchures Limited
4	c.g state industrial development corporation limited Receipt voucher serial no.146 lease rent	24/04/2014	photocopy	In the name of M/s Jyoti Struchures Limited
5	c.g state industrial development corporation limited rectipt no. 10013 lease rant mentnance charges shheet light	31/12/2014	photocopy	In the name of M/s Jyoti Struchures Limited
6	c.g state industrial development corporation limited lease rant mentnance charges shheet light	17/09/2021	photocopy	In the name of M/s Jyoti Struchures Limited
7	c.g state industrial development corporation limited allotment order	23/04/1992	photocopy	In the name of M/s Jyoti Struchures Limited
8	c.g state industrial development corporation limited latter of intent	30/04/1992	photocopy	In the name of M/s Jyoti Struchures Limited
9	Map	undated	photocopy	In the name of M/s Jyoti Struchures Limited

8 Tracing of title & chain of title in **SEARCH FROM YEAR 1991-1992 TO** favour of M/s **JYOTI** **2020-2021 FOR 30 YEARS IN THE** **STRUCHURES LIMITED AOFFICE OF SUB REGISTRAR,** lease of the piece of land in the **RAIPUR DISTT-RAIPUR** industrial area Urla Comprising **As per inspection of index-II register and** of an area measuring



	approximately 49025 Sq.ft. (1.12 acres) situated in the village by the mortgagor I have conducted the Gogaon Tahsil Raipur Dist. search in the office of sub registrar Raipur Raipur The said land for a term of 99 years on lease. Property originally recorded in the name of the proposed mortgagor (here set out) The government of Madhya Pradesh acting through the managing director M.P. chronology starting from earliest document available. The Nature of document/ Deed conveying the title should be mentioned along with the type of right in creates) together with names and descriptions of Parties to the documents. Who executed lease deed in favour of M/s Jyoti Structures Limited Through its Attorney holder and G.M. Shree C.M. Samuel S/o late Shree Thomas Mathew R/o L-15 Anupam Nagar Raipur behalf of R.K. Thakur S/o Shree Ratan Lal Shyam Das Thakur Managing Director R/o 11 Brighton Bungow Andhari (W) Mumbai - 53 & Registration Details are as under Book no. - A2 volume No.-16131, Page No. - 10 to 13 Serial No. -5055
9	Whether title is clear and property is free from any encumbrance (enclose relevant receipts of search) The title is Clear, Marketable and Free from encumbrance Relevant receipt of search in the office of Sub Registrar Raipur Enclosed With search Report no. is 8/19454 Dated 25.10.2021 Raipur sub-registrar Raipur Dist. Raipur (C.G.) a) No. of years (30 years normally) for search made in Sub registrar's Office. a) These search Depends on available Index-II Register in the Sub-Registrar Raipur (C.G.) for the last 30 years from 1991-1992 to 2020-2021. (b) If Name is mutated in municipal/industrial records and b) Mortgagor name is Mutated in the industrial Record (c) If Name is shown in Revenue/ Land records c) Yes
10	Whether title to properties is clear, unambiguous, marketable & property is saleable. Yes, Property Title is clear, unambiguous, and marketable and non-encumbrance.



A handwritten signature in black ink, appearing to be "Alok Kumar Dubey".

11	Whether there is any Bar/restriction for creation of equitable mortgage under any Act, state law or rule/notification (like Calling Act, Land Acquisition Act, State Coop. Societies Act, Societies Registration Act or Apartments/Flat Ownership Act or Income Tax Act).	No
12	Whether any permission/consent/ no objection is required & if so, it is obtained (State the letter no. and the Authority/Statutory Body/ Court concerned)	Required intimation/inform to M.P. Audyogik vikas nigam Raipur ltd C.G. regarding mortgage by mortgagor
13	Additional documents required/ formalities to be completed by the proposed mortgagor (State specifically n case of flats/ properties in coop. societies whether allotment letter, possession letter, share certificate, affidavit, power of attorney, etc is required).	1) Required affidavit from authorized person of the M/s Jyoti Struchures Limited to coverup land ownership no litigation, Non encumbrance and till position. To till date 2) Required latest rent premium receipt of leasehold land 3) Latest elecricity consupcion bill
14	List out the Title Deeds to be deposited to create mortgage by Deposit of Title Deeds in favour of Bank	1) Schedule vi Lease deed for land in industrial area 2) Latest Original premium receipt of lease hold land 3) Approval Map 4) Affidavit of mortgagor/authorized person of the company regarging no litigation and till passisson 5) latest elecricity consupcion bill
15.	Whether all original deeds are available and scrutinized Dees are duly executed/ stamped and registered. There is no doubt/ suspicion as to their genuineness or existence.	Yes, original Shedule vi Lease deed is available and mortgage in IDBI Bank Visheshikrit corporate shakha 6th floor plot no. 7 G-block BKC in front of National stock exchange building bandra Mumbai
16.	Final certificate/ opinion.	On the Basis of Index-II of the office of the Sub Registrar Raipur (C.G) I Have not found any Adverse entry Regarding Mortgage, Alienation and Title clearance,



	So for In My opinion Property is Free from all encumbrances.
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- 1) This search report based on inspection on Index-II maintain by Office of Sub-Registrar **Raipur, Dist-Raipur (C.G.)** is correct to the best of my knowledge and belief. Legal mortgage/ security may be created on this property having no encumbrances for the facility sanction by Bank.
- 2) Document of the property which I examined and those are required for security creation have been listed in the report.

NON ENCUMBRANCE CERTIFICATE :-

The title in respect of the property in search is clear, marketable and free from encumbrances as per the available records. I further certify that this certificate is being given into account various state laws and enactment etc. and relying on the certificate that the bank can proceed to process the loan case of the captioned party.

We also submit that the bank should obtain a declaration by means of an affidavit from the mortgagor that the subject property is not a matter of any litigation and till possession.

FINAL OPINION / CERTIFICATE :-

Now, after scrutiny of copy/ ies document/s produced us and observations and investigation done by us, we certified that M/s Jyoti Struchures Limited registered lease hold owner of the property.

- 1) Receipt of the search index – II Sub Registrar of Raipur, Dist. Raipur (C.G.) receipt No. 8/ 194534 Dt. 25.10.2021 is also submitted with this report.
- This search report complete on page nos. 1 to 7.

Raipur
Date : Wednesday, 10 November 2021



(Signature)
Alok Kumar Dubey
Advocate