

8
19453

रसीद दस्तावेज नौबत 19347
मुकाम 4946344

दफ्तर

किस को दी गईं	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) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
(1)	(2)	(3)	(4)
<p>आलो कु कुमाल कुले (अधिक)</p> <p>स्वाज</p> <p>31-92 इ 20-24 तक</p> <p>कुल. 3000: वर्ष... 3000</p> <p>3000 -</p>			

तारीख

25 OCT 2021

उप-जमीनक
रायपुर (छ.ग.)



ALOK KUMAR DUBEY

M.Com., LL.B.
Advocate

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Regn.No.1260/1993/ADV
Panel Lawyer, ICICI Bank Ltd., Chennai,
Panel Lawyer, ICICI Bank Ltd.,
Panel Lawyer, Bank Of Baroda,
Raipur, Chhattisgarh.
e-mail : adv.alokkumardubey@gmail.com

Date 23.10.2021.

To
The Sub Registrars.
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

- Deed of Ammonchment. pertaining to
the Lease deed. Dated. 18th June
1992.

- First part. M.P.A.K.V.N. Raipur, Gajoon.

Raipur C.G.

- other part. Jyoti structure. LTD. Raipur

Raipur.
Dated.

23.10.2021



Applied.

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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13, Jalashya Marg,

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Phone : (R) 4060382

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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** plot no.1037/1046 Sarora Urla Raipur, Tehsil & Dist – Raipur C.G. To conduct title search report of **DEED OF AMENDMENT PERTAINING TO THE LEASE DEED DATED 18th JUNE 1992.**

PROPERTY DETAILS AS PER DEED OF AMENDMENT PERTAINING TO THE LEASE DEED DATED 18th JUNE 1992 DATED 02.12.1992

A lease hold Land, pertaining to plot no. 1037, 1038, 1045, 1046 measuring 62291 Sq. Ft. 1.43 acers, situated in the industrial area, Village Gogaon patwari halka no. 107, in indusrial area of M.P.A.K.V.N. (R) Ltd, urla Raipur Tahsil & Dist. Raipur.

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.8/19453 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 <u>Urla</u> Raipur, Tehsil & Dist – Raipur C.G. 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 DEED OF AMENDMENT PERTAINING TO THE LEASE DEED DATED 18th JUNE 1992 DATED 02.12.1992 A lease hold Land, pertaining to plot no. 1037, 1038, 1045, 1046 measuring 62291 Sq. Ft. 1.43 acers, khasra no. is 30part and 62/1 part situated in the industrial area, Urla Village Gogaon patwari halka no. 107, in industrial area of M.P.A.K.V.N. (R) Ltd, urla Raipur Tahsil & Dist. Raipur. BOUNDRIES OF THE PROPERTY AS PER ABOVE LEASE DEED OF AMENDMENT North-Road South- plot of M/S Jyoti struchures ltd East- vacant plot West – vacant plot
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 plot no.1037/1046 Sarora <u>Urla</u> Raipur, Tehsil & Dist – Raipur C.G. 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,	M/s JYOTI STRUCHURES LIMITED plot no.1037/1046 Sarora <u>Urla</u> Raipur, Tehsil & Dist – Raipur C.G.



	or joint owner or any other type-Property is leasehold state specifically) and how it is derived (whether self acquired, ancestral/ inheritance or by succession or otherwise).			
6.	Whether Mortgagor is inMortgager is in Till possession on the exclusive possession or propertyproperty, proposed to be mortgaged.			
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	PROPERTY DETAILS AS PER DEED OF AMENDMENT PERTAINING TO THE LEASE DEED DATED 18th JUNE 1992	02 Dec. 1992,	Book no. – A1 volume No.- 16453, Page No. – 25 to 28 Serial No. - 9782 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 Director Shree R.M. Deshmukh S/o Shri M.D. Deshmukh R/o Keshava 7th floor bandra kurla complex bandra (east) Bombay
2	Lay out plan		Photocopy	In the name M/s Jyoti Struchures Limited
3	c.g state industrial development	11/07/13	Photocopy	In the name of M/s Jyoti Struchures



	corporation limited regrading lease rent maintenance and street light charge			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 shteet 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 shteet 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 favour of M/s Jyoti Struchures Limited plot no.1037/1046 Sarora Urla Raipur, Tehsil & Dist - Raipur C.G. proposed mortgagor (here set out chain of title in detail & in chronology starting from earliest document available. The Nature of document/ Deed conveying	SEARCH FROM YEAR 1991-1992 TO 2020-2021 FOR 30 YEARS IN THE OFFICE OF SUB REGISTRAR, RAIPUR DISTT-RAIPUR As per inspection of index-II register and listing Photocopy document produce before me by the mortgagor I have conduct the search in the office of sub registrar Raipur dist.-Raipur (C.G.),		
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	<p>the title should be mentioned along with the type of right in creates) together with names and descriptions of Parties to the documents.</p> <p>Property originally recorded in the name of The government of madhyapradesh acting through the managing director M.P. Audyogik vikas nigam Raipur ltd C.G. as called lessor</p> <p>Who executed Deed Of Amendment Pertaining to the lease deed in favour of M/s Jyoti Struchures Limited Through its Director Shree R.M. Deshmukh S/o Shri M.D. Deshmukh R/o Keshava 7th floor bandra kurla complex bandra (east) Bombay</p> <p>& Registration Details are as under Book no. – A1 volume No.-16453, Page No. – 25 to 28 Serial No. -9782</p>
9	<p>Whether title is clear and property is free from any encumbrance (enclose relevant receipts of search)</p> <p>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 8/19453 Dated 25.10.2021 Raipur sub-registrar Raipur Dist. Raipur (C.G.)</p> <p>a) No. of years (30 years normally) for search made in Sub registrar's Office.</p> <p>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.</p> <p>(b) If Name is mutated in municipal/industrial records and</p> <p>b) Mortgagor name is Mutated in the industrial Record</p> <p>(c) If Name is shown in Revenue/ Land records</p> <p>c) Yes</p>
10	<p>Whether title to properties is clear, unambiguous, marketable & property is saleable.</p> <p>Yes, Property Title is clear, unambiguous, and marketable and non-encumbrance.</p>
11	<p>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</p> <p>No</p>



	Coop. Societies Act, Societies Registration Act or Apartments/ Flat Ownership Act or Income Tax Act).	
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 in 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 Structures Limited to cover up land ownership no litigation, Non encumbrance and till date. 2) Required latest rent premium receipt of share leasehold land. 3) Latest electricity consumption bill
14	List out the Title Deeds to be deposited to create mortgage by Deposit of Title Deeds in favour of Bank	1) Deed of Amendment lease deed 2) Latest Original premium receipt of lease hold land 3) Approval Map 4) Affidavit of mortgagor/authorized person of the company regarding no litigation and till passisson 5) latest electricity consumption 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 amendment lease deed is available and mortgage in IDBI Bank Visheshikrit carporate 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.

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 Structures 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/ 19453 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


Alok Kumar Dubey
Advocate