

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/S. ANKIT CONSTRUCTION**, A Partnership Firm having its registered Office at Trimurti Nagar, Nagpur and acting through its Partner **SHRI. KISHORE S/o GOVINDRAO KANHERE**, Aged 48 years, Occupation - Business, Resident of Plot No. 45, Process Surveyor Colony, Swawlambi Nagar, Nagpur, Tahsil and District - NAGPUR. I have investigated the title relating to ALL THAT piece and parcel of land containing by admeasurements 2402.194 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 65/3 of MOUZA - SOMALWADA, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "K-SQUARE APARTMENTS", bearing Corporation House No. 2926, City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR and my findings are as under :

(1) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh.No. 65/3 of Mouza - SOMALWADA, P.S.K. 44 having an area of 0.61 Hectar (i.e. 6100 Sq. Mtrs.), Rental Rs. 2.00, held in Bhogwatdar Class - 1 Rights, situated at Somalwada, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, Originally belonged to Shri. Tanba Namdeo Meshram and Mrs. Sumitrabai W/o Tanba Meshram, being their separate property.

(2) THAT, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri. Tanba Namdeo Meshram and Mrs. Sumitrabai Tanba Meshram had filed a Statement/Return Under Section 8(4) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur which was registered as ULC Case No. 120/80 and on completion of his enquiry in respect of the said case, the said authority vide its Order passed in the said ULC Case No. 120/80 Dated 11-06- 2001 declared 1500 Sq. Mtrs. of land out of the aforesaid Kh.No. 65/3 of Mouza - SOMALWADA as a Retainable land and the remaining land was declared as a Surplus vacant land within the meaning of the said Act.

(3) THAT, the said Shri. Tanba Namdeo Meshram and Mrs. Sumitrabai Tanba Meshram lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 14100 Sq. Mtrs. under Talegaon Dabhade Scheme.

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(4) THAT, considering the application of the said Shri. Tanba Namdeo Meshram and Mrs. Sumitra Tanba Meshram, the Government of Maharashtra through Competent Authority, (U.L.C.), Nagpur vide his Order Dated 10-07-2001 passed in Case No. ATP/ULC/TD(219)/2001/302 exempted the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by The Government Resolution, Housing and Special Assistance Department, Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977)D-III Dated 15-1-1992 upon the several terms and conditions contained therein.

(5) THAT, the aforesaid entire land bearing Kh. No. 65/3 of Mouza – SOMALWADA is converted for Non-Agricultural (Residential) Use by the Additional Collector, Nagpur vide his Order Dated 24-2-2003 passed in Revenue Case No. 37/NAP-34/2002-2003.

(6) THAT, the said Shri. Tanba Namdeo Meshram and Mrs. Sumitra Tanba Meshram lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein as per the guide lines issued by Government of Maharashtra in the aforesaid Exemption Order dated 10-07-2001.

(7) THAT, the said Shri. Tanba Namdeo Meshram and Mrs. Sumitra Tanba Meshram lateron through their Power of Attorney Nagpur Begharmitra Gruha Nirman Sahakari Sanstha Maryadit, Nagpur transferred Plot Nos. 2 and 3 containing by total admeasurement 353.15 Sq. Mtrs. (OR 3800 Sq. Ft.) out of the aforesaid layout of Kh. No. 65/3 of Mouza – Somalwada bearing City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to Shri. Kisan Kashiprasad Borle, by a Sale Deed dated 9-7-2001 which is duly registered at the Office of the Sub- Registrar, Nagpur-9 in Book No. 1 at Sr. No. 70 on even date.

(8) THAT, the said Shri. Tanba Namdeo Meshram and Mrs. Sumitra Tanba Meshram lateron through their Attorney Shri Thakur Kishorsingh Ramsingh Bais transferred All That Piece and Parcel of land having an area of 0.20 Hector comprising the Western Portion of the entire land bearing Kh. No. 65/3 of Mouza – Somalwada by way of Sale to Nagpur Beghar Mitra Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, by a Sale Deed dated 01-11-2001, which is duly registered at the Office of the Sub- Registrar, Nagpur-9 in Book No. 1 at Sr. No. 1538 on even date.

(9) THAT, the said Shri. Tanba Namdeo Meshram and Mrs. Sumitra Tanba Meshram lateron transferred All That Piece and Parcel of land having an area of 0.40 Hector of land out of Kh. No. 65/3 of Mouza – Somalwada by way of Sale to Shri. Sangeet Ashok Chavan, by a Sale Deed dated 17-01-2003, which is duly


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registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 576 on even date.

(10) THAT, the aforesaid Shri. Tanba Namdeo Meshram left for heavenly abode on 18-12-2003 and his wife Smt. Sumitrabai Tanba Meshram also left for heavenly abode on 31-12-2006, leaving behind them, their legal heirs namely (i) Shri. Narayan Tanba Meshram, (ii) Shri. Shankar Charandas Kamble, (iii) Shri. Sanjay Charandas Kamble, (iv) Smt. Asha Vinayak Sangole and (v) Smt. Usha Pramod Shambharkar, as their only legal heir, who inherited the aforesaid property by way of intestate succession.

(11) THAT, consequent upon the death of the aforesaid Shri. Narayan Tanba Meshram, which occurred on 06-07-2007, his share in the aforesaid property devolved upon his widow Smt. Sushilabai Narayan Meshram, two sons namely (i) Shri. Nandu and (ii) Shri. Bhushan and 2 daughters namely (i) Miss. Shilpa @ Sheela Narayan Meshram and (ii) Smt. Leelabai Charandas Kamble, jointly by way of intestate succession, being the only legal heirs of the deceased.

(12) THAT, the said Smt. Leelabai Charandas Kamble also left for heavenly abode on 02-07-2010 and consequent upon her death, her share in the aforesaid property devolved upon his 2 sons namely (i) Shri Shankar Charandas Kamble and (ii) Shri Sanju Charandas Kamble and 2 married daughters namely (i) Mrs. Asha Vinayak Sangode and (ii) Mrs. Usha Pramod Shambharkar jointly by way of intestate succession, being the only legal heirs of the deceased.

(13) THAT, the said Beghar Mitra Gruha Nirman Sahakari Sanstha Maryadit, Nagpur lateron transferred Plot No. 13-B containing by admeasurement 310.10 Sq. Mtrs. (OR 3338 Sq. Ft.) out of the layout of Kh. No. 65/3 of Mouza – Somalwada having an area of 0.20 Hectors, bearing City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to Shri. Motilal Sitaramji Biyani, by a Sale Deed dated 12-01-2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 222 on even date.

(14) THAT, the said Shri. Sangeet Ashok Chavan lateron transferred Plot No. 2 containing by admeasurement 1026.09 Sq. Mtrs. (OR 11044.74 Sq. Ft.) out of the layout of Kh. No. 65/3 of Mouza – Somalwada having an area of 0.40 Hectors, bearing City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to Shri. Ganesh Ramkrishna Bhingare and Smt. Kiran Ashok Dhawad, by a Sale Deed dated 03-04-2006, which is duly registered at the Office of the Sub- Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1582 on even date.

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(15) THAT, the said Shri. Sangeet Ashok Chavan lateron transferred Plot No. 3 containing by admeasurement 1076.97 Sq. Mtrs. (OR 11592.41 Sq. Ft.) out of the layout of Kh. No. 65/3 of Mouza – Somalwada having an area of 0.40 Hectors, bearing City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to Shri. Rajesh Dnyaneshwar Bhoyar and Shri. Mahesh Ramkrishna Bhingare, by a Sale Deed dated 03-04-2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1581 on even date.

(16) THAT, the aforesaid the then Owners namely (i) Shri. Sangeet Ashok Chavan, (ii) Shri. Rajesh Dnyaneshwar Bhoyar, (iii) Shri. Mahesh Ramkrishna Bhingare, (iv) Shri. Ganesh Ramkrishna Bhingare, (v) Smt. Kiran Ashok Dhawad, (vi) M/s. Nagpur Beghar Mitra Gruha Nirman Sahakari Sanstha Limited, Nagpur, (vii) Smt. Vatsalabai Adkuji Zurmure, (viii) Shri. Motilal Sitaram Biyani, (ix) Shri. Nandu Narayan Meshram, (x) Shri. Bhushan Narayan Meshram, (xi) Smt. Sushailabai Narayan Meshram, (xii) Shri. Shilpa Alias Sheela Narayan Meshram, (xiii) Shri. Shankar Charandas Kamble, (xiv) Shri. Sanjay Charandas Kamble, (xv) Smt. Asha Vinayak Sangole and (xvi) Smt. Usha Pramod Shambharkar lateron transferred/sold their respective shares in the aforesaid entire property/layout of Kh. No. 65/3 of MOUZA- SOMALWADA, having an area of 0.61 Hectors bearing City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, jointly by way of Sale to M/s. Ankit Construction, by a Sale Deed dated 25-03-2011, which is duly registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1934 on even date. The said Sale Deed is duly consented by Smt. Sunita Vijay Wankhede, Shri. Ramesh Prem Gajbhiye and Shri. Nilkanthrao Prem Gajbhiye, in the capacity of Consentors. As a result therefore the said M/s. Ankit Construction has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records.

(17) THAT, M/s. Ankit Construction lateron prepared a layout of the said entire land bearing Kh. No. 65/3 by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 16-05-2012 made between M/s. Ankit Construction and the Nagpur Improvement Trust, Nagpur.

(18) THAT M/s. Ankit Construction later on decided to develop the Plot of land admeasuring 2402.194 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein; AND

(19) THAT accordingly M/s. Ankit Construction has prepared a plan of a Multistoried building then proposed to be constructed on the said Plot of land and to be known and styled as "K SQUARE APARTMENTS" and the same is duly

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sanctioned and approved by Building Engineer (W), Nagpur Improvement Trust vide its Building Permit No. B.E.(WEST)/Case No. AB4569/Tracking No. 201305314/7250/2629 Dated 30-08-2013.

(20) THAT for the purpose of construction of additional Built-up spaces on the said Plot of land the Vendor has purchased Transferable Development Rights (T.D.R.) of 1900 Sq. Mtrs. (OR 20451.6 Sq. Ft.) from Shri. Kishore Govindrao Kanhere, by way of Transfer Deed.

(21) THAT the M/s. Ankit Construction has accordingly by utilizing the said TDR prepared a revise plan of a Multistoried building then proposed to be constructed on the said Plot of land and the same is duly sanctioned by the Building Engineer (W), Nagpur Improvement Trust vide its Building Permit No. B.E.(WEST)/Case No. AB-3186/Tracking No. 20150729101/9005, 155 Dated 04-04-2016.

(22) THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 20.02.2014 relating to the Kh. No. 65/3 admeasuring 2402.194 Sq. Mtrs. of Mouza Somalwada, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 1217/2014 on 20.02.2014 and subsequently executing a Correction Deed on 28.04.2016, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 2381/2016 on 28.04.2016.

(23) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Ankit Construction thereof holds good, valid and marketable title thereto.

(24) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Kh. No. 65/3 admeasuring 2402.194 Sq. Mtrs. together with a built-up space in a Multistoreyed Building proposed to be constructed thereon shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner M/s. Ankit Construction.

(25) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(26) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH002104998201617E Dated 24.06.2016 in the office of Sub- Registrar Nagpur.

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CHALLAN
MTR Form Number-6

GRN	MH002104998201617E	BARCODE			Date	24/06/2016-12:55:58		Form ID			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee				TAX ID (If Any)						
	Other Items				PAN No. (If Applicable)						
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Ashwin Patil				
Location	NAGPUR										
Year	2016-2017 Annual From 01/04/2016 To 31/03/2017				Flat/Block No.		54				
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		375.00		Road/Street		Sawarkar Nagar					
				Area/Locality		Nagpur					
				Town/City/District							
				PIN		4	4	0	0	1	5
				Remarks (If Any)							
				Years 2002 to 2016 Kh. No. 65/3 Mou							
				za Somalwada CTS No. 512 and 512/2							
				Sheet No. 682/22							
				Amount In		Three Hundred Seventy Five Rupees Only					
Total		375.00		Words							
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.		00040572016062496255		IKB6019279	
Cheque/DD No				Date		24/06/2016-12:56:12					
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9822936551

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land containing by admeasurements 2402.194 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 65/3 of MOUZA – SOMALWADA, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "K-SQUARE APARTMENTS", bearing Corporation House No. 2926, City Survey No. 512 and 512/2, Sheet No. 682/22, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	ROAD,
ON THE WEST	-	KH. NO. 65/1,
ON THE NORTH	-	ROAD,
ON THE SOUTH	-	ROAD

Nagpur.

Dated : 24.06.2016



Ashwin Patil

Advocate

ASHWIN R. PATIL

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