

TITLE VERIFICATION REPORT

Having been engaged by Mr. Nilesh Rameshchandra Rathi, R/o. 403, Gulab Palace, Ramdaspath, Nagpur (M.S.), for preparing title verification and search report, I do hereby submit my report as under:-

- 1) THAT, Dnyaneshwar Santoshrao Dhok, Shewantabai Santoshrao Dhok, Vitthal Santoshrao Thakre, Dilip Santoshrao Thakre and Baby Gajanan Choudhari were the joint and absolute owners of the land admeasuring 0.86 H.R. (8,600.00 Sq. Mtrs.) comprising Khasra No. 47 situated at Mouza-Beltarodi, Tahsil Nagpur (Rural), District Nagpur.
- 2) THAT, said joint owners carved a layout therein by demarcating it into various plots of different sizes and the Assistant Director, Town Planning Department, by approving the said layout forwarded the same to the Collector, Nagpur for its approval vide their letter dated 15.09.2008 and the Collector, Nagpur accorded its sanction to the same.
- 3) THAT, lateron out of the said joint owners Shewantabai Santoshrao Dhok, Vitthal Santoshrao Thakre, Dilip Santoshrao Thakre and Baby Gajanan Choudhari executed a Power of Attorney dated 25.03.2009 in favour of Dnyaneshwar Santoshrao Dhok and thereby appointed, authorized and empowered him to do the needful in respect of the said land and the same is duly registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 1680, in Book No. 4.
- 4) THAT, lateron said entire land comprising Khasra No. 47 of Mouza -- Beltarod is permitted for non-agricultural use / purpose, vide an Order dated 27.07.2009, passed by The Collector, Nagpur in Revenue Case No. 147/NAP-34/2008-2009.
- 5) THAT, lateron, said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot Nos. 2 and 3 out of the said sanctioned layout to Mr. Girish Kamalkishor Rathi, Mr. Santosh Dhanrajji Laddha & Mr. Nilesh Rameshchandra Rathi by executing a Sale Deed dated 16.09.2009, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 3977, in Book No. 1, whereby Mr. Girish Kamalkishor Rathi, Mr. Santosh Dhanrajji Laddha & Mr. Nilesh Rameshchandra Rathi became joint and absolute owners thereof with heritable and transferable rights therein.
- 6) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot Nos. 4 and 5 out of the said sanctioned layout to Shri. Rameshchandra Badrinarayanji Rathi (H.U.F.) and

7) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot Nos. 6, 7, 8 and 9 out of the said sanctioned layout to Shri. Girish Kamalkishor Rathi (H.U.F.), Shri. Santosh Dhanrajji Laddha (H.U.F.), Mr. Santosh Dhanrajji Laddha, Sou. jyoti Santosh Laddha, Mr. Nilesh Rameshchandra Rathi, Sou. Pushpabai Rameshchandra Rathi and Mr. Rameshchandra Badrinarayanji Rathi by executing a Sale Deed dated 16.09.2009, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 3980, in Book No. 1, whereby Shri. Girish Kamalkishor Rathi (H.U.F.), Shri. Santosh Dhanrajji Laddha (H.U.F.), Mr. Santosh Dhanrajji Laddha, Sou. jyoti Santosh Laddha, Mr. Nilesh Rameshchandra Rathi, Sou. Pushpabai Rameshchandra Rathi and Mr. Rameshchandra Badrinarayanji Rathi became joint and absolute owners thereof with heritable and transferable rights therein.

8) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot No. 10 out of the said sanctioned layout to Sou. Umang Nilesh Rathi by executing a Sale Deed dated 25.09.2009, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 3981, in Book No. 1, whereby Sou. Umang Nilesh Rathi became sole and absolute owner thereof with heritable and transferable rights therein.

9) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot No. 11 out of the said sanctioned layout to Mr. Nilesh Rameshchandra Rathi and Mr. Rameshchandra Badrinarayan Rathi by executing a Sale Deed dated 25.09.2009, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 3983, in Book No. 1, whereby Mr. Nilesh Rameshchandra Rathi and Mr. Rameshchandra Badrinarayan Rathi became joint and absolute owners thereof with heritable and transferable rights therein.

10) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot No. 1 out of the said sanctioned layout to Shri. Rameshchandra Badrinarayan Rathi (H.U.F.) by executing a Sale Deed dated 09.12.2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 5506, in Book No. 1, whereby Shri. Rameshchandra Badrinarayan Rathi (H.U.F.) became sole and absolute owner thereof with heritable and transferable rights therein.

11) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot No. 12 out of the said sanctioned layout to Mr. Nilesh Rameshchandra Rathi by executing a Sale Deed dated 09.12.2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 5507, in Book No. 1, whereby Mr. Nilesh Rameshchandra Rathi became sole and absolute owner thereof with heritable and transferable rights therein.

sanctioned layout to Sou. Umang Nilesh Rathi by executing a Sale Deed dated 09.12.2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 5508, in Book No. 1, whereby Sou. Umang Nilesh Rathi became sole and absolute owner thereof with heritable and transferable rights therein.

13) THAT, similarly said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot No. 15 out of the said sanctioned layout to Sou. Pushpabai Rameshchandra Rathi by executing a Sale Deed dated 09.12.2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 5509, in Book No. 1, whereby Sou. Pushpabai Rameshchandra Rathi became sole and absolute owner thereof with heritable and transferable rights therein.

14) THAT, lateron Mr. Girish Kamalkishor Rathi and Mr. Santosh Dhanraj Laddha executed a Power of Attorney dated 18.04.2011 in respect of Plot Nos. 2 and 3, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-7, at Serial No. 2933, in Book No. 4.

15) THAT, similarly, Shri. Girish Kamalkishor Rathi (H.U.F.) through its Karta Mr. Girish Kamalkishor Rathi, Shri. Santosh Dhanraj Laddha (H.U.F.) through its Karta Mr. Santosh Dhanraj Laddha and Mr. Santosh Dhanraj Laddha executed a Power of Attorney dated 18.04.2011 in respect of Plot Nos. 6, 7, 8 and 9, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-7, at Serial No. 2934, in Book No. 4.

16) THAT, similarly, Mr. Rameshchandra Badrinarayan Rathi executed a Power of Attorney dated 19.04.2011 in favour of Mr. Nilesh Rameshchandra Rathi in respect of Plot No. 11, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 2358, in Book No. 4.

17) THAT, similarly, Mrs. Pushpabai Rameshchandra Rathi and Mr. Rameshchandra Badrinarayan Rathi executed a Power of Attorney dated 19.04.2011 in respect of Plot Nos. 6, 7, 8 and 9, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 2359, in Book No. 4.

18) THAT, similarly, Mrs. Umang Nilesh Rathi executed a Power of Attorney dated 19.04.2011 in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 2360, in Book No. 4.

19) THAT, similarly, Mrs. Pushpabai Rameshchandra Rathi executed a Power of Attorney dated 19.04.2011 in respect of Plot No. 15, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 2361, in Book No. 4.

20) THAT, similarly, Shri. Rameshchandra Badrinarayan Rathi (H.U.F.) through its Karta Mr. Rameshchandra Badrinarayan Rathi and Mrs. Pushpabai Rameshchandra Rathi executed a Power of Attorney dated 19.04.2011 in respect of Plot Nos. 4 and 5, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 2362, in Book No. 4.

21) THAT, similarly, Shri. Rameshchandra Badrinarayan Rathi (H.U.F.) through its Karta Mr. Rameshchandra Badrinarayan Rathi executed a Power of Attorney dated 19.04.2011 in respect of Plot No. 1, in favour of Mr. Nilesh Rameshchandra Rathi and thereby appointed, authorized and empowered him to do the needful in respect thereof and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, at Serial No. 2363, in Book No. 4.

22) THAT, lateron, said joint owners through their power of attorney holder Dnyaneshwar Santoshrao Dhok sold Plot No. 13 out of the said sanctioned layout to Mr. Pramod Dnyaneshwar Dhok and Mr. Vinod Dnyaneshwar Dhok by executing a Sale Deed dated 15.06.2011, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 2977, in Book No. 1, whereby Mr. Pramod Dnyaneshwar Dhok and Mr. Vinod Dnyaneshwar Dhok became joint and absolute owners thereof with heritable and transferable rights therein.

23) THAT, lateron, said joint owners Mr. Pramod Dnyaneshwar Dhok and Mr. Vinod Dnyaneshwar Dhok further sold said Plot No. 13 Mr. Nilesh Ramechandra Rathi by executing a Sale Deed dated 03.10.2011, which is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Sr. No. 4444, in Book No. 1, whereby Mr. Nilesh Ramechandra Rathi became sole and absolute owner thereof with heritable and transferable rights therein.

24) THAT, lateron, said owners of Plot Nos. 1 to 15 i.e. Shri. Rameshchandra Badrinarayanji Rathi (H.U.F.) Mrs. Pushpabai Rameshchandra Rathi, Mr. Nilesh Rameshchandra Rathi, Mr. Rameshchandra Badrinarayanji Rathi, Mrs. Umang Nilesh Rathi, Shri. Girish Kamalkishor Rathi (H.U.F.), Mr. Girish Kamalkishor Rathi, Shri. Santosh Dhanraj Laddha (H.U.F.), Mr. Santosh Dhanraj Laddha and Mrs. Jyoti Santosh Laddha entered into an Memorandum of Association of Persons dated 21.04.2011 in respect of their respective shares in the said plots.

25) THAT, the Nagpur Improvement Trust, Nagpur, a Special Planning Authority appointed by the Government of Maharashtra for Nagpur Metropolitan Area vide Notification No. TPS/2409/2890 /CR&356/05/ UD-9, dated 31.08.2010, published in Government Gazette dated 02.09.2010.

26) THAT, the land of Khasra No. 47 of Mouza - Beltarodi, Tahsil Nagpur (Gramin), District Nagpur being covered by Nagpur Metropolitan Area declared by the Government vide Notification No. PTS-1855/1199/CR-80/95/UD-13, dated 23.07.1999 and is under the jurisdiction of Nagpur Improvement Trust, the said joint owners of Plot Nos. 1 to 15 vide their application dated 02.01.2013 applied for the development thereof as per the plans, suggestions and directions of the Nagpur Improvement Trust and further agreed to develop the layout at their own cost as per the drawings, designs and specifications approved by the Nagpur Improvement Trust as per the terms and conditions of Letter No. E.E. (Metro), Nagpur, dated 14.03.2012 and the Non-Agriculture Order dated 27.07.2009, passed by the Collector, Nagpur.

27) THAT, considering the application of the said plot owners, the Nagpur Improvement Trust, through Executive Engineer (Metro) entered into an Agreement dated 23.01.2013 with the said plot owners and thereby agreed to develop the said Khasra No. 47 in accordance with the terms and conditions mentioned therein.

28) THAT, in pursuance for the Agreement dated 23.01.2013, the Executive Engineer (Metro), Nagpur Improvement Trust issued a revised layout plan in respect of Khasra No. 47 of Mouza - Beltarodi and the Collector, Nagpur also accorded his sanction to the same on 14.02.2013.

29) THAT, thereafter, the Nagpur Improvement Trust, Nagpur, through its Executive Engineer (Metro) issued a Release Letter dated 01.02.2014, bearing No. E.E. (Metro)/008, in respect of land admeasuring 5475.351 Sq. Mtrs. in the names of said plot owners.

30) THAT, said plot owners paid Grampanchayat Taxes in respect of the individual plots upto the year 2015-2016, vide receipts dated 26.12.2015.

31) THAT, in accordance with the Memorandum of Association of Persons dated 21.04.2011, various plans of the buildings proposed to be constructed on the said released land are prepared and the same are duly sanctioned by the Nagpur Improvement Trust, Nagpur through its Building Engineer (Metro) vide Permit No. B.E. (Metro)/South/Nagpur (Rural)/Case No. MB5622/2014091515/729, dated 12.01.2016.

Tahsil Nagpur (Rural) and District Nagpur and collectively to be known as "GARDEN COURT", said owners through their power of attorney holder Mr. Nilesh Rameshchandra Rathi submitted the said entire land alongwith the proposed construction thereon to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 08.02.2016 under Section 2 of the said Act and the same is duly registered in the Office of the Sub-Registrar, Nagpur-10, at Serial No. 410, in Book No. 1.

33) I have taken search of the records of Registrar's Office Nagpur for the last 13 years from 2004 to 2016 and the links in the title history of chain of title have been properly established on the basis of the Search made vide GRN MH007650737201516E, dated 26.02.2016, and the necessary search fees of Rs. 325/- paid vide evenly dated Reference No. 83808004.

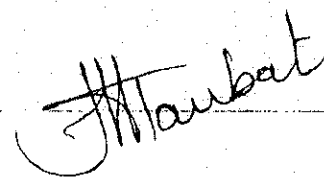
35) Thus, on the basis of the above said search and inspection of the records available in the Offices of the Sub-Registrar and the history of the property discussed above, I Hemant Anil Tambat, Advocate, do hereby certify that the Title of aforesaid owners to the property described in the Schedule shall be clear and marketable.

SCHEDULE OF THE PROPERTY

ALL that R.C.C. superstructure buildings named and styled as "GARDEN COURT" consisting Three Buildings (Three Blocks) identified as Block-A, Block-B and Block-C, out of which Block -A is having 47 (Forty Seven) Apartments, Block - B is having 40 (Forty) Apartments and Block - C is having 40 (Forty) Apartments, thus totaling 127 (One Hundred Twenty Seven) self-contained separate Apartments (referred to as "Apartment / Apartments / Unit / Units) proposed to be constructed on land admeasuring 5475.351 Sq. Mtrs. identified as amalgamated Plot No. 1, in the sanctioned layout at land bearing Khasra No. 47 of Mouza - Beltarodi, Patwari Halka No. 38, within the limits of Grampanchayat - Beltarodi, in Tahsil Nagpur (Rural) and District Nagpur, together with proportionate undivided shares in the said plot of land which is bounded as under:

On the East - Road
On the West - Road & Open Space
On the North - Khasra No. 48
On the South - Road

Hence, this Title Verification Report.



(Hemant A. Tambat)

CHALLAN
MTR Form Number-6

GRN: MH007650737201516E		BARCODE 		Date: 26/02/2016-21:18:22		Form ID	
Department: Inspector General Of Registration				Payer Details			
Type of Payment: Search Fee Other Items				TAX ID (If Any)			
				PAN No. (If Applicable)			
Office Name: NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Hemant Anil Tambat	
Location: NAGPUR				Flat/Block No.		Plot No 167 at Vivekanand Nagar	
Year: 2015-2016 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		Wardha Road		
					Area/Locality		
					Nagpur		
					Town/City/District		
					PIN		
					4 4 0 0 1 5		
			Remarks (If Any) Mz Beltarodi Patwari Halka N o 38 Khasra No 47				
Total			325.00		Amount In Words: Three Hundred Twenty Five Rupees Only		
Payment Details: IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	69103332016022710118 83808004	
Cheque/DD No				Date		26/02/2016-21:18:38	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9881717947

