

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
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TITLE REPORT

AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **Mrs. OM SHIVAM BUILDCON PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U 45200 MH 2004 PTC-149476, having its Office at 203-204, "Gokul Keshav Apartment", 3rd Floor, Khamla Road, Deonagar, Nagpur, Pin Code No. 440015, and acting through its Director **SHRI CHANDRASHEKHAR S/o KISANRAO KAPSE**, Resident of Plot No. 182-A, Pandey Layout, Khamla, Nagpur, Pin Code No. 440025, Tahsil and District - NAGPUR. I have investigated the title relating to ALL THAT Piece and Parcel of Non-Agricultural land admeasuring 6300 Sq. Mtrs. (i.e. 67813.2 Sq. Ft.), out of the sanctioned layout, the entire land bearing Kh./Survey No. 59/3 [Old Kh. No. 59/2 (Part)] of Mouza - PANJRI (BZ), P. H. No. 42, TOGETHERWITH 2 (Two) Wing of Multistoried Buildings, 1 (One) Building in "WING 'A'" identified as "DIAMOND" and 1 (One) Building in "WING 'B'" identified as "RUBY" and to be collectively known and styled as "SHIV-BRIGHTON" situated at Village - Panjri (BZ), within the limits of the Grampanchayat - Panjri in Tahsil - Nagpur (Rural) and District - NAGPUR and my findings are as under :-

- (1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Kh./Survey No. 59/2 having a total area of 3.24 Hectares, Rental Rs. 7.00 held in Bhogwaldar Class-1 Rights of Mouza - PANJRI (BZ), P. H. No. 42 Togetherwith the existing structure standing thereon, including all types of Trees, Shrubs, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Panjri (BZ), within the limits of the Grampanchayat - Panjri in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri Uday Kumar S/o Ramniwasji Vyas being his separate property.
- (2) THAT the said Shri Uday Kumar S/o Ramniwasji Vyas lateron in his turn transferred/sold a Piece of Agricultural land having an area of 0.63 Hectare out of the said Kh./Survey No. 59/2 by way of sale to (1) Mrs. Padma Pradeep Bagadia, (2) Shri Pratik Pradeep Bagadia, (3) Shri Pravesh Pradeep Bagadia, (4) Mrs. Durga Ramesh Dhoot, (5) Shri Rahul Ramesh Dhoot and (6) Shri Rajat Ramesh Dhoot, jointly by a Sale Deed dated 24-05-2002, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4983 on even date.

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(3) THAT the said (1) Mrs. Padma Pradeep Bagadia, (2) Shri Pratik Pradeep Bagadia, (3) Shri Pravesh Pradeep Bagadia, (4) Mrs. Durga Ramesh Dhoot, (5) Shri Rahul Ramesh Dhoot and (6) Shri Rajat Ramesh Dhoot lateron in their turn transferred/sold a Piece of Agricultural land having an area of 0.63 Hectare out of the said Kh./Survey No. 59/2 by way of sale to M/s Novel Residential Infrastructure, by a Sale Deed dated 09.10.2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5073/2013 on 11.10.2013. As a result therefore M/s Novel Residential Infrastructure became the Owner of the aforesaid property comprising All That Piece and Parcel of Agricultural land having an area of 0.63 Hectare (i.e. 6300 Sq. Mtrs.) out of Kh. No. 59/2, situated at Village – Panji (BZ) in Tansil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein.

(4) THAT the aforesaid M/s Novel Residential Infrastructure lateron applied for conversion of the land area of 0.63 Hectare R. (9.e. 6300.00 Sq. Mtrs.) of Khasra Nos. 59/2 for Non-Agricultural use. Considering his request the Collector, Nagpur lateron vide its Order Dated 01.09.2014 passed in Revenue Case No. 16/N.A.P.-34/2014-2015 converted the said land for Residential use.

(5) THAT the aforesaid 0.63 Hectare R. (i.e. 6300.00 Sq. Mtrs.) of Kh. No. 59/2 lateron renumbered/changed as a "Khasra Number 59/2 (Part).

(6) THAT the aforesaid M/s Novel Residential Infrastructure lateron prepared a layout of the said land area of 0.63 Hectare R. (i.e. 6300.00 Sq. Mtrs.) of Khasra Nos. 59/2 by carving out Plot of land therein. And the said layout is duly sanctioned by the Nagpur Improvement Trust.

(7) THAT the Layout Development Agreement of land area of 0.63 Hectare R. (i.e. 6300.00 Sq. Mtrs.) of Khasra Nos. 59/2 (Part) of Mouza – PANJRI (BZ), Dated 07.11.2014 made between M/s Novel Residential Infrastructure with The Nagpur Improvement Trust, Nagpur, Special Planning Authority appointed by the Govt. of Maharashtra for Nagpur Metropolitan Area and also issued layout sanctioned Letter of Terms and Conditions vide its Letter No. EE(Metro)AE-1/695 Dated 10.11.2014.

(8) THAT after obtaining necessary permission a separate 7/12 extract created in respect of the aforesaid 0.63 Hectare R. (i.e. 6300.00 Sq. Mtrs.) and the said khasra No.59/2 (part) renumbered/changed as a "Khasra Number 59/3".

(9) THAT M/s Novel Residential Infrastructure lateron transferred/sold the said property comprising ALL THAT Piece and Parcel of Non-Agricultural land admeasuring 6300 Sq. Mtrs. (i.e. 67813.2 Sq. Ft.), out of the sanctioned layout, the entire land bearing Kh./Survey No. 59/3 [Old Kh. No. 59/2 (Part)] of Mouza – PANJRI (BZ), P. H. No. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village – Panji (BZ), within the limits of the Grampanchayat – Panji in Tansil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited, by a Sale Deed Dated

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19.12.2015, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 8689/2015 on 19.12.2015.

(10) THAT, said M/s. Om Shivam Buildcon Private Limited has prepared a Building Plan for Plot of land and the same is duly sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its building Permit No. B.E.(Metro)/South/Nagpur (Rural)/Case No. MB/595/2014/11718/744 Dated 25.02.2016 (Dispatch Dated 26.02.2016)

(11) THAT, the said Plot of land Togetherwith the proposed Multistoreyed Buildings standing thereon is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration by M/s. Om Shivam Buildcon Private Limited through its Director Shri Chandrashekhar S/o Kishanrao Kapse on 29.02.2016, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 1551/2016 on 29.02.2016.

(12) That lateron M/s. Om Shivam Buildcon Private Limited availed Project Finance from ICICI Bank Ltd, Nagpur, as a result therefore the said Property is presently mortgage with ICICI Bank Ltd, Nagpur.

(13) 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 (Rural) and found that the aforesaid entire property Presently mortgaged with ICICI Bank Ltd. and it is observed that there are no other charges other than ICICI Bank Ltd. and the title of the present owner M/s. Om Shivam Buildcon Private Limited is marketable.

(14) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot of land 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. Om Shivam Buildcon Private Limited.

(15) 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.

(16) 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. MH007950831201516E Dated 09.03.2015 in the office of Sub- Registrar Nagpur (Rural).

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CHALLAN
MTR Form Number-6

GRN	MH07/550831201516E	BARCODE			Date	09/03/2016-18:17:24	Form ID
Department	Inspector General Of Registration						
Type of Payment	Search Fee						
Other Items							TAX ID (If Any)
Office Name NGPT_JT NAGPUR NO 7 SUB REGISTRAR							PAN No. (If Applicable)
Location NAGPUR							Full Name Adv Ashwin Patil
Year 2015-2016 Annual From 01/04/2015 To 31/03/2016							Flat/Block No. 54
Account Head Details							Premises/Building
0030072201 SEARCH FEE							Amount in Rs. 375.00
							Road/Street Sawarkar Nagar Nagpur
							Area/Locality Nagpur
							Town/City/District
							PIN 4 4 0 0 1 5
							Remarks (If Any)
							Years 2002 to 2016 land area of 630
							0 Sq. Mtrs. Kh. No. 59/2 Mouza Panj
							ri Bz Tah. Nagpur Rural
							Amount in Three Hundred Seventy Five Rupees Only
Total							Words 375.00
Payment Details							STATE BANK OF INDIA
Cheque-DD Details							FOR USE IN RECEIVING BANK
Cheque/DD No							Bank CIN REF No. 00040572016030513677/KAS525550
Name of Bank							Date 09/03/2016-18:17:18
Name of Branch							Bank-Branch STATE BANK OF INDIA
Mobile No. : 9822935551							Scroll No. , Date Not Verified with Scroll

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Non-Agricultural land admeasuring 6300 Sq. Mtrs. (i.e. 67813.2 Sq. Ft.), out of the sanctioned layout, the entire land bearing Kh./Survey No. 59/3 [Old Kh. No. 59/2 (Part)] of Mouza – PANJRI (BZ), P. H. No. 42, TOGETHERWITH 2 (Two) Wing of Multistoryed Buildings. 1 (One) Building in "WING 'A'" identified as "DIAMOND" and 1 (One) Building in "WING 'B'" identified as "RUBY" and to be collectively known and styled as "SHIV-BRIGHTON" situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

On The East	-	Land Belongs to Vasundhara Phase II,
On The West	-	Land Belongs to Other
On The North	-	Approach Road and Farm House Plot No. 19 & 21
On The South	-	Land Belongs to Other

Nagpur.

Dated : 06.04.2016

Ashwin
Ashwin Patil
Advocate

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Advocate
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