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

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **OM SHIVAM BUILDCON PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U 45200 MH 2004 PTC149476, having its Office at 203-204, "Gokul Keshav Apartments", 3rd Floor, Khamla Road, Deonagar Square, Nagpur, Pin Code No. 440015 , (Income Tax PAN - AAACO7165P) and acting through its Director **SHRI CHANDRASHEKHAR S/o KISANRAO KAPSE**, Aged 42 Years, Occupation – Business, 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 land bearing **Plot No.1** containing by admeasurements **8944.944 Sq Mtrs** bearing **Kh./Survey No. 59/2/1** of **Mouza – PANJRI (BZ),** Patwari Halka No. 42, situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR TOGETHERWITH 2 (Two) Blocks of Building "A" and 2 (Two) Blocks of Building "B" of the Multistoryed Buildings. **"BLOCK-I** identified as "CORAL" of **Building "A" & "BLOCK-II** identified as "AMBER" of **Building "A" AND "BLOCK-I** identified as "MORGANITE" of **Building "B" & "BLOCK-II** identified as "SAPPHIRE" of **Building "B"** 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 Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42 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 Ramniwasji Vyas lateron prepared a layout of the said Agricultural land by carving out various Farm Land Plots therein.

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(3) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 2 (TWO), admeasuring 15440.00 Sq. Ft. (i.e. 1434.94 Sq. Mtrs.), being a part and portion of the entire land bearing Kh./Survey No. 59/2 of Mouza – PANJRI (BZ), P. H. No. 42, situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Shri. Shailendra Mangaldas Parikh, by a Sale Deed dated 13.06.1996, which is duly registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. A1, Volume No. 1496 on Pages 115 to 118 at Registered Serial No. 6023 (P) on 13-06-1996.

(4) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 4, admeasuring 980.00 Sq. Mtrs or (0.242 Acre or 0.098 Hectare R. or 10545 Sq. Ft.), [having size 28.00 Mt. x 35.00 Mtrs.], being a part and portion of the entire land bearing Kh./Survey No. 59/2, situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Shri. Sunil Ramaji Ambhurkar, by a Sale Deed dated 09.04.2001, which is duly registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. A1, Volume No. 2935 on Pages 15 to 20 at Registered Serial No. 3790 (P) on 09.04.2001.

(5) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 06, admeasuring 980.00 Sq. Mtrs or (0.242 Acre or 0.098 Hectare R. or 10545 Sq. Ft.), [having size 28.00 Mt. x 35.00 Mtrs.], being a part and portion of the entire land bearing Kh./Survey No. 59/2, situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Shri. Moreshwar Dhanpal Dudhe, by a Sale Deed dated 19.12.1997, which is duly registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. A1, Volume No. 2046 on Pages 71 to 77 at Registered Serial No. 1844 (P) on 11.03.1998.

(6) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THOSE Pieces and Parcels of Agricultural Farm lands bearing Plot Nos. 7, 8/Part, 11, 20 and 21 containing by total admeasuring 1.04 Acres (i.e. 4208 Sq. Mtrs.), being a part and portion of the entire land bearing Kh./Survey No. 59/2 having a total area of 3.24 Hectares, Rental Rs. 7.00 held in Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42, including the Undivided proportionate share and interest in Open space and road 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 by way of sale to (i) Shri. Pradeep Purushottamdas Bagadiya, (ii) Shri.

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Ramesh Chaturbhuj Dhoot, by a Sale Deed dated 30.01.2003, which is duly registered at the Office of the Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 498/2003 on 01-02-2003.

(7) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THOSE Pieces and Parcels of Agricultural Farm lands bearing Plot No. 8/Part, being a part and portion of the entire land bearing Kh./Survey No. 59/2, Rental Rs. 7.00 held in Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42, including the Undivided proportionate share and interest in Open space and road 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 by way of sale to (i) Shri. Pradeep Purushottamdas Bagadiya, (ii) Shri. Ramesh Chaturbhuj Dhoot, by a Sale Deed dated 08.11.2001, which is duly registered at the Office of the Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 1992/2001 on 08-11-2001.

(8) THAT the said Shri. Ramesh Chaturbhuj Dhoot left for heavenly abode on 30.03.2012 and consequent upon his death, his share in the aforesaid property comprising Farm Land bearing Plot Nos. 7, 8/Part, 11, 20 and 21 devolved upon his Widow Smt. Durga Ramesh Dhoot and Two Sons namely (1) Shri Rahul Ramesh Dhoot and (2) Shri Rajat Ramesh Dhoot, by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the (1) Shri. Pradeep Purushottamdas Bagadiya, (2) Smt. Durga Wd/o Late Shri. Ramesh Dhoot, (3) Shri Rahul S/o Late Shri Ramesh Dhoot and (4) Shri Rajat S/o Late Shri Ramesh Dhoot, have become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights.

(9) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 10 admeasuring 980.02 Sq. Mtrs. (0.24217 Acre or 0.098002 Hectare R. or 10,545.00 Sq. Ft.), (having Size 28.00 Mtrs. x 35.00 Mtrs + 00.00/2 Mtrs.)., being a part and portion of the entire land bearing Kh./Survey No. 59/2 having a total area of 3.24 Hectares, Rental Rs. 7.00 held in Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42, Khate No. 190, including the Undivided proportionate share and interest in Open space and road 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 by way of sale to Dr. Surendra Prasad Ramlal Mehta, by a Sale Deed dated 11.05.2001, which is duly registered in the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. A1, Volume No. 2968 on Pages 131 to 135 at Registered Serial No. 5089 (P) on 11.05.2001.

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(10) THAT the aforesaid Dr. Surendra Prasad Ramlal Mehta left for heavenly abode on 09.02.2014 and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt. Anjana Surendra Prasad Mehta and Two Daughters namely (1) Miss. Shilpa Surendra Prasad Mehta, (2) Miss. Swati Surendra Prasad Mehta, by way intestate succession being the legal heirs of the deceased.

(11) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 12, admeasuring 1098.97 Sq. Mtrs or (0.2713 Acre or 0.109797 Hectare R. or 11818.54 Sq. Ft.), [having size 28.00 Mt. x (38.5 + 40) /2 Mtrs.], being a part and portion of the entire land bearing Kh./Survey No. 59/2 having a total area of 3.24 Hectares, Rental Rs. 7.00 held in Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42, including the Undivided proportionate share and interest in Open space and road 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 by way of sale to Smt. Shalini Harishkumar Agrawal, by a Sale Deed dated 04.03.1999, which is duly registered at the Office of the Sub-Registrar, Nagpur in in Addl. Book No. A1, Volume No. 2357 on Pages 38 to 42 at Registered Serial No. 2551 on 26.04.1999.

(12) THAT cogent reasons and good causes by an Agreement dated 15.02.2002, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 1325/2002 on 15.02.2002, the said Smt. Shalini Harishkumar Agrawal has agreed to sell the aforesaid property comprising Farm Land bearing Plot No. 12 to Shri. Chadalavada Ramarao S/o Ch. Subbarao, upon the several terms and conditions. by the date of agreement & possession given on 15.02.2002 and they had received full consideration and therefore they executed Power of Attorney on 30.04.2003, which is duly registered in the Office of the Sub-Registrar Nagpur-3 at registered Sr. No. 572/2003 on 30.04.2003 in favour of Smt. Ch. Jalaja Ramrao W/o Ch. Ramarao, by the date of Agreement and Possession given on 15.02.2002.

(13) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 14, admeasuring 980.00 Sq. Mtrs or (0.2421 Acre or 0.098 Hectare R. or 10548.72 Sq. Ft.), [having size 28.00 Mt. x 35.00 Mtrs.], being a part and portion of the entire land bearing Kh./Survey No. 59/2 having a total area of 3.24 Hectares, Rental Rs. 7.00 held in Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42, including the Undivided proportionate share and interest in Open space and road 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 by way of sale to Shri. Sandeep Shivnarayan Trivedi, by a Sale Deed dated 12.12.2001, which is duly registered at the Office of

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the Sub-Registrar, Nagpur (Rural) in Book No. 1 at Registered Serial No. 2756 on 11.12.2001.

(14) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm land bearing Plot No. 16 (SIXTEEN), admeasuring 10545.00 Sq. Ft. (i.e. 980 Sq. Mtrs.), (Size 35 Mt. x 28.00 Mt.), being a part and portion of the entire land bearing Kh./Survey No. 59/2 of Mouza – PANJRI (BZ), P. H. No. 42, situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Shri. Avinash Pundlikrao Motghare, by a Sale Deed dated 10.06.1998, which is duly registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. A1, Volume No. 2135 on Pages 10 to 15 at Registered Serial No. 4544 (P) on 10-06-1998.

(15) THAT the said Shri Uday Kumar Ramniwasji Vyas lateron in his turn transferred/sold ALL THAT Piece and Parcel of Agricultural Farm lands bearing Plot No. 18, containing by total admeasuring 10545 Sq. Ft. (i.e. 980 Sq. Mtrs.) [having size 35.00 Mt. x 28.00 Mt], being a part and portion of the entire land bearing Kh./Survey No. 59/2 having a total area of 3.24 Hectares, Rental Rs. 7.00 held in Bhogwatdar Class-1 Rights of Mouza – PANJRI (BZ), P. H. No. 42, including the Undivided proportionate share and interest in Open space and road 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 by way of sale to Shri Ashok Deoraoji Bansod, by a Sale Deed dated 05.06.1998, which is duly registered at the Office of the Sub-Registrar, Nagpur (Rural)-11 in Addl. Book No. 1, Volume No. 2133 on Pages 136 to 143 at Registered Serial No. 4595 (P) on 08.06.1998.

(16) THAT lateron M/s. Novel Residential Infrastructure, acting Through Its Partners (1) Om Shivam Buildcon Private Limited, acting Through its Director Shri Ravindra S/O Kisanrao Kapse, (2) Yashoda Hybrid Seeds Private Limited, acting through its Director Shankar S/O Diwanji Pawade purchased the aforesaid property from the following owners shown in the following chart by a various Sale Deed registered in the Office of the Sub-Registrar Nagpur-7 and more specifically described in the following Chart –

Plot/Farm No.	**Area**	**Purchased From**	**Sale Deed Dated and Registered No.**
Plot No. 2	15440.00 Sq. Ft. (i.e. 1434.94 Sq. Mtrs.), (Size 37+39/2 Mts x 35.00 Mts.),	Shri. Shailesh Mangaldas Parikh	Dated 18.11.2013 Registered No. 5723 Registered on 18.11.2013 in the office Sub Registrar Nagpur No.7.
Plot No. 4,	980.00 Sq. Mtrs or (0.242 Acre or 0.098 Hectare R. or	Shri Sunil Ramaji Ambhurkar	Dated 25.07.2016 Registered No. 5557 Registered on

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	10545 Sq. Ft.), [having size 28.00 Mt. x 35.00 Mtrs.],		25.07.2016 in the office Sub Registrar Nagpur No.7.
Plot No. 06	980.00 Sq. Mtrs or (0.242 Acre or 0.098 Hectare R. or 10545 Sq. Ft.), [having size 28.00 Mt. x 35.00 Mtrs.],	Shri Moreshwar Dhanpal Dudhe	Dated 12.08.2014 Registered No. 4747 Registered on 12.08.2014 in the office Sub Registrar Nagpur No.7.
Plot No. 8/Part	930 Sq. Mtrs. (0.23 Acre or 0.093 Hectare R. or 10000 Sq. Ft.), (having size 26.57 Mt. x 35.00 Mt.),	(i) Shri. Pradeep Purushottamdas Bagadiya, (ii) Smt. Durga Ramesh Dhoot, (iii) Shri Rahul Shri Ramesh Dhoot, (iv) Shri Rajat Ramesh Dhoot Alongwith Mrs. Ragini Kiran Deshpande and Mrs. Sushma Prakash Khanorkar	Dated 13.01.2014 Registered No. 786 Registered on 13.01.2014 in the office Sub Registrar Nagpur No.7.
Plot No. 8/Part	210.00 Sq. Mtrs (0.051 Acre or 0.021 Hectare R. or 2260.44 Sq. Ft.),	(1) Shri. Pradeep Purushottamdas Bagadiya, (2) Smt. Durga Late Shri Ramesh Dhoot, (3) Shri Rahul Ramesh Dhoot, and (4) Shri Rajat Ramesh Dhoot	Dated 11.01.2016 Registered No. 300 Registered on 11.01.2016 in the office Sub Registrar Nagpur No.7.
Plot No. 10	980.02 Sq. Mtrs. (0.24217 Acre or 0.098002 Hectare R. or 10,545.00 Sq. Ft.), (having Size 28.00 Mtrs. x 35.00 Mtrs + 00.00/2 Mtrs.).,	(1) Smt. Anjana Surendra Prasad Mehta, (2) Miss. Shilpa Surendra Prasad Mehta, (3) Miss. Swati Surendra Prasad Mehta	Dated 04.09.2015 Registered No. 5854 Registered on 04.09.2015 in the office Sub Registrar Nagpur No.7.
Plot No. 12	1097.97 Sq. Mtrs or (0.2713 Acre or 0.109797 Hectare R. or 11818.54 Sq. Ft.), [having size 28.00 Mt. x (38.5 + 40) /2 Mtrs.],	Smt. Shalini Harishkumar Agrawal Acting Through Her Duly Power Of Attorney Smt. Ch. Jalaja Ramrao W/o Ch. Ramarao (Attorney) Alongwith Shri. Chadalavada Ramarao S/o Ch. Subbarao	Dated 17.02.2014 Registered No. 1049 Registered on 17.02.2014 in the office Sub Registrar Nagpur No.7.
Plot No. 14,	980.00 Sq. Mtrs or (0.2421 Acre or 0.098 Hectare R. or 10548.72 Sq. Ft.), [having size 28.00 Mt. x 35.00 Mtrs.],	Shri. Sandeep Shivnarayan Trivedi acting through Power of Attorney Holder Shri. Harish Pundlikrao Jaipurkar (Attorney) Alongwith Mrs. Shraddha Harish Jaipurkar	Dated 03.05.2014 Registered No. 2655 Registered on 03.05.2014 in the office Sub Registrar Nagpur No.7.
Plot No. 16	10545.00 Sq. Ft. (i.e. 980 Sq. Mtrs.), (Size 35 Mt. x 28.00 Mt.),	Shri. Avinash Pundlikrao Motghare	Dated 28.11.2013 Registered No. 5940 Registered on 28.11.2013 in the office Sub Registrar Nagpur No.7.
Plot No. 18,	10545 Sq. Ft. (i.e. 980 Sq. Mtrs.)	Shri Ashok Deoraoji Bansod acting through	Dated 05.02.2014 Registered No. 784

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	[having size 35.00 Mt. x 28.00 Mt],	Power of Attorney Holder Shri Bhaurao Tanbaji Bansod (Attorney) alongwith Shri Bhaurao Tanbaji Bansod	Registered on 05.02.2014 in the office Sub Registrar Nagpur No.7.
Plot No. 20, and Plot No. 21.	979.59 Sq. Mtrs or (0.24 Acre or 0.9796 Hectare R., or 10544.32 Sq. Ft.),	(1) Shri. Pradeep Purushottamdas Bagadiya, (2) Smt. Durga Ramesh Dhoot, (3) Shri Rahul Ramesh Dhoot, and (4) Shri Rajat Ramesh Dhoot alongwith (1) Shri. Milind Ramdas Ganvir, (2) Mrs. Sindhu Milind Ganvir	Dated 07.01.2014 Registered No. 411 Registered on 17.01.2014 in the office Sub Registrar Nagpur No.7.

(17) As a result therefore the Vendor hereinabove named have now become the Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in it's names in all relevant records as also on 7/12 extract.

(18) THAT lateron M/s. Novel Residential Infrastructure Limited prepared revised layout map and entire layout consolidated in one plot i.e Plot No. 1 containing by admeasurements 8944.944 Sq. Mtrs., Open space of 1119.076 Sq Mtrs and Amenity Space 1120.643 Sq Mtrs.

(19) THAT the Layout Development Agreement of Khasra No. 59/2 (Part) of Mouza – PANJRI (BZ), Dated 19.05.2016 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)A.E.(Metro-1)/6878 Dated 28.11.2016 issued by Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur.

(20) THAT M/s. Novel Residential Infrastructure acting Through its Partners (1) Om Shivam Buildcon Private Limited, acting through its Director Shri Ravindra Kisanrao Kapse, (2) Yashoda Hybrid Seeds Private Limited acting through its Director Shankar Diwanji Pawade, (3) Mr. Ashok Kumar S/o Puranmal Agrawal lateron transferred/sold the ALL THAT Piece and Parcel of land bearing **Plot No.1** containing by admeasurements **8944.944 Sq Mtrs** bearing **Kh./Survey No. 59/2/1** of **Mouza – PANJRI (BZ),** Patwari Halka No. 42,. including all 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 by way of sale to Om Shivam Buildcon Private Limited, acting through its Director Mr. Chandrashekhar S/O Kisanrao Kapse, by a Sale Deed Dated 07.04.2017, which is duly registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at registered Serial No. 2896/2017 on 07.04.2017.

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(21) THAT, Om Shivam Buildcon Private Limited hereinabove named have now decided to develop **Plot No.1** containing by admeasurements **8944.944 Sq Mtrs** bearing **Kh./Survey No. 59/2/1** into a RESIDENTIAL ESTATE by constructing various Multistoreyed Buildings thereon, each building consisting of various self contained separate Apartments therein.

(22) THAT accordingly it prepared a Plan of a 2 (Two) Blocks of Building "A" and 2 (Two) Blocks of Building "B" of the Multistoryed Buildings. **"BLOCK-I** identified as "CORAL" of **Building "A" & "BLOCK-II** identified as "AMBER" of **Building "A" AND "BLOCK-I** identified as "MORGANITE" of **Building "B" & "BLOCK-II** identified as "SAPPHIRE" of **Building "B"** and to be collectively known and styled as "**SHIV-BRIGHTON**" and the same is 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. AB-2463/201605034/968 Dated 06.12.2016 (Dispatch Date 14.12.2016).

(23) THAT, the said Plot No. 1 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 Om Shivam Buildcon Private Limited on 10.04.2017, which is duly registered in the office Sub-Registrar Nagpur (Rural)-7 in Book No.1, at Sr. No. 2937/2017 on 10.04.2017.

(24) 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 is absolutely free from encumbrances off all kinds whatsoever and that the present Owner Om Shivam Buildcon Private Limited thereof holds good, valid and marketable title thereto.

(25) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 1 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 Om Shivam Buildcon Private Limited.

(26) 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.

(27) 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. MH000558141201718E Dated 18.04.2017 in the office of Sub- Registrar Nagpur (Rural).

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CHALLAN

MTR Form Number-6

GRN	MH000558141201718E	BARCODE		Date	18/04/2017-19:10:09	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	Adv Ashwin Patil
Location	NAGPUR		
Year	2017-2018 From 01/04/2017 To 31/03/2018	Flat/Block No.	54
		Premises/Building	
		Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

Years 2003 to 2017 Plot No. 1 Mouza Panjri Bz Kh. No. 59/2/1 Tahsil Nagpur Rural Dist. Nagpur

Amount In Words: Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017041898850	IK00DUYYV6
Cheque/DD No.		Date		18/04/2017-19:10:40	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : 9822936551

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Plot No.1** containing by admeasurements **8944.944 Sq Mtrs** bearing **Kh./Survey No. 59/2/1** of **Mouza – PANJRI (BZ),** Patwari Halka No. 42, situated at Village – Panjri (BZ), within the limits of the Grampanchayat – Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR TOGETHERWITH 2 (Two) Blocks of Building "A" and 2 (Two) Blocks of Building "B" of the Multistoryed Buildings. **"BLOCK-I** identified as "CORAL" of **Building "A" & "BLOCK-II** identified as "AMBER" of **Building "A" AND "BLOCK-I** identified as "MORGANITE" of **Building "B" & "BLOCK-II** identified as "SAPPHIRE" of **Building "B"** 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	- SURVEY NO. 60
ON THE WEST	- ROAD
ON THE NORTH	- KHAPRI SHIV
ON THE SOUTH	- SURVEY NO 59/3

Nagpur.
Dated : 18.04.2017

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
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