

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned lay out known as "GOKUL CITY" carved on ALL THOSE pieces and parcels of land bearing (i) Kh. Survey No. 57/2, admeasuring about 2.40 Hectares, and (ii) Kh. Survey No. 57/3, admeasuring about 1.62 Hectares, both lands jointly admeasuring about 4.02 Hectares, with Occupant Class I Bhumiswami Rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (RURAL) and District : NAGPUR owned by M/S SMC INFRA, a partnership firm having its office at 201, Brij Bhumi Complex, Telephone Exchange Square, Central Avenue, Nagpur - 440008 and Mrs. Padma Pradip Bobde and Shri Pradip Wasudevrao Bobde. Our findings are as under:

01. That, originally the said land being portion of old Kh. No. 48/1, admeasuring about 6.77 Hectares was owned by Abdul Jalil Sheikh Usman and Shri Abdul Gani Abdul Raheem Sheikh and Kh. No. 47, admeasuring about 0.34 Hectares was owned by Shri Anand rao Ganpat Belkhode as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, under the consolidation proceedings in the Village : Jamtha, the said old Survey Nos. 48/1 and 47 were renumbered as New Survey No. 57, admeasuring about 5.85 Hectares.

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M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

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03. That, one of the co-owner Abdul Jalil Sheikh Usman expired and on his death his share in the said land was inherited by his legal heirs Smt. Bismillabee Abdul Jalil, Shri Jalil Ahmed Abdul Jalil, Shri Shakeel Ahmed Abdul Jalil, Smt. Zubeda Begum Nurul Haq, Smt. Zahida Begum Nazeer Ahmed, Smt. Sayeeda Begum Shamsuddin and Smt. Fahmida Begum Ashafaque Ahmed legal heirs of deceased son Smt. Saida Begam Khalil Ahmed, Ms. Saltant Bano Khalil Ahmed, Master Ashif Ahmed Khalil Ahmed and their names were mutated in revenue records as co-owners of the said land vide Ferfar No. 110 dt. 23.07.1996.

04. That, by virtue of Order of Sub Divisional Officer, Nagpur in Case No. P-4/S.V.23/S.R.-439/2003 dt. 16.07.2003, and by Order of Tahsildar, Nagpur (Rural), Nagpur in Rev. Case No. 22/RTS-64/20022003 dt. 18.02.2003, the mistake occurred in revenue records under consolidation proceedings were rectified and the land admeasuring about 6.78 Acres was given in the share of Adbul Gani Abdul Rahim and Anandrao Ganpat Belkhode which was renumbered as New Kh. No. 57/1 and the land admeasuring about 7.66 Acres was gone in the share of Jamil Ahmed Abdul Jalil and Others which was renumbered as New Kh. No. 57/2.

05. That, the owners Smt. Bismillabee Abdul Jalil, Shri Jalil Ahmed Abdul Jalil, Shri Shakeel Ahmed Abdul Jalil, Smt. Saida Begam Khalil Ahmed, Ms. Saltant Bano Khalil Ahmed, Master Ashif Ahmed Khalil Ahmed, Smt. Zubeda Begum Nurul Haq, Smt. Zahida Begum Nazeer Ahmed, Smt. Sayeeda Begum Shamsuddin and Smt. Fahmida Begum Ashafaque Ahmed sold the land admeasuring 1.62 Hectares (4.00 Acres) land out of Kh. No. 57/2, to Shri Narayan Dattatraya Bankar by Sale Deed dt. 20.09.2002 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 5210 dt. 20.09.2002 and the said land was renumbered as New Survey No. 57/3 and the name of Shri Narayan Dattatraya Bankar was mutated in revenue records as owner of said land vide Ferfar No. 306 dt. 15.03.2003.

06. That, the owners Smt. Bismillabee Abdul Jalil, Shri Jalil Ahmed Abdul Jalil, Shri Shakeel Ahmed Abdul Jalil, Smt. Saida Begam Khalil Ahmed, Ms. Saltant Bano Khalil Ahmed, Master Ashif Ahmed Khalil Ahmed, Smt. Zubeda Begum Nurul Haq, Smt. Zahida Begum Nazeer Ahmed, Smt. Sayeeda Begum Shamsuddin and Smt. Fahmida Begum Ashafaque Ahmed further sold the land admeasuring 2.40 Hectares (5.93 Acres) being Kh. No. 57/2, to Shri Narayan Dattatraya Bankar by Sale Deed dt.

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29.07.2003 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 2981 dt. 29.07.2003 and the name of Shri Narayan Dattatraya Bankar was mutated in revenue records as owner of said land bearing Kh. No. 57/2, vide Ferfar No. 325 dt. 25.11.2003.

07. That, said Shri Narayan Dattatraya Bankar executed his Last Will and Testament dt. 22.08.2003 registered with Sub Registrar, Nagpur - 3 at Book No. 3 at Sr. No. 1186 dt. 22.08.2003 wherein he bequeathed the said both the properties to Mrs. Padma Pradip Bobde and Shri Pradip Wasudevrao Bobde and on death of Shri Narayan Dattatraya Bankar on 05.06.2005, Mrs. Padma Pradip Bobde and Shri Pradip Wasudevrao Bobde became the co-owners of the said properties as per Will dt. 22.08.2003 and the name of Mrs. Padma Pradip Bobde and Shri Pradip Wasudevrao Bobde were mutated in revenue records as co-owners of said lands bearing Kh. No. 57/2, admeasuring 2.40 Hectares and Kh. No. 57/3, admeasuring about 1.62 Hectares vide Ferfar No. 701 dt. 30.04.2007.

08. That Mrs. Padma Pradip Bobde and Shri Pradip Wasudevrao Bobde sold the land bearing (i) land admeasuring about 1.24 Hectares being Western portion of land of Kh. Survey No. 57/2, out of land admeasuring about 2.40 Hectares, and (ii) Kh. Survey No. 57/3, admeasuring about 1.62 Hectares, both lands jointly admeasuring about 2.86 Hectares, with Occupant Class 1 Bhumiswami Rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (RURAL) and District : NAGPUR to M/s SMC INFRA, a partnership firm having its office at 201, Brij Bhumi Complex, Telephone Exchange Square, Central Avenue, Nagpur - 440008 by Sale Deed dt. 01.07.2016 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4999 dt. 01.07.2016 and the name of M/s SMC INFRA was mutated in revenue records as the owner of the said lands vide Ferfar No. 3084 dt. 21.07.2016.

09. That the said land being under the jurisdiction of Nagpur Improvement Trust, Nagpur (METRO), the owners obtained the lay out approved from Nagpur Improvement Trust, Nagpur (METRO), on 21.11.2016 and entered into Agreement with N.I.T. for development of the said land and the Collector, Nagpur in Rev. Case No. 184/NAP-34/2015-16 by Order dt. 06.01.2017 granted the Sanad u/s 42-A of the Maharashtra Land Revenue Code, 1966.

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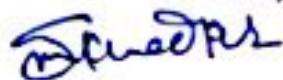
10. That, Owner has accordingly started development of the said land into a scheme of Residential Lay Out Plots as per the plan sanctioned by the Nagpur Improvement Trust. (METRO) on the said land and the said entire lay out is known as "GOKUL CITY".

11. That, the owner also obtained the Release of the 17 Nos. Plots under the said lay out and have executed the Sale Deed of about 16 plots to various different purchasers time to time by registered Sale Deeds with Sub Registrar, Nagpur - 7.

12. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

13. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as GOKUL CITY, the same is now owned by M/S SMC INFRA (excluding 16 Plots sold) as stated here-in.

The Title is Good, Valid, Clear and Marketable.



(S.M. KHEDKAR)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH004521329201718E		BARCODE 		Date 15/08/2017-16:15:08		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		DWIVEDI KHEDKAR ADVOCATES	
Location NAGPUR				Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount in Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		CENTRAL AVENUE		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 0 0 0 8		
					Remarks (If Any)		
					SEARCH FEES FOR KH NO 57 GOKUL CITY MZ JAMTHA TAHSIL		
					NAGPUR RURAL DIST NAGPUR		
Total			325.00		Amount In Three Hundred Twenty Five Rupees Only		
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572017081574883		CKD2951766	
Cheque/DD No.				Bank Date		RBI Date	
				15/08/2017-16:16:00		Not Verified with RBI	
Name of Bank				Bank-Branch			
				STATE BANK OF INDIA			
Name of Branch				Scroll No. . Date			
				Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 चालन फॉर्म "अन्य प्रकार के" और अन्य कारणों के लिए नहीं है - यह कारणों के लिए नहीं है जो अनपेक्षित कारणों के लिए नहीं है।

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