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Ashwin R. Patil
ADVOCATE

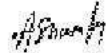
TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **Mrs. MARIA CONSTRUCTION**, a Partnership Firm, having its Office at Nagpur and acting through its Partner **MR. GOPAL S/o SOHANLAL JANGID**, Resident of Plot No. 89, "Shattarka Apartments" Loksewa Nagar, Near Trimurtinagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR, I have investigated the title relating to ALL THAT Piece and Parcel of land bearing **Plot No. 2 (TWO)** out of its sanctioned layout containing by admeasurements **1219.08 Sq. Mtrs. (OR 13122.18 Sq. Ft.)** being a portion of the entire land bearing Kh. No. 50/1 of **Mouza - WAGDARA, P.S.K. 46, TOGETHERWITH** a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "**RANJANA HILLS**", situated at Village - Wagdara, within the limits of the Grampanchayat - Isasani in Tahsil - Hingna and District - NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 50 of Mouza - WAGDARA, having an area of 23.71 Hectares, Rental Rs. 17.50 held in Bhogwatdar Class-1 Rights of Mouza - Wagdara, situate at Village - WAGDARA, within the limits of the Grampanchayat - Isasani, in Tahsil - Hingna and District - NAGPUR, Originally belonged to Smt. Hasinabano Wd/o Late Shri Abdul Hamid and 7 others, being their separate property.

(2) THAT the aforesaid Smt. Hasinabano Wd/o Late Shri Abdul Hamid and 7 others lateron in their turn jointly transferred 1.21 Hectares (i.e. 3.00 Acres) of land comprising the SOUTHERN PORTION of the entire land bearing Kh. No. 50 by way of Sale to The New City Housing Associates, Nagpur, by a Sale Deed Dated 9-9-1991, which is duly registered in the Office of the Sub-Registrar, Nagpur (Rural) in Addl. Book No. 1, Volume No. 16 on Pages 31 to 36 at Sr. No. 215(P) on even date. A Deed of Correction to the said Sale Deed Dated 9-9-1991 is also executed by the said Afzal Ali Khan and others in favour of The New City Housing Associates, Nagpur on 22-8-2005 and thereby the boundaries of the said property were corrected and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4563 on even date. The said Piece of land lateron numbered as Kh. No. 50/1.

(3) THAT the aforesaid The New City Housing Associates, Nagpur lateron decided to develop 0.81 Hectare (i.e. 2.00 Acres) of land comprising the Southern


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Portion of the aforesaid Kh. No. 50/1 into a Residential Estate by carving out various Plots of different sizes therein.

- (4) THAT accordingly by an Agreement of Development and Sale Dated 28-6-2007 it has entrusted the entire work of Development of the said property to M/s. Shalini Developers, a Partnership Firm, having its Office at Nagpur upon the several terms and conditions contained therein. By the same Agreement it has further specifically agreed to execute various Sale Deeds each relating to the independent Plot out of the said layout with or without a house constructed thereon in favour of each such individual buyer as may be nominated by M/s. Shalini Developers.
- (5) THAT in pursuance of the aforesaid Agreement the said M/s. Shalini Developers has accordingly prepared a Plan of the said land bearing Kh. No. 50/1 of Mouza – Wagdara by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide his Order No. NA/Mouza-WAGDARA/TA-HINGNA/ADTP/5774 Dated 3-10-2-2008. The said layout is sanctioned as a Residential Layout.
- (6) THAT the aforesaid entire land comprising Kh. No. 50/1 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 31-1-2009 passed in Revenue Case No. 536/NAP-34/2007-2008 of Mouza – WAGDARA.
- (7) THAT M/s. Shalini Developers being desirous of owning an independent Plot in the said Layout for its Residential Use with heritable and transferable rights therein lateron approached the M/s. The New City Housing Associates, Nagpur and expressed its desire and willingness to purchase Plot No. 2 (TWO) out of the aforesaid sanctioned layout. It further specifically agreed to pay, provide and contributed the entire agreed sale consideration in respect of the said Plot of land to M/s. The New City Housing Associates, Nagpur.
- (8) THAT considering its request and it being itself the developer of the said property, the aforesaid The New City Housing Associates, Nagpur lateron in its turn transferred ALL THAT Piece and Parcel of land bearing Plot No. 2 (TWO) out of its sanctioned layout containing by admeasurements 1219.08 Sq. Mtrs. (OR 13122.18 Sq. Ft.) being a portion of the entire land bearing Kh. No. 50/1 of Mouza – WAGDARA, P.S.K. 46, including all other easementary rights appurtenant and belonging thereto, situate at Village – Wagdara, within the limits of the Grampanchayat – Isasani in Tahsil – Hingna and District – NAGPUR by way of sale to M/s. Shalini Developers, by a Sale Deed Dated 28-12-2011, which is duly registered in the Office of the Joint Sub-Registrar, Hingna, in Book No. 1 at Sr. No. 293 on 23-1-2012.
- (9) THAT M/s. Shalini Developers lateron transferred/sold the aforesaid property by way of sale to M/s. Maria Construction, by a Sale Deed Dated 24-04-


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2014, which is duly registered in the Office of the Joint Sub-Registrar, Hingna, in Book No. 1 at Sr. No. 1753/2014 on 25-04-2014.

(10) THAT aforesaid Plot No. 2 is released by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur in favour of M/s. Mariya Construction vide its Release Letter No. BE-02/Metro/692 Tracking No. 2014052358 dated 02.07.2014 and Layout ID No. 201405223 of Mouza Wagdara. As per the said Regularization Letter dated 02.07.2014, the area of the said Plot No. 2 is shown and declared as 1219.08 Sq. Mtrs.

(11) THAT M/s. Maria Construction lateron decided to develop the said Plot No. 2 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(12) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 2 and to be known and styled as "RANJANA HILLS" and the same is also duly sanctioned by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(Metro)/West/Hingna Tahasil/Case No. MB4349/2014091720/580, Dated 02.12.2014 (Dispatch Date :- 05.12.2014).

(13) THAT M/s. Maria Construction, acting through its Partner Shri Mathew Verghese lateron relinquished 20 Percent share in Plot No. 2 in favour of M/s. Maria Construction acting through its Partner Mr. Gopal Sohanlal Jangid, by a Sale Deed Dated 24.03.2017, which is duly registered in the Office of the Sub-Registrar Hingna at Registered Serial No. 1146/2017 on 24.03.2017; As a result therefore the M/s. Maria Construction acting through its Partner Mr. Gopal Sohanlal Jangid has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records and also on 7/12 extract.

(14) THAT the aforesaid property Plot No. 2 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the office of the Sub Registrar Hingna in Book No. 1 at Registered Serial No. 6124/2014 on 08.12.2014.

(15) 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. Maria Construction thereof holds good, valid and marketable title thereto.

(16) 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 and to be known and styled as "RANJANA HILLS" shall also acquire equally good, valid


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and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s. Maria Construction.

(17) 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.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 2 (TWO) out of its sanctioned layout containing by admeasurements 1219.08 Sq. Mtrs. (OR 13122.18 Sq. Ft.) being a portion of the entire land bearing Kh. No. 50/1 of Mouza – WAGDARA, P.S.K. 46, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as “**RANJANA HILLS**”, situated at Village – Wagdara, within the limits of the Grampanchayat – Isasani in Tahsil – Hingna and District – NAGPUR and bounded as under :-

ON THE EAST	-	15 MTRS. WIDE SHIV PANDHAN ROAD.
ON THE WEST	-	PLOT NOS. 3 AND 4.
ON THE NORTH	-	PLOT NO. 1.
ON THE SOUTH	-	MADHAV NAGARI.

Nagpur.

Dated : 31.07.2017

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