

converted for Non-Agricultural Use by the Collector, Nagpur vide his order Dated 28.03.2012 passed in revenue Case No 279/NAP-34/2011-2012 of Mouza -Narsala, Thasil Nagpur Rural, Dist Nagpur and Nagpur Improvement Trust confirmed the same.

That, thereafter Neel Gagan Deveolopers through original owners was applied to Nagpur Improvement Trust for getting layout sanction map and same is sanction by the Nagpur Improvement Trust and concern authority vide their order dt.28.03.2012. And thereby Nagpur Improvement Trust sanction the plot nos.1,2,3,4 and 5, its admeasuring 2374.37 Sq. Mt., 2160.50 Sq.Mt.,2045.42 Sq.Mt.,1925.13 Sq. Mt. and 3475.33 Sq. Mt. respectively in the Non-agricultural use land, which is situated at Mouza-Narsala,P.H.No.37, Khasra no.6-A and Khasra no.6-B, admeasuring 1.25 H.R.(area 3.09 acre) and 0.79 H.R. (area 1.95 acre) respectively, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. class-I, within the limits of the Gram Panchayat Narsala and Nagpur Municipal Corporation, and District - NAGPUR.

That,thereafter the aforesaid layout gone within the jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust delegated their power to Nagpur Municipal Corporation as per govt. resolution regarding sanction the building map and building permit. AND,

That, thereafter M/S. Kolbaswami Avirat Construction And Developers shown willingness to purchase plot no.5 , therefore on 26-11-2013 sale deed executed in favour of M/S. Kolbaswami Avirat Construction And Developers through its 4 partners name and said sale deed duly executed by M/S Neel Gagan Developers for total sale consideration amount of rs.1,56,11,000/-, so also its duly registered before the sub registrar office nagpur -7, at sr. No. 5873/2013, in respect of Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur (Rural).

Thereafter, M/S. Kolbaswami Avirat Construction and Developers through his four partners are mutated their names on the patwari record of mouza-narsala, Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur as a absolute owner of said plot and made separate 7/12.

Thereafter, M/S. Kolbaswami Avirat Construction and Developers has mutated their names in the Nagpur Municipal Corporation as a owner and possessor, so also paid tax of rs.95,335/- to Nagpur Municipal Corporation for Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur,

Thereafter on.10.10.2015, M/S. kolbaswami avirat construction and developers through his four partners prepared reconstruction partnership Deed and thereby three partners namly Anand Gadge, Shankarlal Shahu and Chetna Gulhane retired from firm and one partner namely Sangeeta Dhapodkar added in the said firm.

That, on 21.01.2016 certificate issued by assistant registrar of firm Nagpur and thereby accepted the reconstructed deed of M/S Kolbaswami Avirat Construction And Developers dt.10.10.2015 and declared that the three partners of firm retired and added one new partner from the date of 10.10.2015, accordingly M/S Kolbaswami Avirat Construction And Developers corrected patwari record and prepared fresh 7/12 in the name of M/S Kolbaswami Avirat Construction And Developers through his two partners,

That, thereafter M/S Kolbaswami Avirat Construction and Developers had decided to develop above plot into residential estate, thus M/S Kolbaswami Avirat Construction and Developers had applied before Nagpur Municipal Corporation for getting sanction of multistoried building as partners decided to construct proposed multistoried building under name and style "ashok Vatika". That on 23.07.2017 permit

issued by Nagpur Municipal Corporation to M/S. Kolbaswami Avirat Construction And Developers and same is approved and sanctioned by the NAGPUR MUNICIPAL CORPORATION vide building permit No. 06/BP/NARSALA/TP/N.M.C/149, Dt.23.07.2017.

Thus, M/S. Kolbaswami Avirat Construction and Developers is absolute owners of Plot No. 5 admeasuring about 3475.33 Sq. mtrs. being a portion of Kh. No.6 A & 6 B, at Mouza Narsala, P. H. No. 37, Tah. Distt. Nagpur,

IV] EVIDENCE OF POSSESSION:-

That, from the aforesaid documents and current 7/12 extract and some other documents placed in respect of mutations of name, it is crystal clear that, kolbaswami avirat construction and developers is in possession of Plot No. 5 admeasuring about 3475.33 Sq. mtrs. being a portion of Kh. No.6 A & 6 B, at Mouza Narsala, P. H. No. 37, Tah. Distt. Nagpur,

CERTIFICATE

It is submitted that, the documents of title under the opinion are perfect evidence of right, title and interest in the property and if the said mortgage of the title deeds intended to be created in the manner required by law, it will satisfy the requirement of creation of mortgage and I further certify that -

a) As on today, there is no charge on the property and it is free from any charge and after making the search of 15 years i.e., from 2003 to 2017, vide receipt No. MH003882497201718E at Sub-registrar's office, Nagpur (Gramin) - 7, It is clear that there is no mortgage / charge whatsoever over the property as on today pertaining to the immovable property.

b) That I have verified/made search of the records of Sub Registrar's Office as per receipts issued by them from the year 2003 to 2017 pertaining to immovable property and as submitted the property is having clear, marketable title and is unencumbered.

c) There are no claims of minors and the provisions of Urban Land Ceiling Act are not applicable and holding is in accordance with the provisions of land reforms Act.

d) That, immediately after creation of mortgage in favor of Bank all the authorities, Nagpur Municipal Corporation, City Survey Department be inform in respect of creation of mortgage.

CERTIFICATE

I CERTIFY THAT, M/S KOLBASWAMI AVIRAT CONSTRUCTION AND DEVELOPERS THROUGH ITS PARTNERS are an absolute, clear and marketable title over the reference property shown above.

NAGPUR

DATED: 26.07.2017

(Anil H. Gulhane)

Advocate