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

Mb.9822936551
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Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **M/S. R. S. ENTERPRISES,** A Partnership Firm, having its Office at D-104, Pyramid City, CMPDI Road, Jaripatka, Nagpur, Pin Code No. 440014 acting through its Authorised Partner **MR. RAM S/o MOHANDAS GANGWANI,** Resident of Flat No. 208, Hitesh Palace, Ring Road, Jaripatka, Nagpur, Pin Code No. 440014, Tahsil and District – NAGPUR. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 33 having an area of 1.59 Hectares, Rental Rs. 4.25 Yearly, held in Occupancy Class-1 Rights of Mouza - TAKLI, Patwari Halka No. 45, including all other easementary rights appurtenant and belonging thereto, situated at Takli, in Tahsil - Hingna and District – Nagpur and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land bearing Khasra No. 33 (Old Khasra No. 1/1) held in Occupancy Class-1 Rights of Mouza - TAKLI, Patwari Halka No. 45, including all other easementary rights appurtenant and belonging thereto, situated at Takli, in Tahsil - Hingna and District - Nagpur, Originally belonged to Mr. Marotrao Bajirao Nagpure, Mr. Bhaurao Marotrao Nagpure and Mr. Ramkrushna Marotrao Nagpure having purchased the same by him from Mr. Wasudeo Fagorao Dalal, Gunwanta Fagorao Dalal and Mr. Kishorkumar Wasudeo Dalal, by a Sale Deed Dated 24.03.1972, which is duly registered in the Office of the Sub-Registrar Nagpur-3 in Book No. 1 at Registered Serial No. 1381 on 24.03.1972.

(2) THAT the aforesaid Mr. Marotrao Bajirao Nagpure left for heavenly abode on 25-01-1982 and consequent upon his death/demise his share in the aforesaid property devolved upon his two Sons namely (1) Mr. Ramkrushna Maroti Nagpure (2) Mr. Bhaurao Maroti Nagpure, and 5 married Daughters namely (1) Mrs. Bayabai Givindrao Shivarkar, (2) Mrs.Girjabai Devidas Khedkar, (3) Mrs. Bebi Sheshrao Mohankar And (4) Mrs. Kausalyabai Apaji Parse (5) Mrs. Shewanta Pundlik Mohankar and widow Smt. Yamunabai Maroti Nagpure by way intestate succession being the legal heirs of the deceased.

(3) THAT (1) Smt. Yamunabai Maroti Nagpure (2) Mrs. Shewanta Pundlik Mohankar (3) Mrs. Bayabai Givindrao Shivarkar, (4) Mrs.Girjabai Devidas Khedkar, (5) Mrs. Bebi Sheshrao Mohankar And (6) Mrs. Kausalyabai Apaji Parse relinquished their undivided proportionate share in the property in favour of son of aforesaid No.1 and their brothers of aforesaid 2 to 6 namely (1) Mr. Ramkrushna Maroti Nagpure (2) Mr. Bhaurao Maroti Nagpure, by a Registered Relinquishment

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Deed dated 09-01-1995, which is duly registered in the Office of the Sub-Registrar Nagpur-Rural No.10 in Book No. 1 at Registered Serial No. 7 on 09.01.1995.

(4) THAT the aforesaid Mr. Bhaurao Maroti Nagpure left for heavenly abode on 21-07-2011 and consequent upon his death/demise his share in the aforesaid property devolved upon his Widow Smt. Sitabai Wd/o Bhaurao Nagpure, Two Sons namely (1) Mr. Tularam Bhaurao Nagpure, (2) Mr. Bholaram Bhaurao Nagpure and two married Daughters namely (1) Mrs. Pushpa Bhagwanji Bawane, (2) Mrs. Lila W/o Raju Parse (nee Ku. Nisha alias Lila D/o Bhaurao Nagpure), by way intestate succession being the legal heirs of the deceased.

(5) THAT one Shri Rambhau Maroti Nagpure had filed Regular Civil Suit No. 740/2015 before Civil Judge Sr. Division, Nagpur for partition and possession of the said property and accordingly also noted Notice of Lis-Pendence in the Sub Registrar office Hingna at Sr. No. 3354/2015 on dated 15.07.2015. That the said Civil Suit lateron compromised on receipt compensation of Rs. 35,00,000/- and accordingly compromised decree passed by Hon'ble 2nd Joint Civil Judge, Nagpur on 21st day of September 2018.

(6) THAT, (1) Mr. Ramkrushna Maroti Nagpure, (2) Mr. Tularam Bhaurao Nagpure, (3) Mr. Bholaram Bhaurao Nagpure, (4) Mrs. Pushpa Bhagwanji Bawane, (5) Mrs. Lila W/o Raju Parse (nee Ku. Nisha alias Lila D/o Bhaurao Nagpure) (6) Smt. Sitabai Wd/o Bhaurao Nagpure lateron transferred/sold the aforesaid property by way of sale to M/s. R. S. Enterprises through its Authorised Partner Mr. Ram Mohandas Gangwani, by a Sale Deed Dated 19.12.2017, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 5658/2017 on 19.12.2017. As a result therefore the said M/s. R. S. Enterprises has now become an exclusive, absolute and full Owner of the aforesaid Pieces of lands bearing Khasra/Survey No. 33 having an area of 1.59 Hectares Mouza - TAKLI, situated at Takli, in Tahsil - Hingna and District - Nagpur with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also on separate 7/12 Extract.

(7) THAT lateron Shri. Rambhau Maroti Nagpure and M/s R. S. Enterprises executed Deed of Declaration regarding release of property bearing Survey No. 33, Mouza – Takli from Lis-Pendency which is duly registered in the office of Sub-Registrar, Hingna at Sr. No. 6687/2019 on 07-12-2019.

(8) THAT lateron after executing and registration of sale deed (1) Mr. Ramkrushna Maroti Nagpure, (2) Mr. Tularam Bhaurao Nagpure, (3) Mr. Bholaram Bhaurao Nagpure, (4) Mrs. Pushpa Bhagwanji Bawane, (5) Mrs. Lila W/o Raju Parse (nee Ku. Nisha alias Lila D/o Bhaurao Nagpure) (6) Smt. Sitabai Wd/o Bhaurao Nagpure appointed M/S. R. S. ENTERPRISES, A Partnership Firm, having its Office at D-104, Pyramid City, CMPDI Road, Jaripatka, Nagpur, Pin Code No. 440014 acting through its Authorised Partner MR. RAM S/o MOHANDAS GANGWANI as their attorney by a registered Power of Attorney Dated 19.12.2017,

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which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 5659/2017 on 19.12.2017.

(9) THAT, the aforesaid owner lateron decided to develop the said Piece of land bearing Khasra No. 33 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Khasra No. 33 by carving out various Plots of different sizes therein after execution of Development Agreement with NMRDA on 30-10-2019 and the said layout is sanctioned and Finally approved by Nagpur Metropolitan Commissioner vide his later No. EE/NMRDA/Agg/193 Dated 30.10.2019.

(10) THAT, the aforesaid entire land bearing Khasra No. 33 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 24.08.2018 passed in Revenue Case No. 347/NAP-34/2017-18 of Mouza – TAKLI.

(11) THAT, the present owner M/s. R. S. Enterprises has registered the said project to be known and styled as AADITYA PREMIUM-6 under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai bearing Registration No. P50500018638 Dated 22-11-2018.

(12) THAT, out of the aforesaid Layout, the Plot Nos. 11, 17, 18, 21, 22, 38, 48, 50, 51 and 52 are Released by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Letter No. E.E./N.M.R.D.A./314 Dated 08.11.2019.

(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 and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. R. S. Enterprises thereof holds good, valid and marketable title thereto.

(14) THAT naturally therefore any prospective buyer who desires to purchase the Plots proposed layout 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. R. S. Enterprises.

(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. MH007714207201819E Dated 27-10-2018 and Vide Challan GRN No. MH009490238201920E Dated 14-12-2019 in the office of Sub- Registrar Hingna.

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SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 33 having an area of 1.59 Hectares, Rental Rs. 4.25 Yearly, held in Occupancy Class-1 Rights of Mouza - TAKLI, Patwari Halka No. 45, including all other easementary rights appurtenant and belonging thereto, situated at Takli, in Tahsil - Hingna and District – Nagpur and bounded as under :-

ON THE EAST	-	KHASRA NO. 34,
ON THE WEST	-	SUKALI SHIV,
ON THE NORTH	-	ISASANI SHIV,
ON THE SOUTH	-	ROAD / PANDHAN

Nagpur.
Dated : 14.12.2019

Ashwin Patil
Advocate

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Advocate
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Khamla Road, Nagpur-15

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CHALLAN
MTR Form Number-6

GRN	MH007714207201819E	BARCODE		Date	27/10/2018-18:16:23	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	HGN_HINGNA SUB REGISTRAR	Full Name	Ashwin Rohidas Patil
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No. Premises/Building	54
Account Head Details	Amount In Rs.	Road/Street	SAWARKAR NAGAR
0030072201 SEARCH FEE	325.00	Area/Locality	nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search fee 13 years Survey No 33 MOUZA TAKLI Patwari Halka No. 45 TAHSIL HINGNA
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018102735446	IK00UMWSW6
Cheque/DD No.		Bank Date	RBI Date	27/10/2018-18:16:57	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 27-10-2018 06:16:57

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CHALLAN
MTR Form Number-6

GRN MH009490238201920E	BARCODE	Date 14/12/2019-07:23:07	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	HGN_HINGNA SUB REGISTRAR	Full Name	Ashwin Rohidas Patil
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	54
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	50.00	Road/Street	440015
		Area/Locality	nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	MOUZA TAKLI SURVEY NO 33
Total	50.00	Amount In Words	Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019121418688	IK0AJEDHX6
Cheque/DD No.		Bank Date	RBI Date	14/12/2019-07:23:59	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9404743269

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

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