Bharti Diwakar Bambawale owns and possess 1/3rd or 33.33 Percent share and **Shri. Shripad Sharad Bambawale, Shri. Anant Sharad Bambawale** and **Smt. Alka Uday Naik** jointly own and possess 1 /3rd of 33.33 Percent share in the aforesaid property and they mutated their name on the record of City Survey Office, Nagpur-3 and on the record of Nazul.

g) That, on expiration of the Original term of Lease, the Collector, Nagpur on behalf of the Governor of Maharashtra lateron executed a Renewed Indenture of Lease Dated 11-08-1987 regarding the aforesaid property in favour of (1) Shri Sharad Vasudeo Bambawale, (2) Smt. Bharti Divakar Bambawale and (3) Shri Arun Vasudeo Bambawale jointly for a term commencing from 31-03-1975 and ending on 31-03-2005.

h) Thereafter on expiration of the Second term of Lease, the Collector, Nagpur on behalf of the Governor of Maharashtra later on executed a **Renewed Indenture of Lease Dated 07-01-2015** regarding the aforesaid property for a term commencing from 01-04-2005 and ending on 31-03-2035, which is duly Registered at the Office of the Joint Sub-Registrar Nagpur-6, in Book No. 1, at Serial No. 129 in favour of **Shri. Arun Vasudeo Bambawale, Smt. Bharti Diwakar Bambawale, Shri. Shripad Sharad Bambawale, Shri. Anant Sharad Bambawale**.

i) That, **Shri. Arun Vasudeo Bambawale, Smt. Bharti Diwakar Bambawale, Shri. Shripad Sharad Bambawale, Shri. Anant Sharad Bambawale** and **Smt. Alka Uday Naik** decided to develop the said Plot No. 149 & 150 and therefore executed **Agreement to Development Dated 08-01-2015**, which is duly registered in the office of Sub-Registrar Nagpur-4, in Book No.1, at Serial No. 134 and **General Power of Attorney Dated 08-01-2015** which is duly registered in the office of Sub-Registrar Nagpur-4, in Book No.1, at Serial No. 135 in favour of **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. Through its Directors Shri. Madhav Wamanrao Deshpande** and **Shri. Abhijit Bapuraoji Dudhane** to act jointly or severally.

j) That, **Shri. Arun Vasudeo Bambawale and 4 Others through POA Holder M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. Through its Directors Shri. Madhav Wamanrao Deshpande** obtained the NOC from Airport Authority of India NOC for Height Clearance Only Dated 30-01-2015 and Fire NOC 12-06-2015.

k) That, **Shri. Arun Vasudeo Bambawale and 4 Others through POA Holder M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. Through its Director Shri. Madhav Wamanrao Deshpande** obtained Sanctioned of Building Permit and Commencement Certificate Dated 17-07-2015 for Plot No. 149 & 150 bearing Permit No. 31/BP/Lendra/TP/NMC/211 and also obtained the Sanction Plans for the same.

l) That, **Shri. Arun Vasudeo Bambawale and 4 Others through POA Holder M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. Through its Director Shri. Madhav Wamanrao Deshpande** submitted the scheme named and styled as **"RENUKA RENAISSANCE"** under the provisions of The Maharashtra Apartment Ownership Act, 1970 and executed **Deed of Declaration Dated 21-07-2015** which is duly registered in the office of Sub-Registrar Nagpur-4, in Book No.1, at Serial No. 3477. **That, in said Deed of Declaration name of one of the Co-owners Mrs. Shailaja B. Deo is wrongly written as Mrs. Shailaja B. Vaidya. That, the aforesaid mistake is merely typographical mistake and since she has already relinquished her share and interest in the said property in favour of Shri. Sharad Vasudeo Bambawale & 2 others therefore it will not affect the security of bank / prospective purchaser in any way.**

m) That, **Shri. Madhav Wamanrao Deshpande, Director of M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. and Partner of M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS FIRM** executed **Power of Attorney Dated 23-07-2015** which is duly registered in the office of Sub-Registrar Nagpur-4, in Book No 1, at Serial No 3546 in favour of **Shri. Abhijit Bapuraoji Dudhane, Director of M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. (COMPANY) and Partner of M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS (FIRM).**

n) And now, **Shri. Arun Vasudeo Bambawale and 4 Others through POA Holder M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. Through its Director Shri. Madhav Wamanrao Deshpande** has approached to the bank for Sanction of Master Search for the scheme named and styled as **"RENUKA RENAISSANCE".**

o) Thus, the chain of title has been established.

p) The links in the title history of last 30 years of chain of title have been properly established. I have taken search of Index-II registers from the respective Sub- Registrar offices as per jurisdiction prevailing periodically whatever made available to me and also verified the available online records. All the transactions have been duly verified from the relevant records of the Registrar by paying search fee of Rs. 750/- paid e-Challan GRN MH003641102201516E in the office of Sub-Registrar Nagpur-1, Dated 16-09-2015. The Original e-Challan is enclosed herewith.

Place: Nagpur
Date: 16-09-2015

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary

Adv. Seema Sanjay Sahasrabuddhe
Advocate & Notary
(Advocate Regn. No. Mah/357/1989)
(Notary Regn. No.3869)

Plot No. 41, Sahasrabuddhe Layout,
Bharat Nagar, Nagpur - 440033.
Ph. 0712 - 2542775
Mob.9422104878
Email-seema.sahasrabuddhe@gmail.com

"Annexure – C"

CERTIFICATE OF TITLE

I have examined the Originals Title Deeds intended relating to the schedule property/(ies) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

2. I confirm having made a search in the Land / Revenue records. I also confirm having verified and checked the records of the relevant Government Offices / Sub-Registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

3. Following scrutiny of Land Records / Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

4. There is no prior Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1986 to 2015** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The said property is free from encumbrances.

5. There is no second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

6. There is no Minor/(s) and his / interest in the property/(ies).

7. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower/s, **i.e. Prospective Purchaser(s).**

8. I certify that present owner **Shri. Arun Vasudeo Bambawale, Smt. Bharti Diwakar Bambawale, Shri. Shripad Sharad Bambawale, Shri. Anant Sharad Bambawale** and **Smt. Alka Uday Naik through POA Holder M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD. Through its Director Shri. Madhav Wamanrao Deshpande** and **Shri. Abhijit Bapuraoji Dudhane** has title to the said property **and Prospective Purchaser(s)** will be entitled to create mortgage and it will be enforceable.

9. In case of creation of Registered Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds / documents would create a valid and enforceable mortgage:

Documents required for Master Search:

1) Certified Copies of Documents No. 1 to 14 mentioned in Para 4 a) of this TIR,
2) Copies of Documents No. 5 to 17 mentioned in Para 4 a) of this TIR,
3) Sworn Affidavit from **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.**

4) Undertaking by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** for existence of Power of Attorney in their favor.

Documents required for Pre-Modality:

1) **Original Agreement to Sell** to be executed by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** in favour of **Prospective Purchaser(s).**
2) **Original Allotment Letter** to be issued by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** in favour of **Prospective Purchaser(s).**
3) **Original** Registered **Agreement to Sell** to be executed by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** in favour of **Prospective Purchaser(s).**
4) **Original NOC** to be issued by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** in favour of **Prospective Purchaser(s) for Mortgage.**

Documents required for Post-Modality:

1) Original NOC to be issued by Collector for Sale / Mortgage (for execution of sale deed),
2) Copy of Board Resolution for sale of Apartment in favor of **Prospective Purchaser(s).**
3) **Original Sale Deed** to be executed by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** in favour of **Prospective Purchaser(s).**
4) **Original Possession Letter** to be issued by **M/s SHRI KEDARESHWAR BUILDERS AND DEVELOPERS PVT. LTD.** in favour of **Prospective Purchaser(s).**

There are no legal impediments for creation of the Mortgage under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel bearing **Nazul Plot No.149 and 150** containing by admeasurement 2588.07 Sq. Mt. or 27858 Sq. Ft. of **MOUZA - LENDRA,** having **City Survey No. 1026, Sheet No. 54,** having **Corporation House No. 157** in **Ward No. 72,** situated at Maharajbag Road, Ramdaspeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur TOGETHERWITH a Multistoreyed building to be constructed thereon having total Apartments 21 (Twenty-One) in the Building i.e. Three each on First to Seven Floor to be known and styles as **"RENUKA RENAISSANCE"** covering total Built up area of 3106.80 Sq. Mt. and bounded as under: -

ON THE EAST – BY MAHARAJBAG ROAD
ON THE WEST – BY PLOT NO.143, 152 & 151
ON THE NORTH – BY PLOT NO.148
ON THE SOUTH – BY ROAD

Place: Nagpur
Date: 19-09-2015

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary

"Annexure – D"

Certified that this Search Report has been issued taking into consideration the contents and instructions specified in Bank's e-cir. No. _____ CPP / SGS / Cir / 5 Dated 12-04-2013.

Place: Nagpur
Date: 19-09-2015

T-C.

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary