

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

Ashwin R. Patil
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s. SKY DEVELOPERS AND PROMOTERS (INDIA) PVT. LTD.**, A Company registered under the provisions of Indian Companies Act, 1956, having its registered office at Plot No. 3, First Floor, "Maitri Willows", Opp. Gandhisagar Lake, Sir Bejonji Mehta Road, Nagpur, acting through its Directors and Authorised Signatory **(1) KHOZEMA S/O QUTBUDDIN SUNELY**, Resident of Qutbi Manzil, Near Bohra Masjid, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, **(2) MR. SAIFUDDIN S/O FIDA ALI DAMA**, Resident of Karanjikar Lane, Resham Oli, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, **(3) MR. YOUSUF HASAN ALI BEHRAINWALA**, Resident of Zehra Manzil, Jagnath Budhwari, Nagpur. I have investigated the title relating to ALL THAT Piece and parcel of Non Agricultural Land 9674.716 Sq. Mtrs. net plot area (actual Plot area 9538.604 Sq. Mtrs.) being a portion of the entire land bearing Khasra/Survey No. 43/2 of **Mouza - GOTALPANJRI**, Patwari Halka No. 38-A, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as **"KASTURI NAGAR"**, situated at Village - Gotalpanjri, within the limits of Nagpur Improvement Trust, Metro Region, Nagpur and Grampanchayat Vela Harishchandra in Tahsil – Nagpur (Rural) and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Agricultural Land Area 1.21 H.R. (i.e. 2.99 Acres), being a portion of the entire land bearing Khasra/Survey No. 43/2, Class-I of MOUZA – GOTALPANJRI P. H. No. 38-A, Tahsil – Nagpur (Rural) and District – NAGPUR together with all Trees, Shrubs Crops, Passage, Right to Way, Path Ways, Water Courses and all other easementary right appurtenant and belonging thereto, situated at GOTALPANJRI in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to **(1) Mr. Mukeshkumar S/o Kishanlal Maghodiya** and **(2) Smt. Premlata Jawaharlal Maghodiya**.

(2) THAT **(1) Mr. Mukeshkumar S/o Kishanlal Maghodiya** and **(2) Smt. Premlata Jawaharlal Maghodiya** jointly transferred/sold the aforesaid property by way of sale to **Mr. Shrichand S/o Chizaram Makhija** and three others, by a Sale Deed Dated 24.08.1994, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural) at Registered Serial No. 3396 (P) on even date.

(3) THAT **Mr. Shrichand S/o Chizaram Makhija** and three others lateron jointly transferred/sold the aforesaid property by way of sale to **(1) Smt. Laxmi W/o Maranna Maanpati** and **(2) Mr. Naagraju S/o Maranna Maanpati**, by a Sale Deed


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Dated 04.11.1999, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural) at Registered Serial No. 8888 on even date.

(4) THAT (1) Smt. Laxmi W/o Maranna Maanpati and (2) Mr. Naagraju S/o Maranna Maanpati lateron jointly transferred/sold the aforesaid property by way of sale to M/s Sky Developers And Promoters (India) Pvt. Ltd, by a Sale Deed Dated 31.12.2013, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural) at Registered Serial No. 437/2014 on 08.01.2014.

(5) THAT, the said Agricultural land was later on converted into Non-Agricultural land vide Collector's Order bearing No. 653/2013 of Mouza-GOTALPANJRI, P. H. No. 38-A, Tah. Nagpur (Rural), Revenue Case No. 373/NAP-34/2012-2013, Dated 30.05.2013 wherein permitted the said Owner to use the said land for residential purpose. The details of land admeasuring 12100.00 Sq. Mtrs. converted into Non-Agricultural Land.

(6) THAT, M/s Sky Developers And Promoters (India) Pvt. Ltd has decided to develop the above said property on the basis of Building Plan and Building Permit sanctioned by the Previous Vendors. The building is being constructed as per the sanctioned Building Plan and Building Permit No. BE(Metro)/South/Nagpur(Rural)/Case No. MB3670/2013082623/378 Dated 18.12.2013 issued by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur lateron revised and it bears New Revised Building Permit No. B.E. (Metro)/South/Nagpur (Rural)/Case No. MB1081/201406253/775 Dated 06-04-2016 (Dispatch Date 07-04-2016) sanctioned by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur. A copy of the said sanctioned building plan and permit is attached herewith which forms the part and parcel of this deed.

(7) THAT, M/s Sky Developers And Promoters (India) Pvt. Ltd later on decided to develop the aforesaid plot of land into a Residential Cum Commercial Estate by constructing a multistoried building known and styled as "KASTURI NAGAR" thereon consisting of various self contained Apartments therein.

(8) M/s Sky Developers And Promoters (India) Pvt. Ltd has submitted the said property under the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a DEED OF DECLARATION as required under Section 2 and the same is duly registered in the office of the Joint Sub-Registrar, Nagpur (Rural) No. 7 at Sr. No. 324/2014 dated 13.01.2014 and subsequently executing a Deed of Correction & Amendment to the said Deed of Declaration executing on 12-04-2016 which is duly Registered ion the office of the Sub Registered in the office of the Sub Registrar Nagpur Rural No. 7 at Sr No. 2964/2016 on 12-04-2016 and further Deed of Correction & Amendment executing on 10.05.2016, which is duly Registered ion the office of the Sub Registered in the office of the Sub Registrar Nagpur Rural No. 7 at Sr No. 3609/2016 on 10.05.2016.

(9) 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


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found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s Sky Developers And Promoters (India) Pvt. Ltd. thereof holds good, valid and marketable title thereto.

(10) 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 "KASTURI NAGAR" 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 Sky Developers And Promoters (India) Pvt. Ltd..

(11) 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 Non Agricultural Land 9674.716 Sq. Mtrs. net plot area (actual Plot area 9538.604 Sq. Mtrs.) being a portion of the entire land bearing Khasra/Survey No. 43/2 of Mouza - GOTALPANJRI, Patwari Halka No. 38-A, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "KASTURI NAGAR", situated at Village - Gotalpanjri, within the limits of Nagpur Improvement Trust, Metro Region, Nagpur and Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :-

ON THE EAST	:	KHASRA NO. 43/1 & SCHOOL
ON THE WEST	:	KHASRA NO. 42
ON THE NORTH	:	KHASRA NO. 44.
ON THE SOUTH	:	SHANKARPUR-GOTALPANJRI ROAD.

Nagpur.

Dated : 08.07.2017



Ashwin Patil

Advocate

ASHWIN R. PATIL

Advocate

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