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TITLE REPORT

AND

NON ENCUMBRANCES CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **MRS. SMITA W/o MUKUND VAIDYA, (PAN - ABPPV0469G)**, Resident of Plot No. 87, Opposite Ramkrishna Math, Dhantoli, Nagpur-440012, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THOSE Piece and Parcel of land bearing Plot Nos. 34 and 35 out of the Layout of SHRI SURAJ GRUHA SAMASYA NIWARAN SANSHTA, containing by total admeasurement 4800 Sq.Ft. (OR 445.93 Sq. Mtrs.) (i.e. 2400 Sq.Ft. each) being a portion of the entire land bearing Kh. No. 24/1 of Mouza – CHINCHBHUWAN, P.S.K. 43, situate at Shri Suraj Society, Chichbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Smt. Asha W/o Motilal Agrawal having purchased the-same by her from Shri. Suraj Gruha Samasya Niwaran Sanstha, Nagpur by a Sale Deed Dated 29-3-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Add Book No. 1, Volume No. 1304 on Pages 150 to 151 at Sr. No. 4429(P) on even date.

(2) THAT aforesaid Plot No. 34 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur.

(3) THAT the Regularization Letter regarding the aforesaid Plot No. 34 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE (W) 1900/(U/L)/10935/1476, Dated 22-12-2008, Case No. 200304153104 and Layout No. 1900/CHICH/1830. As per the said Regularization Letter, the area of the said Plot No. 34 is shown and declared as 222.96 Sq. Mtrs. Thus the area of the said Plot No. 34 is at present 222.96 Sq. Mtrs; .



(4) THAT aforesaid Plot No. 35 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur.

(5) THAT the Regularization Letter regarding the aforesaid Plot No. 35 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE (W) 1900/(U/L)/10946/1558, Dated 22-12-2008, Case No. 200304153105 and Layout No. 1900/CHICH/1830. As per the said Regularization Letter, the area of the said Plot No. 35 is shown and declared as 222.95 Sq. Mtrs. Thus the area of the said Plot No. 35 is at present 222.95 Sq. Mtrs; .

(6) THAT the aforesaid Smt. Asha W/o Motilal Agrawal lateron transferred the aforesaid Plot No. 34 containing by admeasurement 222.96 by way of sale to 1) Shri. Dhananjay S/o Nemichand Jain 2) Mrs. Smita W/o Dhananjay Jain 3) Mrs. Manorama W/o Satendra Jain and 4) Mrs. Nirja W/o Nemichand Jain, by a Sale Deed Dated 12-5-2015 , which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3643 on even date.

(7) THAT the aforesaid Smt. Asha W/o Motilal Agrawal lateron transferred the aforesaid Plot No. 35 containing by admeasurement 222.95 by way of sale to 1) Shri. Ajay S/o Tormalji Mohta 2) Shri. Nemchand S/o Dulichand Jain 3) Shri. Dhananjay S/o Nemichand Jain and 4) Mrs. Smita W/o Dhananjay Jain, by a Sale Deed Dated 12-5-2015 , which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 3644 on even date.

(8) THAT the said 1) Shri. Dhananjay S/o Nemichand Jain 2) Mrs. Smita W/o Dhananjay Jain 3) Mrs. Manorama W/o Satendra Jain and 4) Mrs. Nirja W/o Nemchand Jain lateron in his turn transferred the aforesaid Plot No. 34 and 35 by way of sale to Mrs. Smita W/o Mukund Vaidya, by a Sale Deed Dated 30-01-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1, in Book No. 1, at Serial No. 618 on even date. As a result therefore the said Mrs. Smita W/o Mukund Vaidya has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in all relevant records.



(9) THAT lateron the Grantor hereinabovenamed amalgamated the aforesaid Plot No. 34 and 35 and as per the amalgamation order passed by the Building Engineer(W), Nagpur Improvement Trust, Nagpur the amalgamated Area of the said Plot Nos. 34 and 35 is declared as **434.936 Sq. Mtrs.**

(10) THAT the aforesaid Owner namely Mrs. Smita W/o Mukund Vaidya lateron decided to develop the aforesaid Plot Nos. 34 and 35 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon comprising of various self contained separate Apartments therein.

(11) THAT in pursuance the said **Mrs. Smita W/o Mukund Vaidya** has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot Nos. 34 and 35 and to be known and styled as "**BALAJI APARTMENTS**" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his **Building Permit No. B.E. (WEST)Case No. AB/3485/Tracking No. 2016120566/9400/570 Dated 19-01-2017.**

(12) 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 for the period 2005 to 2017 by depositing a necessary fees vide Receipt No. 4509439 Dated 24-07-2017 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(13) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 34 and 35 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**BALAJI APARTMENT**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(14) 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.

NAGPUR :

DATED : 24-7-2017


(ASHISH. M NAGPURE)

Advocate