

K M KHUMKAR

ADVOCATE

F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Phone No. 0712-2533409, Mobile: 9422103894

CLEAR TITLE / NON ENCUMBRANCE CERTIFICATE

From the records placed before me and from the inspection of registration records made available to me by the Sub Registrar Office for the years 2005 to 2017 i.e. for 13 years, I have to state:

1. That, (1) Shri Shivam S/o Manmohan Hingle and (2) Shri Akshay Pratap Singh Hingle S/o Rajendra Kumar Singh Hingle are Lessee/Owners of ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 4 admeasuring 395.25 Sqr. Mtrs. / 4254.47 Sqr. Fts. in Bhamti Parsodi Street Scheme, being a portion of entire land bearing Khasra Nos. 82 and 84/1, P.S.K. 44, Mouza: Parsodi, City Survey No. 1107, Sheet No. 28, bearing Nagpur Municipal Corporation House No. 1954/4, Ward No. 74, situated at Shree Nagar, Near Gayatri Nagar, Parsodi, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur more specifically and elaborately described in the Schedule of Property hereunder.
2. That, originally M/s. Ganesh Griha Nirman Sahakari Samiti (Maryadit) Nagpur acquired the abovesaid Plot No. 4 admeasuring 395.25 Sqr. Mtrs. from Nagpur Improvement Trust, Nagpur for a term commencing from 12-09-1980 and ending on 31-03-2011 vide Lease Indenture registered at Sr. No. 1216 (P) in Additional Book No. I, Volume No. 361 on Pages 46 to 48 on 13-04-1981 with Joint Sub Registrar Nagpur III.
3. That, M/s. Ganesh Griha Nirman Sahakari Samiti (Maryadit) Nagpur transferred the abovesaid Plot No. 4 admeasuring 395.25 Sqr. Mtrs. to Shri Ramanlal S/o Kishandas Kothari by a Deed of Lease Dated 12-05-1981 registered at Sr. No. 1501 (P) in Additional Book No. I, Volume No. 365 on Pages 109 to 111 on 13-05-1981 with Joint Sub Registrar Nagpur III.
4. That, the aforesaid Shri Ramanlal S/o Kishandas Kothari lateron transferred the abovesaid Plot No. 4 admeasuring 395.25 Sqr. Mtrs. to his Wife Mrs. Sushila W/o Ramanlal Kothari by a Gift Deed dated 23-12-1987 registered at Sr. No. 2420 in Book No. I, with Joint Sub Registrar Nagpur.
5. That, Mrs. Sushila W/o Ramanlal Kothari constructed Double Storied Residential House having Built Up area of 262.6248 Sqr. Mtrs. on the abovesaid Plot No. 4 as per the Building Plan sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/2245/16623 dated 16-02-1995.
6. That, the aforesaid Mrs. Sushila W/o Ramanlal Kothari transferred the abovesaid Plot No. 4 admeasuring 395.25 Sqr. Mtrs. alongwith Residential House constructed thereon to Shri Shridhar S/o Vasant Khardenavis vide Sale Deed dated 05-08-2002 registered at Sr. No. 2864 in Book No. I with Sub Registrar Nagpur No. 1.
7. That, on expiration of the term of Lease, the Nagpur Improvement Trust, Nagpur extended the same for a further term commencing from 01-04-2011 and ending on 31-03-2041 by executing a Renewed Indenture of Lease, which is duly

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registered at Sr. No. 6072 in Book No. 1 on 01-12-2014 with Sub Registrar Nagpur No. 4.

8. That, the Owners hereinabove named purchased the abovesaid Plot No. 4 admeasuring 395.25 Sqr. Mtrs. alongwith Residential House constructed thereon vide Sale Deed dated 07-05-2015 registered at Sr. No. 2942/2015 in Book No. 1 on 07-05-2015 with Sub Registrar Nagpur No. 1.

9. That, the link of transaction is established.

10. That, the names of owners are mutated in City Survey Records in respect of abovesaid Plot. Mouza: Parsodi, City Survey No. 1107.

11. That, the Owners have decided to develop the aforesaid Plot No. 4 into a RESIDENTIAL CUM COMMERCIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments thereon.

12. That, the Owners have prepared a Plan of a Multistoried Building proposed to be constructed on the said Plot of land to be known and styled as "IVORY PALMS" and the same is duly sanctioned by the Assistant Commissioner, Laxminagar Zone-I, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 66/BP/Parsodi (W)/TP/N.M.C./13 dated 03-11-2015.

13. That, the Owners have placed the abovesaid Plot alongwith Multistory Building thereon titled "IVORY PALMS" under the Apartment Ownership Scheme and executed a Deed of Declaration under the Maharashtra Apartment Ownership Act, 1970 registered at Sr. No. 2494/2016 on 04-05-2016 with Sub Registrar Nagpur No. 4.

14. That, there are no any pending case in the Court of Law or with any Statutory Authority in respect of the said plot of land.

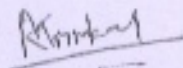
15. That, it is also hereby certified that the above-mentioned land is not hit by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 as it is below the holding limit prescribed by the Authority.

Thus on inspection of registration records and verification of documents, I, K M Khumkar, Advocate do hereby certify that the title of (1) Shri Shrivam S/o Manmohan Hingle and (2) Shri Akshay Pratap Singh Hingle S/o Rajendra Kumar Singh Hingle to the abovesaid property is clear, marketable and unencumbered.

The receipt of the relevant searches is enclosed herewith.

SCHEDULE OF PROPERTY

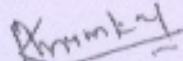
ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 4 admeasuring 395.25 Sqr. Mtrs. / 4254.47 Sqr. Fts., in Bhamti Parsodi Street Scheme, being a portion of entire land bearing Khasra Nos. 82 and 84/1, P.S.K. 44, Mouza: Parsodi, City Survey No. 1107, Sheet No. 28, bearing Nagpur Municipal Corporation House No. 1954/4, Ward No. 74, situated at Shree Nagar, Near Gayatri Nagar, Parsodi, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur and bounded as under:



TOWARDS EAST	-	Road
TOWARDS WEST	-	Land
TOWARDS NORTH	-	Plot No. 5
TOWARDS SOUTH	-	Plot No. 3

Hence this Certificate,

Nagpur
Dated: 27-07-2017


(K. M. Khumkar)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN	MH003325702201716E		BARCODE			Date	27/07/2017-16:46:16		Form ID
Department			Inspector General Of Registration						
Type of Payment			Search Fee						
Office Name			HQP1_HQR SUB REGISTRAR NAGPUR 1						
Location			NAGPUR						
Year			2017-2016 One Time						
Account Head Details			Amount In Rs.		Premises/Building				
0000072251 SEARCH FEE			325.00		Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Search Fee for the period of 13 years from year 2006 to 2017				
					Amount In				
					Three Hundred Twenty Five Rupees Only				
Total			325.00		Words				
Payment Details			STATE BANK OF INDIA						
Cheque/DD Details			Bank CIN		Ref. No.		00040572017072785735		
Cheque/DD No.			Bank Date		RBI Date		27/07/2017-16:47:03		
Name of Bank			Bank Branch		STATE BANK OF INDIA				
Name of Branch			Scrub No. , Date		Not Verified with Scrub				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 महत्त चालन "सुद्ध अर्थक पेयस" अर्द्ध नसुद्ध कलसलसलसल सलसु अर्द्ध -सुद्ध कलसलसलसल सलसु नलसुद्ध न कलसलसलसल सलसलसलसल सलसु नलसुद्ध.

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