Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001, accordingly the owners of the plots had applied for the regularization of the said plot of land to the Nagpur Improvement Trust, Nagpur. After receiving the Development charges, Nagpur Improvement Trust, Nagpur, regularized the said plots vide it's permit no. 417 dated 19/4/2011 for plot no. 12, permit no. 419 dated 19/4/2011 for plot no. 13, permit no. 418 dated 19/4/2011 for plot no. 14, permit no. B.E. (S) /1900(U/L)/4032/1000 for plot no. 15 & permit no. B.E. (S) /1900(U/L)/4032/1001 for plot no. 16.

11) THAT, later on said regularized plots are permitted for Non-Agricultural use after receiving proper NA Assessment charges from the applicants, vide and Order dated 29/4/2011 in Revenue Case No. 4215/N.A.P.-34/2010-20111 for plot no. 12, Order dated 29/4/2011 in Revenue Case No. 4216/N.A.P.-34/2010-20111 for plot no. 13, Order dated 29/4/2011 in Revenue Case No. 4217/N.A.P.-34/2010-20111 for plot no. 14, Order dated 18/1/2011 in Revenue Case No. 2666/N.A.P.-34/2010-2011 for plot no. 15, Order dated 18/1/2011 in Revenue Case No. 2667/N.A.P.-34/2010-20111 for plot no. 16.

12) THAT , M/S NEST REALTORS also dropped the idea to develop the said plot no.s 12,13,14,15,& 16 & after due consultation with the owners & Mr. Kishor Govindrao Kashikar & others & Mr. Ashok Gopalrao Patil & others decided to sale the said property to any interested buyer.

13) THAT , at the request of M/S NEST REALTORS as a Consenting Party ,the owners of plot no.s 12,13,14,15 &16 Sau Sangeeta Sanjay Malokar , Amol Anil Malokar & Mr. suresh Haribhau Asare has agreed to sell the property to M/S Nirmiti builders being nominee of the consenting party i.e. M/S NEST REALTORS .

14) Thereafter in view of the above said decision, Sau Sangeeta Sanjay Malokar , Amol Anil Malokar & Mr. suresh Haribhau Asare along with M/S NEST REALTORS as a Consenting Party executed a common Sale Deed through their constituted Power of Attorney Mr. Mahendra Shyamrao Taiwade in favour of M/S Nirmiti Builders a partnership firm acting through it's partners Mr. Prashant Zulkanthiwar & Mr. Rahul Upganlawar which is duly registered in the Office of the Sub-Registrar, Nagpur -5, on dated 26.04.2011 at Serial No. 1776, in Book No. 1.

15) By virtue of the above said Sale Deed M/S Nirmiti Builders became sole and absolute owner of the property with heritable and transferable rights therein.

16) Thereafter, M/S Nirmiti Builders, applied to the Competent Authority thereby requesting the clubbing of plot no.s 12,13,14,15 &16 containing by total admeasurements 9648 Sq. ft. (896.32 Sq. Mts.) and as per their request the above said plots are amalgamated by Assistant Director Town Planning, Nagpur Improvement Trust vide it's letter bearing no. USNR/RACHANA/11756 Dt 18/2/2016.

17) M/S Nirmiti Builders latter on decided to develop above plot of land admeasuring total about 9648 Sq. Ft. by constructing a Multi-storeyed Building thereon consisting of various self contained separate apartments therein & to be known & styled as " NIRMITI ELITE" .

18) Accordingly M/S Nirmiti Builders prepared a plan of the building to be constructed thereon & to be named and styled as " **NIRMITI ELITE**" & the same is duly sanctioned & approved by competent authority i.e. The Nagpur Improvement Trust vide it's Building permit No. B.E. (South)/ case No. AB/3522/Tracking No.20160225133/814 Dated 4/5/2016.

B.S. Dabhadkar

19) Thereafter, the said plot of land along with the construction thereon to be known and styled as "NIRMITI ELITE" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 8/7/2016, and the same is duly registered in the Office of the Joint Sub-Registrar Nagpur -4, at Serial No. 3734.

20) THAT "M/S Nirmiti Builders" acting through it's partners Mr. Prashant Zulkanthiwar & Mr. Rahul Upganlawar due to their pre occupation & other assignments also executed a Power of Attorney for Admission in favour of Mr Prashant Arvind Samartha Dt. 8/7/2016 duly registered in the Office of the Joint Sub-Registrar Nagpur -4, at Serial No. 3735. By this POA Mr.Prashant Samartha is conferred by the right to present deeds & documents on behalf of and executed by "M/S Nirmiti Builders "before the competent authority only.

21) THAT "M/S Nirmiti Builder" is duly mutated his name in the records of City Survey .

On the basis of search taken by me I do hereby certify that during the search I have not found recorded in Index-II, any documents adversely affecting the title of M/s Nirmiti Builders. It has clear and marketable title over abovesaid property. That said property is not alienated or transferred in any manner and is free from encumbrance of any kind whatsoever. I have inspected, verified and scrutinized the documents in respect of aforesaid property vide application dated 25.08.2016 bearing application no.7055 and receipt no.4813509 attached with this report.

Hence this report.

Date : 25.08.2016
Nagpur

BS Dabhadkar

Bharti Dabhadkar.
Advocate

BHARTI DABHADKAR
Advocate

Nagpur Improvement Trust

PBX No. : 2531431
2531432

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2890/CR-356/09/UD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTP Act 1966)

APPENDIX 'D'

20160225133

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	NIRMITI BUILDERS THROUTH ; PRASHANT BAPURAO ZULKANTHIWAR ; RAHUL ARUN UPGNLAWAR	
Address of Applicant	107 SHUBHAM TOWER AJNI CHOWK NAGPUR	
Permit No. :	B.E (SOUTH)/ Case No. AB/3522/ Tracking No. 20160225133/ 814	Date : 4/3/16
Site of Proposed Work, Plot No. :	12,13,14,15,16	
Mouza & Khasra :	Babulkheda-82/4	
Layout Name :	Maa Bamleshwari Gruha Nirman Sanstha Babulkheda-82/4	

Sir, With reference to your application number AB/3522 dated 25-FEB-2016 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivence any of the building Regulation/Development Control Rules of Nagpur City/RP.The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue.The application for renewal shall be made before expiry of one year if the work is not already commenced.Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh.If application for renewal is made after expiry of the stipulated period during which commencement certifcate is valid then the Chairman may condone the delay for submission of application for renewal by charging necessary fees.But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate.However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require t to be demolished or altered in such a manner as it may deem fit.

6.Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".

7. The initmation regarding completion of construction upto plinth level should be given in the Form as in Apendix "G" to the NIT.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J".This certificate shall be accompanied by 3 sets of plans of completed development.The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.