Shri Purushottam N. Porkute
B. Com. L.L.B.
Advocate

Bar Council Registration
No. MAH/1314/1988

Resi.: Gokul Park, Manish Nagar, Somalwada, Nagpur.

TITLE VERIFICATION & SEARCH REPORT

(Non Encumbrance Certificate)

Having been engaged by **M/s. INFINITY INFRAVENTURES acting through through its Partners 1) SHRI HARSHWARDHAN RATNAKAR RAUT and 2)MRS. PRAJAKTA HARSHWARDHAN RAUT** for the Purpose of search and verification of title report in respect of the property described below I the undersigned Advocate do hereby submit my title report of search and opinion about the title in respect of the same:

1. That the transferor **M/s. INFINITY INFRAVENTURES** is the sole and absolute owner and in possession of ALL THAT piece and parcel of land bearing **Plot No. 3-D,** containing by admeasuring Plot area **481.7766 Sq. Mtrs. (5185.84 Sq. Feet) as per Release Letter of NIT (Metro)** being a part or portion of the entire land bearing Khasra No. 141, P. H. No. 12, of **Mouza: Godhani Railway Situated in front of Mannewar Colony Ward No. 1 Godhani Railway** within the limits of Grampanchayat Godhani Railway Tahsil Nagpur Rural and district Nagpur.. The said Plot No. 3-D is bounded as follows:-

On the East.....Road

On the West..... Khasra Boundary

On the North .....Plot No. 4

On the South..... Plot No. 3-A, 3-B & 3-C

2. That I have taken the search in respect of the abovesaid property mentioned above in the office of Sub Registrar Nagpur by inspecting the evidence of the Search Fee **for the period of 2005 to 2017 (13 Years)** by paying the necessary Search Fees of Rs. 325/- on 10/04/2017 vide search Application No. 3279 vide application Serial No. 7. I have taken search by inspecting the revenue records and also persuade the documents placed before me.

3. That the title history and the links in the chain of title regarding this property search and inspection I have trussed out the history of the property which is given below:

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Title Links:-

WHEREAS, ORIGINALLY the land bearing Survey No. 141 admeasuring 0.86 Hector belonged to 1) Ukandrao Pyarelal Sarode 2) Shri Ramesh Pyarelal Sarode 3) Shri Ramkrushna Pyarelal Sarode 4) Shri Sudam Pyarelal Sarode 5) Shri Rajhans Pyarelal Sarode 6) Smt. Sulochana Prakash Pahade and 7) Smt. Domabai Pyarelal Sarode as per 7/12 Talathi records.

AND WHEREAS the aforesaid owners 1) Ukandrao Pyarelal Sarode 2) Shri Ramesh Pyarelal Sarode 3) Shri Ramkrushna Pyarelal Sarode 4) Shri Sudam Pyarelal Sarode 5) Shri Rajhans Pyarelal Sarode 6) Smt. Sulochana Prakash Pahade and 7) Smt. Domabai Pyarelal Sarode had prepared a Layout and obtained a Non Agricultural residential order passed by **the Collector vide Rev. Case No. 618/NAP-34/2004-05, order dated 13/06/2005** and also obtained a sanctioned Residential Layout Plan from the Assistance **Director of Town Planning vide its Order No. 377, dated 20/01/2007** and also the said layout Plan duly sanctioned by the Nagpur Improvement Trust, Nagpur.

AND WHEREAS after obtained a N. A. Order and sanctioned Layout plan the name of original above named 7 land owners are recorded in Talathi 7/12 records and other relevant revenue records as a absolute owner of individual plots thereof.

AND WHEREAS the aforesaid original land owners Shri Ukandrao Pyarelal Sarode and 6 others have execute and registered **a SALE DEED in favour of Mihir Kumud Majumdar** by way of Registered **Sale Deed dated 8/2/2013** which is duly registered in the office of Sub Registrar No. 10, Nagpur at Serial Registration No. 1556 on 8/2/2013, in respect of Plot No. 3, Northern portion of land plot area 502.20 Sq. Mtrs.

AND WHEREAS the said Shri Mihir Kumud Majumdar has obtained a Release Letter for Sub Division of Plot such as **Plot No.3-D. Plot area 481.7766 Sq. Mtrs. as per Release Letter Release from the Nagpur Improvement Trust Nagpur vide its Letter No.A.E.(M-1)/1098, dated 11/07/2016 from the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur**

AND WHEREAS the said Shri Mihir Kumud Majumdar has sold the said Plot No. 3-D to the transferor **M/S. INFINITI INFRAVENTURES** by way of Registered Sale Deed dated 31/08/2016 which is duly registered in the office of Sub Registrar No. 7, Nagpur at Serial Registration No. 6579.

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AND WHEREAS the name of the transferor **M/S. INFINITI INFRAVENTURES** is recorded in the Grampanchayat records, Nagpur Improvement Trust records as a sole and absolute owner of Plot No. 3-D. As a result therefore the transferor absolute full rights to develop the said property with heritable and transferable rights therein.

AND WHEREAS the transferor have obtained a sanctioned Building Plan from the Building Engineer (Metro) of the Nagpur Improvement Trust, Nagpur vide its **Building Permit No. BE(Metro)South/Nagpur(Rural) Case No. MB-2019/2016111558/992, dated 25/01/2017** and the transferor is desirous to develop the said plot by constructing a Multistoried building consisting of several residential apartments therein proposed in a Building known as **OM AARADHYA APARTMENT**.

AND WHEREAS the transferor have executed and registered a **"DEED OF DECLARATION"** under section 2 of the Maharashtra Apartment Ownership Act-1970. The same Deed of Declaration duty registered in the office of the Sub Registrar No. 7, Nagpur at **Serial Registration No. 1317 on dated 28/02/2017** and the said property is already submitted to the provisions of the Maharashtra Apartment Ownership Act-1970.

4. That on the basis of documents placed before as follows:

a) Non Agriculture Order copy and sanctioned Layout Plan from the Assistant Director of Town Planning .

b) Sale Deed dated 8/2/2013 at Serial .No. 1556 executed by Shri Ukandrao Pyarelal Sarode and 6 others in favour of Shri Mihir Kumud Majumdar.

c) Release Letter from the Nagpur Improvement Trust (Metro) in respect of Plot No. 3-D in favour of Shri Mihir Kumud Majumdar.

d) Sale Deed dated 31/08/2016 at Serial Registration No. 6579 executed by Shri Mihir Kumud Majumdar in favour of M/s. Infinity Infraventures

e) 7/12 Extract in respect of Plot No. 3-D,issued from Talathi Revenue Department in favour of M/s. Infinity Infraventures.

f) Building Plan duly sanctioned by the Building Engineer Metro Nagpur Improvement Trust Nagpur.

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g) Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act-1970 in respect of OM AARADHYA APARTMENT standing on Plot No. 3-D, duly registered in the office of the Sub Registrar No. 7, Nagpur at Serial Registration No.1317 Dated 28/02/2017 above documents placed before me and search taken by me, I am the opinion that the property of the above para which is owned by the transferor **M/s. Infinity Infraventures** acting through its partner 1) Shri Harshwardhan Raut and 2) Mrs. Prajakta Harshwardhan Raut. I do not find any entry of the other transfer of creation of any Mortgage, Lien charge on the property mentioned above during the period from purchase the said property. The abovesaid property is neither alienated nor any encumbrance, charge or lien has been created on the mentioned above during the time of above period.

5. That I am satisfied that the property is heritable and transferable and transferor has right to transfer the same as good valid and marketable title. I therefore certify that the said property described in the schedule in the above para is free from all any encumbrances or any charges whatsoever and the title of the transfer is free, clear and marketable.

6. That there is no impediment if the said Transferor **M/s. M/s. Infinity Infraventures** acting through its partner 1) Shri Harshwardhan Raut and 2) Mrs. Prajakta Harshwardhan Raut. with the above mentioned property in favour of financial institution from where they are seeking the loan and it will be a good valid and marketable security for such institution for securing the loans.

Hence this report of search and verification of title for further steps.

Nagpur
Dated: 15/04/2017

Adv. Purushottam N. Porkute
Advocate

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