

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "GREEN CITY - 3" situated on ALL THAT piece and parcel of land bearing Kh. No. 33/1/33/2/1, admeasuring about 8120.96 Sq. Mtrs., Land Revenue Rs. 812.00 yearly, with Occupant Class I Bhumiswami rights, situated at MAUZA: GAVSI MANAPUR, P. H. No. 42, Tahsil : NAGPUR (RURAL), District : NAGPUR outside the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by (i) Shri Rajendra s/o Dhirajlal Mandaviya, (ii) Shri Narendra s/o Dhirajlal Mandaviya, (iii) Mrs. Veena w/o Rajendra Mandaviya, (iv) Mrs. Yamini w/o Narendra Mandaviya, (v) Shri Viral s/o Rajendra Mandaviya and (vi) Shri Yash s/o Narendra Mandaviya, all Resident of East Wardhaman Nagar, Nagpur - 440008 and being developed by M/S GREEN SPACE INFRA VENTURES, a Partnership Firm having it's office at Khankhoje Nagar, Manewada Road, Nagpur. Our Findings are as under:

01. THAT originally the said land being portion of land bearing Kh. No. 33, admeasuring about 4.67 Hectares was owned by brothers Shri Suryabhan Amrut Wagde and Shri Gajanan Amrut Wagde and under the family partition held between them, the portion of land admeasuring about 2.34 Hectares gone in the share of Shri Suryabhan Amrut Wagde and the same was renumbered as New Kh. No. 33/1, while the portion of land admeasuring about 2.33 Hectares gone in the share of Shri Gajanan Amrut Wagde and the same was renumbered as New Kh. No. 33/2 and the same was recorded in revenue records vide Ferfar No. 84 dt. 04.06.1990.

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M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com



02. That said Shri Suryabhan Amrut Wagde sold the land bearing Kh. No. 33/1 admeasuring about 2.34 Hectares to (i) Shri Dhirajlal Ratilal Mandviya, (ii) Shri Rajendra s/o Dhirajlal Mandaviya, (iii) Shri Narendra s/o Dhirajlal Mandaviya, (iv) Mrs. Veena w/o Rajendra Mandaviya, (v) Mrs. Yamini w/o Narendra Mandaviya and (vi) Shri Viral s/o Rajendra Mandaviya by registered Sale Deed dt. 10.03.2005 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 1710 dt. 10.03.2005 and the names of the said Purchasers were mutated in revenue records as the co-owners of the said land vide Ferfar No. 223 dt. 02.09.2005.

03. That said Shri Gajanan Amrut Wagde also sold the land bearing Kh. No. 33/2 admeasuring about 2.33 Hectares to (i) Shri Dhirajlal Ratilal Mandviya, (ii) Shri Rajendra s/o Dhirajlal Mandaviya, (iii) Shri Narendra s/o Dhirajlal Mandaviya, (iv) Mrs. Veena w/o Rajendra Mandaviya, (v) Mrs. Yamini w/o Narendra Mandaviya and (vi) Shri Viral s/o Rajendra Mandaviya by registered Sale Deed dt. 19.05.2005 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1210 dt. 19.05.2005 and since there are certain mistakes and the said Sale Deed was rectified by correcting the mistake by Deed of Correction dt. 27.07.2005 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1982 dt. 27.07.2005 and the names of the said Purchasers were mutated in revenue records as the co-owners of the said land vide Ferfar No. 227 dt. 02.09.2005.

04. That the said co-owners agreed to sell THE Undivided 50 % (Fifty Percent) share and interest (i.e. 2.335 Hectares) out of said agricultural land total admeasuring about 4.67 Hectares being Western Portion of the entire land bearing Kh. No. 33/1, admeasuring about 2.34 Hectares, and Kh. No. 33/2, admeasuring about 2.33 Hectares, of Mouza : GAVASI (MANAPUR) to Ashtavinayak Planners & Developers Pvt. Ltd. a Company incorporated under the provisions of the Companies Act, 1956, by Agreement To Sell dt. 24.05.2011 and the same being unduly stamped, the Purchaser got the same regularized by paying necessary Stamp Duty from Collector of Stamps, Nagpur - City in Evasion Case No. 1211-2011/12 dt. 28.03.2012.

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05. That, said Ashtavinayak Planners & Developers Pvt. Ltd. approached to the various authorities and got the user of the said entire land converted into Non agricultural Use i.e. for residential purposes u/s 44 of The Maharashtra Land Revenue Code, 1966, by virtue of Order dt. 23.09.2011 passed by The Collector, Nagpur in Revenue Case No. 16/NAP-34/2011-2012 for the area of 45050.00 Sq. Mtrs., since as per "K Prat", the area of 45050.00 Sq. Mtrs. is in possession of said co-owners.

06. That, the Purchaser also got the residential lay out on the said land entire approved from the Executive Engineer (Metro) Nagpur Improvement Trust, Nagpur, vide Letter bearing No. EE (Metro)/9727 dt. 21.11.2011 wherein plotable land having F.S.I. of 27876.359 Sq. Mtrs. has been sanctioned.

07. That the said co-owners in respect of the said land agreed to be sold in earlier Agreement executed Sale Deed dt. 31.03.2012 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2167 dt. 04.04.2012 and the name of said Purchaser was mutated in revenue records as the owner of said 50% share in land vide Ferfar No. 384 dt. 19.06.2012.

08. That the said co-owners i.e. Mandviya Family further sold the western portion of the land equivalent to 11675.00 Sq. Mtrs. being western portion of remaining land to said Ashtavinayak Planners & Developers Pvt. Ltd. By Sale Deed dt. 30.07.2013 registered with Sub Registrar, Nagpur - 10 (Rural) at Bok No. 1 at Sr. No. 8943 dt. 30.07.2013.

09. That after sale of western side 75% land to Ashtavinayak Planners & Developers Pvt. Ltd. by the co-owners, said (i) Shri Dhirajlal Ratilal Mandviya, (ii) Shri Rajendra s/o Dhirajlal Mandaviya, (iii) Shri Narendra s/o Dhirajlal Mandaviya, (iv) Mrs. Veena w/o Rajendra Mandaviya, (v) Mrs. Yamini w/o Narendra Mandaviya and (vi) Shri Viral s/o Rajendra Mandaviya remained co-owners of eastern side 25% share in the land.

10. That, one of the co-owner Shri Dhirajlal Ratilal Mandaviya expired on 06.08.2014 and on his death as per his Last Will and Testament dt. 17.04.2012, registered with Sub Registrar, Nagpur - 8 at Book No. 3 at Sr. No. 2778 dt. 17.04.2012, he bequeathed his share in the aforesaid property to his Grandson Shri Yash Narendra Mandaviya and by virtue of the aforesaid Will dt. 17.04.2012, Shri Yash Narendra Mandaviya became the co-owner of the said land along with other co-owners.

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11. That, the Owners and the said Ashtavinayak Planners & Developers Pvt. Ltd. applied to the Nagpur Improvement Trust METRO and the Collector, for the revised Lay Out as well as revised Non Agricultural User of the said land as per their holding and the same has been sanctioned in Rev. Case No. 16/N.A.P.-34/2011-2012 dt. 23.09.2011 by Order dt. 15.06.2015.

12. That, the OWNERS here-in prepared a revised layout plan for constructing tenements/Flats/Apartments for the said entire land owned by them and the same was duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur METRO under an Agreement made between N.I.T. and THE OWNERS here-in and the OWNERS have also got the sanction of the Apartments Scheme under the Group Housing Scheme on the said lands wherein three Separate Residential multi-storied building viz. Block-A, Block-B and Block-C, have been approved and sanctioned by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur, vide Building Permit No. B.E.(South Zone)/Case No. M.B.-1374/Tracking No. 2016011814/905 dt. 23.08.2016.

13. That, the OWNERS here in above being interested to put the said entire property and accordingly entered into an Agreement of Development dt. 15.09.2016 with M/s Green Space Infra Ventures, the DEVELOPER registered with Sub Registrar Nagpur - 7 at Book No. 1 at Sr. No. 6938 dt. 15.09.2016.

14. That, the Developer M/s Green Space Infra Ventures, is developing the said piece of land by constructing various multi-storeyed buildings known as (i) GREEN ORCHID - 1, (ii) GREEN ORCHID - 2, (v) GREEN ORCHID - 3, (iv) GREEN ORCHID - 4.

15. That, the Owners submitted the said various buildings to the provisions of the Maharashtra Apartment Ownership Act, 1970, by executing a Deed of Declaration dt. 15.09.2016 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6939 dt. 15.09.2016 u/s 2 of the said Act.

16. That, the land owners and the Developer have till today agreed to sell the constructed premises i.e. Apartments in the said buildings as per detailed in the annexure annexed herewith and same are registered with Sub Registrar, Nagpur- 7.

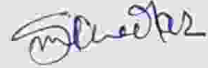
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16. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

17. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as GREEN CITY - 3 the same is now owned by M/s Green Space Infra Ventures as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE

10/05/2017



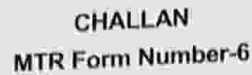
ANNEXURE

GREEN SPACE INFRA VENTURES

LIST OF AGGREETMENT TO SALE REGISTERD WITH SUB REGISTRAR NAGPUR - 7

SR NO	NAME OF PURCHASER	APPARTMENT/ WING	FLAT NO.	AREA IN SQ.M.	AGRREMENT DATE	REGISTRATION NO.
1	MRS. RUPALI RAHUL MATHURE	ORCHID - 2	303	52.94	10/11/2016	8474
2	MRS.VANDANA ANANDRAO NEWARE	ORCHID-4 /C-WING	402	58.33	24/11/2016	8727
3	MRS.VANDANA ANANDRAO NEWARE	ORCHID-4 /A-WING	002	50.32	29/12/2016	9508
4	MRS. PRIYANKA NILESH CHOUDHARI	ORCHID - 2	103	52.94	31/12/2016	9598
5	MR. SHEKHAR YADAVRAO KORE	ORCHID - 2	403	52.94	31/12/2016	9599
6	MRS. ANITA NATTHUJI THAKRE	ORCHID-4 /C-WING	103	56.92	13/01/2017	285
7	MRS. KAVITA NITESH PATIL	ORCHID-4 /C-WING	302	58.33	23/01/2017	534
8	MR. PRAKASH VITTHALRAO MUSALE	ORCHID-4 /C-WING	203	56.92	25/01/2017	607
9	MRS. KIRAN HOUSILAL SHENDE	ORCHID-4 /C-WING	202	58.33	27/01/2017	620
10	LOKMAT MEDIA PVT.LTD.	ORCHID - 1	104	58.93	31/01/2017	699
11	MRS. POONAM DILIP GOVINDWAR	ORCHID - 3	104	52.94	15/03/2017	1872
12	MS. SMITA DHANRAJ KADU	ORCHID-4 /C-WING	102	58.33	27/03/2017	2422
13	MRS. SEEMA DHANANJAY MOHITKAR	ORCHID-4 /C-WING	602	58.33	28/03/2017	2459
14	MRS. ANU SANDEEP PILLAI	ORCHID-4 /A-WING	102	57.88	18/04/2017	3177





NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
सदर चलन केवल दायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.