

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

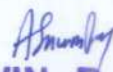
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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s SKY DEVELOPERS AND PROMOTERS (INDIA) PVT. LTD.**, (Income Tax PAN - AASCS6892F), A Company registered under the provisions of Indian Companies Act, 1956, having its registered office at Plot No. 3, First Floor, "Maitri Willows", Opp. Gandhisagar Lake, Sir Bejonji Mehta Road, Nagpur, acting through its Directors and Authorised Signatory. (1) **KHOZEMA S/O QUTBUDDIN SUNELY**, Resident of Qutbi Manzil, Near Bohra Maszid, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, (2) **MR. SAIFUDDIN S/O FIDA ALI DAMA**, Resident of Karanjikar Lane, Resham Oli, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, (3) **MR. YOUSUF HASAN ALI BEHRAINWALA**, Aged about 38 Years, Occupation – Business, Resident of Zehra Manzil, Jagnath Budhwari, Nagpur,. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Plot No. 2 out of the layout, containing by admeasurements 3840.882 Sq. Mtrs. (i.e. 41343.25 Sq. Ft.), being a portion of the entire land bearing Kh. No. 153/2 of Mouza – Wathoda, Patwari Halka No. 34-A, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "**KASTURI HEIGHTS**", bearing City Survey No. 235, Sheet No. 607/49, situated at Near Swami Narayan Mandir, Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 21 in Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land area of 1.214 Hectare R. being a portion of the entire land bearing Khasra No. 153 having an total area of 5.41 Hectare R. of Mouza – Wathoda, Patwari Halka No. 34-A, bearing City Survey No. 235, Sheet No. 607/49, situated at Near Swami Narayan Mandir, Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 21 in Tahsil and District – NAGPUR, Originally belonged to (1) Mr. Kiran Rajesh Itankar, (2) Shital Dhiraj Ashtankar, (3) Mr. Harishchandra Madhavrao Dhawde, (4) Mr. Pawan Harishchandra Dhawade, (5) Mr. Pankaj Harishchandra Dhawde, (6) Mr. Sanjay Prabhakar Bandre, (7) Smt. Kamlabai Harishchandra Dhawade, having purchased the same by them from Mr. Vishwanath Wasudeo Bapat, by a Sale Deed Dated 22.12.1989, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-2 in Additional Book No. 1 at Registered Serial No. 10954 (P) on even date.

(2) THAT (1) Mr. Kiran Rajesh Itankar, (2) Shital Dhiraj Ashtankar, (3) Mr. Harishchandra Madhavrao Dhawde, (4) Mr. Pawan Harishchandra Dhawade, (5) Mr. Pankaj Harishchandra Dhawde, (6) Mr. Sanjay Prabhakar Bandre, (7) Smt. Kamlabai Harishchandra Dhawade lateron transferred/sold the land area of 1.214


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Hectare R. being a portion of the entire land bearing Khasra No. 153 having an total area of 5.41 Hectare R. of Mouza – Wathoda, Patwari Halka No. 34-A, bearing City Survey No. 235, Sheet No. 607/49, situated at Near Swami Narayan Mandir, Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 21 in Tahsil and District – NAGPUR by way of sale to M/s. Global Infra, by a Sale Deed Dated 21.03.2011, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 1803/2011 on even date and lateron the said land area of 1.214 Hectare R. of Khasra No. 153 given the new Khasra Number as 153/2.

(3) THAT M/s. Global Infra lateron prepared a layout of the said Khasra No. 153/2 by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is duly sanctioned by the Nagpur Improvement Trust, Nagpur.

(4) THAT M/s. Global Infra lateron further transferred/sold Plot No. 2 out of the layout, containing by admeasurements 3840.882 Sq. Mtrs. (i.e. 41343.25 Sq. Ft.), being a portion of the entire land bearing Kh. No 153/2 of Mouza – Wathoda, Patwari Halka No. 34-A, bearing City Survey No. 235, Sheet No. 607/49, situated at Near Swami Narayan Mandir, Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 21 in Tahsil and District – NAGPUR by way of sale to M/s Sky Developers and Promoters (India) Pvt. Ltd, by a Sale Deed Dated 17.03.2015 which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 1335/2015 on even date. As a result therefore M/s Sky Developers and Promoters (India) Pvt. Ltd 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 its name in all relevant records.

(5) THAT M/s Sky Developers and Promoters (India) Pvt. Ltd, lateron decided to develop the said Plot No. 2 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(6) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 2 consisting of 2 separate "WINGS", identified as "Wing-A" and "Wing-B" and the said entire complex to be collectively known and styled as "KASTURI HEIGHTS" and the same is also duly sanctioned and approved by the Building Engineer (E) Nagpur Improvement Trust, Nagpur vide his Permit No. B.E. (EAST)/Case No. AB-0668/Tracking No. 2016100795/2795 Dated 26.04.2017.

(7) 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 and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s Sky Developers and Promoters (India) Pvt. Ltd, thereof holds good, valid and marketable title thereto.

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(8) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 2 together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "KASTURI HEIGHTS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s Sky Developers and Promoters (India) Pvt. Ltd.,

(9) 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.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 2 out of the layout, containing by admeasurements 3840.882 Sq. Mtrs. (i.e. 41343.25 Sq. Ft.), being a portion of the entire land bearing Kh. No. 153/2 of Mouza – Wathoda, Patwari Halka No. 34-A, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "KASTURI HEIGHTS", bearing City Survey No. 235, Sheet No. 607/49, situated at Near Swami Narayan Mandir, Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 21 in Tahsil and District – NAGPUR and bounded as under :-

TO EAST	:	KHASRA NO. 154
TO WEST	:	PLOT NO. 1 ON KHASRA NO. 153/2
TO NORTH	:	OPEN SPACE OF KHASRA NO. 153/2
TO SOUTH	:	12.00 MTRS. WIDE ROAD

Nagpur.

Dated : 11.07.2017


Ashwin Patil
Advocate

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