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TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **M/S. NATIONAL BUILDERS AND DEVELOPERS,** A Partnership Firm, having its Registered Office at 181, Thaware Colony, Nagpur, through its Partner **SHRI. KUNAL S/o DINKARRAO NISWADE,** Resident of 181, Thaware Colony, Nagpur, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 6 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement 2518.77 Sq. Ft. (CR 234.00 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 47 of Mouza – BESA, P.S.K. 38, situate at Besa, within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to M/s. National Builders, having purchased the same by it from Shri. Anil S/o Bapurao Vyavahare, by a Sale Deed Dated 29-1-2014, which is duly Registered in the Office of the Joint Sub- Registrar Nagpur -7 in Addl.Book No.1 at Sr. No. 1453 on 6-3-2014.

(2) THAT aforesaid Plot No. 6 is covered under the Metro Scheme of the Nagpur Improvement Trust, Nagpur.

(3) THAT the Regularization Letter regarding the aforesaid Plot No. 6 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. AE -01/Metro/561, Dated 04-11-2015. In Tracking No. 2013112511 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 6 is shown and declared as 234.00 Sq. Mtrs. Thus the area of the said Plot No. 6 is at present 234.00 Sq. Mtrs.

(4) THAT in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 7 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement 2152.80 Sq. Ft. (OR 200.00 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 47 of Mouza – BESA, P.S.K. 38, situate at Besa, within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to M/s. National Builders, having purchased the same by it from Smt. Bebitai Wd/o Late Shri. Manohar Gudadhe by a Sale Deed Dated 14-7-2015, which is duly Registered in the Office of the Joint Sub- Registrar Nagpur 10 in Book No.1 at Sr. No. 5521 on 21-7-2015.

(5) THAT aforesaid Plot No. 7 is covered under the Metro Scheme of the Nagpur Improvement Trust, Nagpur.

(6) THAT the Regularization Letter regarding the aforesaid Plot No. 7 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. AE -01/Metro/562, Dated 04-11-2015. In Tracking No. 2013112510 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 7 is shown and declared as 200.00 Sq. Mtrs. Thus the area of the said Plot No. 7 is at present 200.00 Sq. Mtrs.

(7) THAT in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 8 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement 2152.80 Sq. Ft. (OR 200.00 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 47 of Mouza – BESA, P.S.K. 38, situate at Besa, within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to M/s. National Builders and Developers, having purchased the same by it from Mrs. Namrata W/o Satish Kotalwar, by a Sale Deed Dated 6-1-2014, which is duly Registered in the Office of the Joint Sub- Registrar Nagpur 10 in Book No.1 at Sr. No. 294 on even date.

(8) THAT aforesaid Plot No. 8 is covered under the Metro Scheme of the Nagpur Improvement Trust, Nagpur.

(9) THAT the Regularization Letter regarding the aforesaid Plot No. 8 is issued by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Permit No. AE-01/Metro/563, Dated 04-11-2015. In Tracking No. 201311259 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 8 is shown and declared as 200.00 Sq. Mtrs. Thus the area of the said Plot No. 8 is at present 200.00 Sq. Mtrs.

(10) THAT the aforesaid entire land comprising Kh. No. 47 of Mouza – BESA is converted for Non-Agricultural use vide Order Dated 12-5-2003 passed by the Collector, Nagpur in Revenue Case No. 174/NAP-34/2002-2003 of Mouza – BESA.

(11) THAT the Layout of the said Kh. No. 47 of Mouza – BESA is also duly Sanctioned by the Asst. Director, Town Planning, Nagpur by his order No. Akrush/Mouza Besa/Survey No. 47/Sansanag/66, Dated 06/01/2003.

(12) THAT New Plot Nos. 6, 7 and 8 are released by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Amalgamation Letter No. AE-01/Metro/1046 Dated 10-02-2016. As per the said Amalgamation Letter Dated 10-02-2016 the area of the said Plot Nos. 6, 7 and 8 is shown and declared as 634.00 Sq.Mtrs.. As a result therefore the said M/s. National Builders and Developers has now become the owner of the aforesaid property with heritable and transferable rights therein.

(13) THAT the aforesaid Owner namely M/s. National Builders and Developers lateron decided to develop the aforesaid Plot Nos. 6, 7 and 8 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon comprising of various self contained separate Apartments therein.

(14) THAT in pursuance the said M/s. National Builders and Developers has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot Nos. 6, 7 and 8 to be known and styled as "**ROYAL ARCADE**" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. B.E.(Metro) South/Nagpur(Rural)/Case No. MB-2633/ 2016030127/786, Dated 26-4-2016.

(15) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3487 on 05-05-2016.

(16) 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 for the period 2004 to 2016 by depositing a necessary fees vide Receipt No. 4172 Dated 07-05-2016 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(17) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 6, 7 and 8 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**ROYAL ARCADE**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(18) 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.

(ASHISH. M NAGPURE)
Advocate

NAGPUR :
DATED : 12-5-2016