

ADVOCATES

Consultants for transfer of
Properties & Income Tax

**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 commercial building Scheme known as "ROYAL SANDESH DAWA BAZAR" under construction on ALL THAT piece and parcel of freehold land in MAUZA : NAGPUR bearing City Survey No. 151, Sheet No. 194, admeasuring about 1631.00 Sq. Mtrs. (i.e. 17555.92 Sq. Ft.) and ALL THAT piece and parcel of Nazul Plot Nos. 44, 45, 46, 47 and 51, admeasuring about 1079.58 Sq. Mt. (i.e. 11620.50 Sq. Ft.), bearing City Survey No. 150 and 152, Sheet No. 194, both lands jointly admeasuring about 2710.58 Sq. Mtrs. bearing Municipal House No. 188, Ward No. 33, situated at Chukkey Godown land, Ganjipeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by Garg Hotels And Real Estate Private Limited, a Company incorporated under the provisions of the Companies Act, 1956, having incorporation No. U70200MH2001PTC131769 and having registered Office at p. S. Agrawal Marg, Santra Market, Nagpur - 440018. Our Findings are as under:

01. THAT, originally the said entire land known as Old Jail Buildings Nagpur attached to Nagpur School of Medicine was outright purchased by Central India Spinning and Weaving Manufacturing Company Limited.



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CHALLAN
MTR Form Number-6

GRN MH003768328201718E	BARCODE	Date 22/07/2017-17:58:04	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name NGP5_JT NAGPUR NO 5 SUB REGISTRAR		Full Name DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR			
Year 2017-2018 One Time		Flat/Block No. WARDAMAN NAGAR	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street NAGPUR	
0030072201 SEARCH FEE 325.00		Area/Locality NAGPUR	
		Town/City/District	
		PIN 4 4 0 0 0 8	
		Remarks (If Any)	
		MZ NAGPUR CTS NO 150 152 SHEET NO 194 WARD NO 33	
		GANJIPETH NAGPUR	
Total 325.00		Amount In Three Hundred Twenty Five Rupees Only	
		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017072211654 CKD0966830
Cheque/DD No.		Bank Date	RBI Date 22/07/2017-17:58:57 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "लाइफ ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9373103103

02. THAT, the said land owned by Central India Spinning and Weaving Manufacturing Company Limited taken over by Empress Mills, a unit of Maharashtra State Textile Corporation Limited, a Government of Maharashtra undertaking by virtue of the provisions of the Central India Spinning and Weaving Manufacture Company Limited the Empress Mills, Nagpur (Acquisition and Transfer of Undertaking) Act, 1986, AND;

03. THAT, the Empress Mills closed w.e.f. 15.12.2002 and said Empress Mills a unit of Maharashtra State Textile Corporation Limited transferred the said land earlier known as 'Chukkey Godown Land' (i) ALL THAT piece and parcel of Nazul Plot Nos. 44, 45, 46 and 47 bearing City Survey No. 152, Sheet No. 194, admeasuring about 677.00 Sq. Mtrs. (ii) ALL THAT piece and parcel of Nazul Plot No. 51, bearing City Survey No. 150, Sheet No. 194, admeasuring about 403.00 Sq. Mtrs. and (iii) ALL THAT piece and parcel of freehold land bearing City Survey No. 151, Sheet No. 194, admeasuring about 1631.00 Sq. Mtrs. to Garg Hotels And Real Estate Private Limited after completion of necessary formalities by Sale Deed dt. 13.04.2006 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2269 dt. 13.04.2006 and by virtue of the said Sale Deed said Garg Hotels And Real Estate Private Limited became the sole and exclusive owner of the said lands and mutated its name in revenue records as the owner of the said land.

04. That the owner Garg Hotels And Real Estate Private Limited carved a lay out on the said entire land of 2711.00 Sq. Mtrs. and sold a Lay Out Plot No. 3, admeasuring about 254.76 Sq. Mtrs. (2743.48 Sq. Ft.) to (i) Smt. Hamida Safibhai Shekh, (ii) Abdul Razzak Sheikh Safi, (iii) Smt. Tahera Razzak Qureshi and (iv) Rameez Razzak Qureshi jointly by a Sale Deed dt. 03.10.2007 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 4396 dt. 03.10.2007.

05. That, Garg Hotels And Real Estate Private Limited agreed to sell the lay Out Plot No. 4, admeasuring about 262.50 Sq. Mtrs. (2825.55 Sq. Ft.) to Husain Khan s/o Aziz Khan by unregistered Agreement To Sell dt. 24.12.2009 which was regularised by the Collector of Stamps, Nagpur City in the Evasion Case No. 989/2009-10 by recovering the necessary Stamp Duty alongwith interest/Penalty on 15.04.2010 and in pursuance to the said Agreement To Sell, Garg Hotels And Real Estate Private Limited sold/transferred the said Plot No. 4 in favour of said Husain Khan s/o Aziz Khan by Sale Deed dt. 28.04.2010 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2690 dt. 28.04.2010.

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06. That, the owners of the Plot No. 3 viz. (i) Smt. Hamida Safibhai Shekh, (ii) Abdul Razzak Sheikh Safi, (iii) Smt. Tahera Razzak Qureshi and (iv) Rameez Razzak Qureshi again further transferred the said plot to Garg Hotels And Real Estate Private Limited by Sale Deed dt. 26.07.2010 registered with Sub Registrar, Nagpur - 2 at Book No. 1 at Sr. No. 3478 dt. 29.07.2010 and the owner of Plot No. 4, Husain Khan s/o Aziz Khan again further transferred the said plot to Garg Hotels And Real Estate Private Limited by Sale Deed dt. 26.07.2010 registered with Sub Registrar, Nagpur - 2 at Book No. 1 at Sr. No. 3477 dt. 29.07.2010 and by virtue of the said Sale Deeds, Garg Hotels And Real Estate Private Limited became again sole and exclusive owner of the said entire land.

07. That, the lease of the said Nazul Plot Nos. 44, 45, 46, 47 and 51, admeasuring about 1079.58 Sq. Mt. (i.e. 11620.50 Sq. Ft.), bearing City Survey No. 150 and 152, Sheet No. 194, is now further renewed by The Governor of Maharashtra, through Additional Collector, Nagpur in Rev. Case No. 80/NAA-48/2009 for further term ending on 31.03.2038 by Indenture of Lease in favour of Garg Hotels And Real Estate Private Limited registered with Sub Registrar, Nagpur - 1 at Book No. 1, at Sr. No. 1467 dt. 02.03.2010.

08. That, the owner Garg Hotels And Real Estate Private Limited got the building plan approved from the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 159/BP/NAGPUR/TP/NMC/200 dt. 18.03.2016 and after demolition of old construction started construction of Commercial building Scheme consisting of various Shops/Blocks.

09. That, the owner Garg Hotels And Real Estate Private Limited submitted the said building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 29.10.2016 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 4991 dt. 29.11.2016 and the said building is known as "ROYAL SANDESH DAWA BAZAR".



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10. We have satisfied that the property is heritable and transferable and the owner / 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 duly stamped in accordance with the Bombay / Maharashtra Stamp Act, 1958 and necessary Registration Fees have been paid under provisions of Indian Registration Act, 1908.

11. 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 ROYAL SANDESH DAWA BAZAR the same is now owned by Garg Hotels And Real Estate Private Limited as stated here-in-above.

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


24/07/2017
(S.M. KHEDKAR)
ADVOCATE

