

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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NAGPUR

DATE : 01-01-2014

TITLE VERIFICATION REPORT AND NON ENCUMBRANCE CERTIFICATE

Under instructions and authority from our Client THE HOME MAKERS, A Partnership Firm, having it's Office at Plot No. 43, Hanuman Nagar, Nagpur and acting through it's Authorised Partner SHRI. SATYAJEET S/o DINANATH DASTURE, Resident of Plot No. 43, "Meerai", Hanuman Nagar, Nagpur, Tahsil and District – NAGPUR, We have investigated the title relating to the property comprising ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 94 in Sakkardara Street Scheme, containing by admeasurement 484.50 Sq. Mtrs. (i.e. 5215.15 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 69/2, 70 and 71/1 of MOUZA - SAKKARDARA, P. H. No. 39, bearing Corporation House No. 5682/94, City Survey No. 2153 and Sheet No. 213 of Mouza – Sakkardara, situated at Old Subhedar Layout, Sakkardara, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20, in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written and our findings are as under :-

(1) THAT, ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 94 in Sakkardara Street Scheme, containing by admeasurement 484.50 Sq. Mtrs. (i.e. 5215.15 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 69/2, 70 and 71/1 of MOUZA - SAKKARDARA, P.H. No. 39, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 5682/94, City Survey No. 2153 and Sheet No. 213 of Mouza – Sakkardara, situated at Old Subhedar Layout, Sakkardara, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20, in Tahsil and District - NAGPUR, belongs to Shri. Motiram Sadhubuwa Padade, having acquired the same by him from the Nagpur Improvement Trust on Leasehold rights for a term commencing from 22-01-1979 and ending on 31-03-2009 by an Indenture of Lease Dated 28-01-1981, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Addl. Book. No. 1, Volume No. 351 on Pages 1 to 3 at Sr. No. 599 (P) on 29-01-1981.