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ADVOCATES

Consultants for transfer of
Properties & Income Tax

d & k
Advocates
Date : 22/07/2017

**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 "SANDESH DAWA BAZAR" constructed on ALL THAT Piece and Parcel of land bearing Plot No. 2/A, admeasuring about 4283.26 Sq. Mtr. bearing Municipal House No. 193, City Survey No. 422/1/A, Sheet No. 170 of Mauza : Nagpur, situated at adjacent to Haj House, Ward No. 33, Central Avenue Road, Ganjipeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by SANDESH INFRASTRUCTURES PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956, having incorporation No. U45200MH2005PTC155257 and having registered Office at 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 from Secretary of State for India In Council for a consideration of Rupees Ten Thousand by Sale Deed dt. 03rd day of March 1877 registered with Sub Registrar, Nagpur at Book No. I, Volume No. I at pages 144-45-46 No. 12 dt. 30.03.1877 and conveyed the said property to said Central India Spinning and Weaving Manufacturing Company Limited and assigns to hold, peaceably use occupy and enjoy the said lands and premises and every part thereof without any disturbance on the part of the Government of India.

02. That, originally the larger piece of land admeasuring about 7999.20 Sq. Mtrs. was 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.

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CHALLAN
MTR Form Number-6

GRN MH003767159201718E	BARCODE 	Date 22/07/2017-16:55:59	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.	WARDAHAMAN 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)	
		PLOT NO 2 A CTS NO 422 1 A SHEET NO 170 WARD NO 33	
		SANDESH DAWA BAZAR NAGPUR	
		Amount In	Three Hundred Twenty Five Rupees Only
Total 325.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017072209194 CKD0962697
Cheque/DD No.		Bank Date	RBI Date 22/07/2017-17:00:24 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 "रडिफ ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9373103103

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 'Jail Godown' to Sandesh Infrastructures Private Limited after completion of necessary formalities by Sale Deed dt. 31.12.2005 registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 7738 dt. 31.12.2005 and by virtue of the said Sale Deed Sandesh Infrastructures Private Limited became the owner of the said land and mutated its name in relevant revenue records.

04. That, Sandesh Infrastructures Private Limited prepared a Lay out of the said entire land by carving out plots of various sizes and the Sub-Division of the entire land and lay out is sanctioned by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide Letter No. NMC/TDP/Sub-Division/86 dt. 10.04.2006 and under the said sanction the Plot No. 2/A is admeasuring 4283.26 Sq. Mtrs.

05. That, Sandesh Infrastructures Private Limited decided to develop the aforesaid piece and parcel of land into a Commercial Estate by constructing building therein comprising of various Shops / Chambers.

06. That, Sandesh Infrastructures Private Limited prepared a plan of multi-storeyed buildings proposed to be constructed on the said plot of land to be known and styled as "SANDESH DAWA BAZAR" and the same is duly sanctioned / approved by the Assistant Director, Town Planning of the Nagpur Municipal Corporation, Nagpur vide Building Permit No. 732/BP/Nagpur/T.P./N.M.C./745 dt. 21.03.2011 and the said Plan is revised and it bears Revised Building Permit No. 100/BP/NAGPUR/TP/NMC/180 dt. 13.01.2016.

07. That, the owner submitted the said entire property to provisions of Maharashtra Apartment Ownership Act, 1970 by a Deed of Declaration dt. 07.04.2011 registered with Sub Registrar Nagpur - 1 in Book No. 1, at Sr. No. 2459 dt. 07.04.2011.

08. That, due to changes, the Owner prepared and submitted the revised Building Plan of the Building and accordingly also amended/corrected the Deed of Declaration by executing and registering the Deed of Correction dt. 16.02.2016 registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 983 dt. 16.02.2016.

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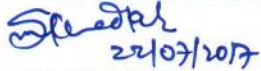
09. That, the owners till date executed and registered various Agreements to Sell as well as Sale Deeds in respect of the entire constructed premises i.e. Shops / Chambers situated on Ground Floor, First Floor, Second Floor and Third Floor with Sub Registrar Nagpur - 1 and Sub Registrar Nagpur - 6 and after execution and registration of the Correction To Deed of Declaration also executed the Correction Deeds to the Sale Deeds with Sub Registrar Nagpur - 6. That out of Third Floor shop Blocks the block bearings Nos. 311, 312, 313, 336, 340 and 341 is yet to be registered in favour of any prospective buyers. That some of the Purchasers have created the charge of the Banks against the loan amount granted to them by the Banks.

10. That, it is observed that none of Agreement or Conveyance in respect of the Fourth and Fifth Floor till date has been registered with any of the Sub Registrar of Assurances at Nagpur.

11. 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.

12. 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 SANDESH DAWA BAZAR the same is now owned by the Purchasers of the Shops / Chambers (alongwith proportionate share and interest in land) situated on Ground Floor, First Floor, Second Floor and Third Floor and the PART OF Third Floor alongwith entire Fourth and Fifth Floor is now owned by Sandesh Infrastructures Private Limited as stated here-in-above.

The Title is Clear, salebale, marketable and free from all encumbrances for the premises owned by Sandesh Infrastructures Private Limited.


(S.M. KHEDKAR)
ADVOCATE

