by a Sale Deed dated 18.02.1991, which is duly registered at the office of the Sub-Registrar, Nagpur-1 in Addl. book No. 1, Volume No. 1948 on Pages 128 to 136 at Sr. No. 2147 (P) on even date.

That the said Shri Manmohan Singh S/o Kartarsingh Bamrah left for heavenly abode on 05.05.1994, leaving behind him, his widow Smt. Jasbir Kaur and only daughter Mrs. Parvinder Kaur W/o Jatinder Pal Singh Sandhu as his only legal heirs, who inherited his aforesaid property by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Shri Murlidhar S/o Late Shri Keshariram Bahare laterori in his turn transferred the aforesaid property comprising All that piece and parcel of land containing by admeasurements 6860 Sq. Ft. being the eastern portion of Plot No. 4 togetherwith the existing double storeyed house standing thereon bearing Corporation House No. 845-A and 845/0+2 by wayof sale to Shri Rajendra Gyanchand Kapoor and Mrs. Meena Rajendra Kapoor, jointly by a Sale Deed dated 19.09.2002 which is duly registered at the office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 4853 on 23.09.2002.

That during the course of time the aforesaid Mrs. Sayarbai W/o Uttamchand Mohta has filed a Civil Suit bearing R.C.S. No. 847/89, renumbered as 246/93 which was again renumbered as 918/01 in respect of the property i.e. out house consisting of 2nd rooms and a well therein which was purchased by her by way of sale from Mrs. Dalbeep Kaur W/o Kartar Singh Bamrah and Shri Gurucharan Singh S/o Kartar Singh Bamrah, admeasuring 209.032 Sq. Mtrs. (2250 Sq. Ft.) and for possession thereof. In order to settle the dispute and in view of the facts that for cogent reasons and good causes, the aforesaid Smt. Jasbir Kaur and Mrs. Parvinder Kaur W/o Jatinder Pal Singh Sandhu laterori jointly decided to bring an end to all the litigation and to dispose off the entire property owned and claimed by them including the claim made in the aforesaid suit and therefore, they have entered into the contract with (i) Shri Uttamchand Chunnilal Mohta, (ii) Mrs. Sayarbai Uttamchand Mohta and (iii) Shri Tarun Uttamchand Mohta, and have decided to sell the property comprising the southern portion of the sid Plot No. 4 admeasuring 4750 Sq. Ft. (including common area of 1750 Sq. Ft.) togetherwith the existing structure standing thereon consisting of Ground Floor and First Floor covering a total built up area of about 3000 Sq. Ft. (278.370 Sq. Mtrs.) bearing Corporation House No. 845-B and 845-C and giving up the claim in the aforesaid R.C.S. No. 918/01 in favour of Mrs. Sayarbai Uttamchand Mohta, and thus bringing an end to all the disputes between them in respect of the property. The said litigation has been decided to be settled amicably as aforesaid and the parties to the litigation have obtained a Compromise Decree regarding the same wherein the said Smt. Jasbir Kaur and Mrs. Parvinder Kaur W/o Jatinder Pal Singh Sandhu submitted their no claim over the property in dispute in R.C.S. No. 918/01 in favour of Mrs. Sayarbai Uttamchand Mohta.

That the aforesaid Smt. Jasbir Kaur and Mrs. Parvinder Kaur W/o Jatinder Pal Singh Sandhu laterori in their turn jointly transferred/sold their property comprising all that piece and parcel of land containing by admeasurements 4750 Sq. Ft. (441.275 Sq. Mtrs.) (including common area 1750 Sq.Ft.) comprising southern portion of Plot No. 4 togetherwith the existing double storied structure standing thereon covering a built up area of 276.70 Sq. Mtrs. (139.35 Sq. Mtrs. each on Ground and First Floor) bearing Corporation House No. 845/B and 845/C by way of sale to (i) Shri Uttamchand Chunnilal Mohta, (ii) Mrs. Sayarbai Uttamchand Mohta and (iii) Shri Tarun Uttamchand Mohta jointly by a Sale Deed dated 04.05.2009 which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 2212 registered on 04.05.2009.

That the aforesaid Shri Rajendra Gyanchand Kapoor and Mrs. Meena Rajendra Kapoor laterori in their turn jointly transferred their eastern portion of land admeasuring 6860 Sq. Ft. (637.294 Sq. Mtrs.) by way of sale to M/s Swaraj Earthmovers Private Limited by a Sale Deed dated 31.05.2009, which is duly registered at the office of the

R.S.KALE
ADVOCATE

Office – Flat no.5 'Sai Niwas' Opp. Saraswat Library, Chad Dhantoli Nagpur-12. M-9822217900, M.9422123022.
e-mail: rskale_1@yahoo.co.in

To,
The Senior Manger,
Bank of India, Pune pratap Nagar Branch Nagpur.
Dear Sir,
Re: Title opinion on the property bearing Flat No. 10-B, Plot No. 4, City Survey No. 54 and Sheet No. 208/8, Mouza – Wadpakad, Tahsil Nagpur and District, Nagpur

Having been assigned with the work of title verification/investigation ,I on the basis of the originalfcopies of the title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :

1. Name(s) and Address(s) of the Mortgagor(s)/ Title Holder(s)

   M/s Swaraj & Mohta Infracon, through its Partners: Owner
   Mrs. Radhika Rajesh Sahni: Purchaser/Borrower
   Age major , occupations: service, R/o Nagpur

2. Title deeds in original/photo copy given by me:

1. Original Unregistered Agreement to Sale executed by M/s Swaraj & Mohta Infracon, through its Partners in favour of Mrs. Radhika Rajesh Sahni in respect of Flat No. 10-B.
2. Original Sale Deed dated 31.10.2014 which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 5614 registered on 31.10.2014 executed by (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited in favour of M/s Swaraj & Mohta Infracon,through its Partners in respect of Plot No. 4.
3. Original Deed of Transfer dated 10.05.2012 executed by M/s Shree Vinayak Builders and Developers in favour of (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta in respect of 500 Sq. Mtrs. T.D.R.
4. Original Deed of Transfer dated 30.07.2012 executed by M/s Shree Vinayak Builders and Developers in favour of M/s Swaraj Earthmovers Private Limited in respect of 500 Sq. Mtrs. T.D.R.
5. Original Sale Deed dated 31.08.2009 which is duly registered in the office of the Sub-Registrar, Nagpur No. 2 in Book No. 1, at Sr. No. 3415 registered on 31.08.2009 executed by Shri Rajendra Gyanchand Kapoor and Mrs. Meena Rajendra Kapoor in favour of M/s Swaraj Earthmovers Private Limited in respect of eastern portion of land adm. 6000 Sq. Ft.
6. Original Sale Deed dated 04.05.2009 which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 2212 registered on 04.05.2009 executed by Smt. Jasbir Kaur and Mrs. Parvinder Kaur W/o Jatinder Pal Singh Sandhu in favour of (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta in respect of land adm. 4750 Sq. Ft.

R. S. KALE Sign ADVOCATE

CHALLAN
SEW Form Number-6

GRN:	BARCODE:	Date: 12/05/2016-11:33:13	Form ID
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Search Fee		TAX ID (If Any)	
Other Items		PAN No. (If Applicable)	
Office Name: NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	ADV R S KALE
Location: NAGPUR			
Year: 2016-2017 Annual From 01/04/2016 To 31/03/2017		Flat/Block No.	PLOT NO.55
Account Head Details	Amount In Rs.	Premises/Building	
0030012201 SEARCH FEE	700.00	Road/Street	DHANTOLI
		Area/Locality	NAGPUR
		Town/City/District	
		Pin	4 4 0 0 1 2
		Remarks (If Any)	SEARCH FOR 1987 TO 2016 FLAT NO.55B PLOT NO.4 MOUZA WADPAKKO CITY SURV EY NO.64
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	700.00		
Payment Details: BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / REF No.	00280220016/301205163/ 58025721
Cheque/DD No.		Date	12/05/2016-11:34:05
Name of Bank		Bank-Branch	BANK OF INDIA
Name of Branch		Scroll No. / Date	Not Verified with Scroll

Mobile No. : Not Available

Original Sale Deed dated 16.03.2002 which is duly registered in the office of the Sub-Registrar, Nagpur No. 8 in Book No. 1, at Sr. No. 4953 registered on 23.05.2002 executed by Shri Murallal S/o Late Shri Kanshiram Sahani in favour of Shri Rajendra Gyanchand Kapoor and Mrs. Meena Rajendra Kapoor in respect of Eastern portion of Plot No. 4 adm. 6550 Sq. Ft.

6. Original Sale Deed dated 19.02.1991 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, at Sr. No. 2147 registered on 19.02.1991 executed by Shri Swarnu Singh S/o Kartar Singh Bamrah in favour of Shri Manmohan Singh S/o Kartarsingh Bamrah in respect of Southern portion of Plot No. 4.

9. Original Sale Deed dated 06.01.1989 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, at Sr. No. 301(P) registered on 06.01.1989 executed by Mrs. Daleep Kaur W/o Kartarsingh Bamrah and Shri Gurucharan Singh S/o Kartar Singh Bamrah in favour of Mrs. Sayarbai Uttamchand Mohta in respect of half portion of the said property adm. 209.032 Sq. Mtrs.

10. Original Sale Deed dated 15.10.1981 which is duly registered in the office of the Sub-Registrar, Nagpur No. III in Book No. 1, at Sr. No. 5300 registered on 16.12.1981 executed by Sardar Guruchansingh S/o Late Sardar Kartarsingh Bamrah and Mrs. Daleep Kaur W/o Kartarsingh Bamrah in favour of Shri Murlidhar S/o Late Shri Kanshiram Sahani in respect of a piece of land closely adjacent to the eastern portion adm. 193.019 Sq. Mtrs.

11. Original Sale Deed dated 15.10.1981 which is duly registered in the office of the Sub-Registrar, Nagpur No. III in Book No. 1, at Sr. No. 5248 registered on 16.12.1981 executed by Sardar Guruchansingh S/o Late Sardar Kartarsingh Bamrah in favour of Shri Murlidhar S/o Late Shri Kanshiram Sahani in respect of the eastern portion of Plot No. 4 adm. 441.275 Sq. Mtrs.

12. Original Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1835 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Sardar Swarnu Singh S/o Kartar Singh Bamrah, in respect of the portion of Plot No. 4.

13. Original Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1836 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Smt. Daleepkaur W/o Late Shri Kartar Singh Bamrah(ii) Shri Gurucharan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

14. Original Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1837 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of Shri Gurucharan Singh S/o Kartar Singh Bamrah and in respect of the portion of Plot No. 4.

15. Original Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1838 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (Sardar Manmohan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

16. Original Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1839 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Smt. Daleepkaur W/o Late Shri Kartar Singh Bamrah(ii) Shri Gurucharan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

Copy Of The Sale Deed dated 04.09.1939 which is duly registered in the office of the Sub Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 432 registered on 23.10.1939 executed by Central India Spinning, Weaving and Manufacturing Company Limited, in favour of Sardar Mangal Singh S/o Nand Singh in respect of the Plot No. 4.

18. Original Deed of Declaration dated 19.11.2014 which is duly registered in the office of the Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 8900 registered on 19.11.2014 executed by M/s Swaraj & Mohta Infracon, through its Partners in respect of Plot No. 4.
19. Copy of sanctioned building plan and permit sanctioned by the NMC vide permit no. 40/BP/Wadpalshad/TP/NMC/178 dated 16.07.2013 in respect of Plot No. 4.
20. Copy of Fire & Emergency Service of NMC issued recommendation letter dated 31.05.2013 of plot no. 4.
21. Copy of NOC for construction dated 17.01.2013 issued by Airports Authority of India.
22. Copy of NOC for construction dated 12.12.2012 issued by BSNL, Nagpur.
23. Copy of Compromise Decree.
24. Copy of Partnership Deed dated 29.07.2015 executed between Smt. Radhika Rajesh Sahni and Shri Tarun Uttamchand Mohta.
25. Copy of TDR Certificate dated 17.09.2012.
26. Copy of City Survey notice for mutation of the Name of M/s Swaraj & Mohta Infracon dated 16/9/2016.
27. Original NMC Tax receipt dated 29.07.2015.

2. Description of the immovable property :-

THE UNDIVIDED 4.43% share and interest in ALL THAT R.C.C. structure comprising Apartment No. 10-B on the TENTH FLOOR, covering a Built up area of 113.998 Sq. Mtrs., constructed on the Plot No. 4 and known and styled as "IMPERIAL HEIGHTS" including share in staircase and balconies for Upper Floors constructed on plot no. 4, total area admeasuring 1287.594 sq. Mtrs. (13860.00 Sq. Ft.), bearing khasara No. 17, Corporation House No. 645/A, 645/B, 645/C and 645/D+2, City Survey No. 54, Sheet no. 209/8, of Mouza – Wadpahad, in ward no. 63 located at Kadbi Chowk, Mental Hospital Road, Nagpur, within the limits of NMC, in Thasil And District Nagpur and the land is bounded as under.

East	-	Road,
West	-	Conservancy Lane,
North	-	Plot No. 5,
South	-	Plot No. 3

Search in Sub Registrar's office

i. Location of the property :

Sub registrar Nagpur 1.

I have inspected the records maintained by the Sub Registrar no.1 Vide E Pay challan no. MH004188497201617E of dated 12/9/2016 at Nagpur .

The record of the property inspected by me in the sub registrar offices were for the year 1987 to 2016, some records were in mutilated conditions and incomplete and so I opinion that an affidavit shall be sworn in the name of the owner.

ii. Search and Investigation.

That, the land bearing plot no. 4, total area admeasuring 1287.594 sq. Mtrs. (13860.00 Sq. Ft.), bearing khasara No. 17, Corporation House No. 645/A, 645/B, 645/C and 645/D+2, City Survey No. 54, Sheet no. 209/8, of Mouza

– Wadpakad, in ward No. 63 located at Kadu Chowk, Mental Hospital Road, Nagpur, within the limits of NMC, in Thasil And District Nagpur, originally belonged to Sardar Mangal Singh S/o Nand Singh, having purchased the same by him from Central India Spinning Weaving and Manufacturing Company Limited, by a duly registered Sale Deed dated 04.09.1939.

That the said Shri Sardar Mangal Singh Lateron constructed a Double storied residential house on the said Plot No. 4 bearing Corporation House No. 645, City Survey No. 54 and Sheet No. 209/8 of Mouza Wadpakad.

That the said Shri Sardar Mangal Singh left for heavenly abode on 26.01.1942 leaving behind him, his widow Smt. Maan Kaur and only Son Dr. Harbhajan Singh S/o Late Sardar Mangalsingh Hanspal as his only legal heirs, who inherited the said entire property by way of intestate succession, being the only legal heirs of the deceased.

That the said Smt. Maan Kaur and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh lateron constructed a double storied load bearing residential house on the Eastern Portion of the said Plot No. 4 covering a total built up area of 2928 Sq. Ft. (272.0112 Sq. Mtrs.) (i.e. 1464 Sq. Ft. each on Ground and First Floor), bearing Corporation House No. 645/0+2, City Survey No. 54 and Sheet No. 209/8 of Mouza Wadpakad.

That the said Smt. Maan Kaur Wd/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh lateron transferred the different five portions of the said Plot No. 4 by way of sale to (i) Sardar Swarna Singh S/o Kartar Singh Bamrah, (ii) Smt. Daleepkaur Wd/o Late Shri Kartar Singh Bamrah, (iii) Shri Gurucharan Singh S/o Kartar Singh Bamrah and (iv) Sardar Manmohan Singh S/o Kartar Singh Bamrah, by 5 different Sale Deeds all dated 14.04.1975, which are duly registered at the office of Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. Nos. 1835, 1836, 1837, 1838 and 1839 respectively on 21.04.1975.

That the said Sardar Gurucharansingh S/o Late Sardar Kartarsingh Bamrah lateron in his turn transferred the eastern portion of the Plot No. 4 containing by admeasurements 4750 Sq. Ft. (441.275 Sq. Mtrs.) together with the entire Ground Floor premises covering a Built up area of 1464 Sq. Ft. of the existing double storied load bearing residential house standing thereon bearing Corporation House No. 645-A by way of sale to Shri Murlidhar S/o Late Sardar Kanshiram Sahani by a Sale Deed dated 15.10.1981, which is duly registered at the office of the Sub-Registrar, Nagpur-III in Book No. 1 at Sr. No. 5248 on 16.12.1981.

That in the like manner, the said Sardar Gurucharansingh S/o Late Sardar Kartarsingh Bamrah alongwith Smt. Daleep Kaur Wd/o Late Sardar Kartarsingh Bamrah lateron jointly transferred a piece of land closely adjacent to the aforesaid eastern portion containing by admeasurements 2110 Sq. Ft. (196.018 Sq. Mtrs.) together with the entire First Floor premises covering a Built up area of 1464 Sq. Ft. of the existing double storeyed load bearing residential house standing thereon bearing Corporation House No. 645/0+2 by way of sale to Shri Murlidhar S/o Late Sardar Kanshiram Sahani by a Sale Deed dated 15.10.1981, which is duly registered at the office of the Sub-Registrar, Nagpur-III in Book No. 1 at Sr. No. 5300 on 16.12.1981.

That the said Smt. Daleep Kaur Wd/o Late Sardar Kartarsingh Bamrah lateron jointly transferred half portion out of the aforesaid property containing by admeasurements 2250 Sq. Ft. (209.032 Sq. Mtrs.) comprising the southern side thereof (i.e. Outhouse consisting of 2[nd] Rooms and Wall thereon) by way of sale to Mrs. Sayarbai Uttamchand Mohta by a Sale Deed dated 06.01.1988, which is duly registered at the office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1227 on Pages 8 to 12 at Sr. No. 301 (P) on even date.

That the aforesaid Shri Swarna Singh S/o Kartar Singh Bamrah lateron transferred his portion of the aforesaid property comprising the Southern Portion of the said Plot No. 4 together with the existing structure standing thereon bearing Corporation House No. 645-B, by way of sale to Shri Manmohan Singh S/o Kartarsingh Bamrah

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Joint Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 3415 on even date. As a result therefore the (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited has become an exclusive, absolute and full owner of the said property with heritable and transferable rights therein and the said 1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited abovenamed are the owners of their separate shares in the said property comprising entire Plot No. 4 with heritable and transferable rights therein and the same is also accordingly mutated in their names in all relevant records. However said plot is not sub-divided and thus the 1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited jointly own and possess said Plot No. 4 with their respective shares.

That (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited lateron decided to develop the said property into a residential estate by constructing a various separate multistorted building thereon, consisting of various self contained separate apartments therein.

That M/s Swaraj Earthmovers Private Limited purchased the 500 Sq. Mtrs. of F.S.I. out of T.D.R. Certificate No. 038 dated 06.02.2012 of Zone-B issued by the Nagpur Municipal Corporation arising out of the piece and parcel of land bearing Reservation No. ME-57 for shopping Centre, being a portion of the entire land bearing Kh. No. 26 (part) of Mouza Wathoda, P.S.K. 34-A bearing City Survey No. 36 and Sheet No. 17, situate at Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur, from M/s Shree Vinayaka Builders and Developers by a Deed of Transfer dated 30.07.2012. Subsequently the Nagpur Municipal Corporation issued a New TDR Certificate to the said M/s Swaraj Earthmovers Private Limited bearing T.D.R. Certificate No. 038/07 dated 06.09.2012 of ZONE-B.

That (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta purchased the 500 Sq. Mtrs. of F.S.I. out of T.D.R. Certificate No. 038 dated 06.02.2012 of Zone-B issued by the Nagpur Municipal Corporation arising out of the piece and parcel of land bearing Reservation No. ME-57 for shopping Centre, being a portion of the entire land bearing Kh. No. 26 (part) of Mouza Wathoda, P.S.K. 34-A bearing City Survey No. 36 and Sheet No. 17, situate at Wathoda, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur, from M/s Shree Vinayaka Builders and Developers by a Deed of Transfer dated 30.07.2012. Subsequently the Nagpur Municipal Corporation issued a New TDR Certificate to the said (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta bearing T.D.R. Certificate No. 038/07 dated 07.09.2012 of ZONE-B.

That the building plan of the said proposed building to be constructed on Plot No. 4 after utilization of said TDR and submitted for sanction to the Assistant Director of Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 40/BP/Wadpeksd/TP/NMC/178 dated 18.07.2013.

That for variety of reasons and other good causes the said (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited lateron transferred the aforesaid entire property comprising Plot No. 4 along with T.D.R. 1000 Sq. Mtrs. along with rights of said sanctioned building plan to M/s Swaraj & Mohta Infracon, through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni by a Sale Deed dated 31.10.2014, which is duly registered at the office of Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5614 on even date. As a result therefore the said M/s

Swaraj and Mohta Infracon has now become an exclusive, absolute and full owner of the said property with heritable and transferable rights therein.

That the said M/s Swaraj and Mohta Infracon through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni laborin decided to develop the said property into a residential estate by constructing a various separate multistoreyed building therein, consisting of various self contained separate apartments therein.

That the Deed of Declaration was executed on 19.11.2014 which is duly registered in the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5930 registered on 19.11.2014.

That the said M/s Swaraj and Mohta Infracon through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni laborin agreed to sale the Apartment No. 10-B on the TENTH FLOOR, covering a Built up area of 113.008 Sq. Mtrs., constructed on the Plot No. 4 and known and styled as "IMPERIAL HEIGHTS" to Mrs. Radhika Rajesh Sahni by unregistered Agreement to Sale.

That the name of M/s Swaraj and Mohta Infracon is duly mutated in the NMC records and is yet to be mutated in the city survey records, that the city survey office has issued notice of mutation dated 16/8/2016 in the name of M/s Swaraj and Mohta Infracon.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said M/s Swaraj and Mohta Infracon through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni possesses a good valid, clear and perfect marketable title over the said Property.

iii. Confirm and state that the original title deeds submitted are the originals registered before the registrar of assurances.

Confirmed

iv. Whether the property is ancestral and /or under joint ownership. If so, details of the co parceners / karta and /or the co-owners, the respective shares should be incorporated specifically.

N.A.

v. Minor's Interest.

N.A.

vi. Documents Pending For Registration

N.A.

7. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the state where the property is located.

N.A.

8. Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other state legislations.

N.A.

7. Leasehold immoveable property

N.A

8. Investigation under Income Tax Act 1961

N.A.

9. Investigation in Regard To Agricultural Land

N.A.

10. The details of the certified copies of the revenue records obtain to confirm that no dues are outstanding by the mortgagor.

A. S. KALE
ADVOCATE

Latest tax receipt and property card.

11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.
N.A.

12. If it is a property owned by a company the additional safeguards like search before the registrar of companies to be obtained be stated.
N.A.

CERTIFICATE

I hereby certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the copy of it in the office of the sub registrar and has found both tallying with each other. The statements and other information given in the report are correct and true. I certify that M/s Swaraj and Mohta Infracon through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni valid, clear, absolute and marketable title over the property shown above. If Mrs. Radhika Rajesh Sahni after execution and registration of Agreement to sale/sale deed personally remains present with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage.

The following person should be present personally with your office for creation of equitable mortgage:-

Mrs. Radhika Rajesh Sahni : Mortgagor

I hereby return the photo copy/ originals documents forwarded to me. The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deeds:-

1) Original Unregistered Agreement to Sale executed by M/s Swaraj & Mohta Infracon, through its Partners in favour of Mrs. Radhika Rajesh Sahni in respect of Flat No. 10-B.
2) Original Intended registered Agreement to Sale/Sale deed to be executed by M/s Swaraj & Mohta Infracon, through its Partners in favour of Mrs. Radhika Rajesh Sahni in respect of Flat No. 10-B.
3) Copy of Sale Deed dated 31.10.2014 which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 5614 registered on 31.10.2014 executed by (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta and (2) M/s Swaraj Earthmovers Private Limited in favour of M/s Swaraj & Mohta Infracon,through its Partners in respect of Plot No. 4.
4) Copy of Deed of Transfer dated 15.05.2012 executed by M/s Shree Vinayak Builders and Developers in favour of (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta in respect of 500 Sq. Mtrs. T.D.R.
5) Copy of Deed of Transfer dated 30.07.2012 executed by M/s Shree Vinayak Builders and Developers in favour of M/s Swaraj Earthmovers Private Limited in respect of 500 Sq. Mtrs. T.D.R.
6) Copy of Sale Deed dated 31.08.2009 which is duly registered in the office of the Sub-Registrar, Nagpur No. 2 in Book No. 1, at Sr. No. 3115 registered on 31.08.2009 executed by Shri Rajendra Gyanchand Kapoor and Mrs. Meena Rajendra Kapoor in favour of M/s Swaraj Earthmovers Private Limited in respect of eastern portion of land adm. 6060 Sq. Ft.
7) Copy of Sale Deed dated 04.05.2009 which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 2212 registered on 04.05.2009 executed by Smt. Jasbir Kaur and Mrs. Parvinder

Kaur W/o Jaswant Pal Singh Sandhu in favour of (1-a) Shri Uttamchand Chunnilal Mohta, (1-b) Mrs. Sayarbai Uttamchand Mohta, (1-c) Shri Tarun Uttamchand Mohta in respect of land adm. 4750 Sq. Ft.

6) Copy of Sale Deed dated 19.09.2002 which is duly registered in the office of the Sub-Registrar, Nagpur No. 5 in Book No. 1, at Sr. No. 4553 registered on 23.09.2002 executed by Shri Murallal S/o Late Shri Kanshiram Sahani in favour of Shri Rajendra Gyanchand Kapoor and Mrs. Meena Rajendra Kapoor in respect of Eastern portion of Plot No. 4 adm. 6860 Sq. Ft.

9) Copy of Sale Deed dated 16.02.1991 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, at Sr. No. 2147 registered on 16.02.1991 executed by Shri Swarna Singh S/o Kartar Singh Bamrah in favour of Shri Manmohan Singh S/o Kartarsingh Bamrah in respect of Southern portion of Plot No. 4.

10) Copy of Sale Deed dated 06.01.1989 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Addl. Book No. 1, at Sr. No. 301(P) registered on 06.01.1989 executed by Mrs. Dalbeep Kaur W/o Kartarsingh Bamrah and Shri Gurucharan Singh S/o Kartar Singh Bamrah in favour of Mrs. Sayarbai Uttamchand Mohta in respect of half portion of the said property adm. 209.032 Sq. Mtrs.

11) Copy of Sale Deed dated 15.10.1981 which is duly registered in the office of the Sub-Registrar, Nagpur No. III in Book No. 1, at Sr. No. 5300 registered on 16.12.1981 executed by Sardar Gurucharansingh S/o Late Sardar Kartarsingh Bamrah and Mrs. Daleep Kaur W/o Kartarsingh Bamrah in favour of Shri Muridhar S/o Late Shri Kanshiram Sahani in respect of a piece of land closely adjacent to the eastern portion adm. 195.019 Sq. Mtrs.

12) Copy of Sale Deed dated 15.10.1981 which is duly registered in the office of the Sub-Registrar, Nagpur No. III in Book No. 1, at Sr. No. 5248 registered on 16.12.1981 executed by Sardar Gurucharansingh S/o Late Sardar Kartarsingh Bamrah in favour of Shri Muridhar S/o Late Shri Kanshiram Sahani in respect of the eastern portion of Plot No. 4 adm. 441.275 Sq. Mtrs.

13) Copy of Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1835 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Sardar Swarna Singh S/o Kartar Singh Bamrah, (ii) Smt. Dalleepkaur W/o Late Shri Kartar Singh Bamrahm (iii) Shri Gurucharan Singh S/o Kartar Singh Bamrah and (iv) Sardar Manmohan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

14) Copy of Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1836 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Sardar Swarna Singh S/o Kartar Singh Bamrah, (ii) Smt. Dalleepkaur W/o Late Shri Kartar Singh Bamrahm (iii) Shri Gurucharan Singh S/o Kartar Singh Bamrah and (iv) Sardar Manmohan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

15) Copy of Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1837 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Sardar Swarna Singh S/o Kartar Singh Bamrah, (ii) Smt. Dalleepkaur W/o Late Shri Kartar Singh Bamrahm (iii) Shri Gurucharan Singh S/o Kartar Singh Bamrah and (iv) Sardar Manmohan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

15) Copy of Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1838 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Sardar Swarna Singh S/o Kartar Singh Bamrah, (ii) Smt. Daleepkaur W/o Late Shri Kartar Singh Bamrahn (iii) Shri Gurucharan Singh S/o Kartar Singh Bamrah and (iv) Sardar Manmohan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

17) Copy of Sale Deed dated 14.04.1975 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 1839 registered on 21.04.1975 executed by Smt. Maan Kaur W/o Late Shri Sardar Mangal Singh and Dr. Harbhajan Singh Hanspal S/o Late Sardar Mangalsingh in favour of (i) Sardar Swarna Singh S/o Kartar Singh Bamrah, (ii) Smt. Daleepkaur W/o Late Shri Kartar Singh Bamrahn (iii) Shri Gurucharan Singh S/o Kartar Singh Bamrah and (iv) Sardar Manmohan Singh S/o Kartar Singh Bamrah in respect of the portion of Plot No. 4.

18) Copy of Sale Deed dated 04.09.1939 which is duly registered in the office of the Sub-Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 452 registered on 23.10.1939 executed by Central India Spinning, Weaving and Manufacturing Company Limited, in favour of Sardar Mangal Singh S/o Nand Singh in respect of the Plot No. 4.

19) Copy of Deed of Declaration dated 19.11.2014 which is duly registered in the office of the Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 8500 registered on 19.11.2014 executed by M/s Swaraj & Mohta Infracon, through its Partners in respect of Plot No. 4.

20) Copy of sanctioned building plan and permit sanctioned by the NMC vide permit no. 405/P/Wadpakhad/TP/NMC/178 dated 18.07.2013 in respect of Plot No. 4.

21) Copy of Fire & Emergency Service of NMC issued recommendation letter dated 31.05.2013 of plot no. 4.

22) Copy of NOC for construction dated 17.01.2013 issued by Airports Authority of India.

23) Copy of NOC for construction dated 12.12.2012 issued by BSNL, Nagpur.

24) Copy of Compromise Decree.

25) Copy of TDR Certificate dated 17.09.2012.

26) Copy of Latest NMC Tax receipt Paid upto date.

27) Copy of Latest Akhiv Patrika with the mutation in the name of M/s Swaraj and Mohta Infracon.

28) Affidavit duly Notarized in the name of M/s Swaraj and Mohta Infra con through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni has to be obtained.

Place: Nagpur
Date: 12/9/2019

BEFORE THE NOTARY PUBLIC AT NAGPUR

Deponent:- M/s Swaraj and Mohta Infra con through its Partners Shri Tarun Uttamchand Mohta and Smt. Radhika Rajesh Sahni Age-major, occupations: business R/o Nagpur.

AFFIDAVIT

We , the above named deponent do hereby take oath and state on solemn affirmation as under;

1. That, we are the owners and possessor of THE UNDIVIDED 4.43% share and interest in ALL THAT R.C.C. structure comprising Apartment No. 10-B on the TENTH FLOOR, covering a Built up area of 113.888 Sq. Mtrs., constructed on the Plot No. 4 and known and styled as "IMPERIAL HEIGHTS" including share in staircase and balconies for Upper Floors constructed on plot no. 4, total area admeasuring 1287.894 sq. Mtrs. (13860.00 Sq. Ft.), bearing khasara No. 17, Corporation House No. 845/A, 845/B, 845/C and 845/D+2, City Survey No. 54, Sheet no. 209/8, of Mauza – Wadpelkad, in ward no. 63 located at Kadbi Chowk, Mandal Hospital Road, Nagpur, within the limits of NMC, in Thasil And District Nagpur.
2. That, we are the owner and possessor of the aforesaid property.
3. That, our names are mutated in the revenue records including the Revenue records.
4. That, the above said property is not mortgaged with any Bank .
5. That the aforesaid property is not subject to the attachment order of any civil court/DRT/Income Tax Recovery/Sales Tax Recovery and at present is free from all types of encumbrances.
6. That we have not sold or gifted the property to any body and hence as on date we are the owners of the property.
7. That aforesaid property is our self acquired property having no interest of the minors involved in it.
8. That we have entered into any agreement of sale Smt. Radhika Rajesh Sahni in respect of apartment no.10B and there is no litigation is pending any court in respect of the aforesaid property.

Hence this affidavit.

Place: Nagpur

Date: / /2016

Deponents

VERIFICATION

Verified that the contents stated in the above paras 1 to 8 are true and correct to the best of our knowledge and belief. Hence signed at Nagpur on this ___ day of ___ , 2016. That if any information found to be false, the deponent is liable for prosecution under section 199 and 200 of I.P.C.

Deponents