SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEER IT MAY CONCERN

UNDER instructions and authority from my Client M/s. SHANTI CONSTRUCTIONS & DEVELOPER acting through its Proprietor SHRI VINOD S/o RAMASHRY TRIPATHI, Aged 39 Years, Occupation – Business, Income Tax PAN No. ACYPT-7368-N, Resident of 4, Kamlakar Palace, Opposite Shankarnagar Garden, Nagpur 440 010, Tahsil and District – NAGPUR, We have investigated the title relating to the property comprising ALL THOSE Pieces and Parcels of Non Agricultural land bearing Plot Nos. 50, 51, 52, 53, 70, 71, 72 and 73 containing by admeasurement 154.36 Sq. Mtrs., 135.00 Sq. Mtrs. 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs. and 155.02 Sq. Mtrs. thus total area of 1119.38 Sq. Mtrs. (i.e. 12049 Sq. Ft.), being a portion of Non Agricultural Land bearing Survey Nos. 18/4-A and 18/4-B of Mouza – WAGDARA, P.S.K. 46, situate at Wagdara, within the limits of the Grampanchayat – Isasani, in Tahsil – Hingna 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 Plot No. 50 containing by admeasurements 154.36 Sq. Mtrs. (OR 1661.53 Sq. Ft.) being the portion of entire land bearing Survey / Khasra / Gut No. 18/4-A of MOUZA – WAGDARA, P.S.K. 46, situated at Wagdara, within the limits of Grampanchayat Issasani, in Tahsil - Hingna and District – NAGPUR, belongs to Shri. Laxman Devidas Padole having purchased the same by him from (i) Mrs. Krishna Gautam Gajbhiye, (ii) Shri. Prashant Kamaldas Gajbhiye and (iii) Shri. Sidharth Gholuji Gajbhiye, by a Sale Deed dated 03-09-2011, which is registered at the Office of Sub Registrar, Hingna in Book No. 1 at Serial No. 4617 on even date.

(2) THAT in the like manner ALL THOSE Pieces and Parcels of land bearing Plot Nos. 51, 52, 53, 70, 71 and 72, containing by admeasurements 135.00 Sq. Mtrs. 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs. and 135.00

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Sq. Mtrs. thus total area of 810.00 Sq. Mtrs. (i.e. 8718.84 Sq. Fts.) being the portion of entire land bearing Survey / Khasra / Gut No. 18/4-A of MOUZA – WAGDARA, P.S.K. 46, situated at Wagdara, within the limits of Grampanchayat Issasani, in Tahsil - Hingna and District – NAGPUR, belongs to Shri. Laxman Devidas Padole having purchased the same by him from (i) Mrs. Krishna Gautam Gajbhiye, (ii) Shri. Prashant Kamaldas Gajbhiye and (iii) Shri. Sidharth Gholuji Gajbhiye, by a Sale Deed dated 03-09-2011, which is registered at the Office of Sub Registrar, Hingna in Book No. 1 at Serial No. 4618 on even date and same is also accordingly mutated in his sole name in all relevant records.

(3) THAT ALL THAT Piece and Parcel of land bearing Plot No. 73 containing by admeasurements 155.02 Sq. Mtrs. (OR 1668.635 Sq. Ft.) being the portion of entire land bearing Survey / Khasra / Gut No. 18/4-A of MOUZA – WAGDARA, P.S.K. 46, situated at Wagdara, within the limits of Grampanchayat Issasani, in Tahsil - Hingna and District – NAGPUR, belongs to Shri. Sanjay Pandurangji Kadu having purchased the same by him from (i) Mrs. Krishna Gautam Gajbhiye, (ii) Shri. Prashant Kamaldas Gajbhiye and (iii) Shri. Sidharth Gholuji Gajbhiye, by a Sale Deed dated 02-09-2011, which is registered at the Office of Sub Registrar, Hingna in Book No. 1 at Serial No. 4606 on even date.

(4) THAT aforesaid Shri. Laxman Devidas Padole lateron transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 50, 51, 52, 53, 70, 71 and 72, containing by admeasurement 154.36 Sq. Mtrs., 135.00 Sq. Mtrs. 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs. and 135.00 Sq. Mtrs. thus total area of 964.36 Sq. Mtrs. (i.e. 10380.37 Sq. Ft.) being the portion of entire land bearing Survey / Khasra / Gut No. 18/4-A of MOUZA – WAGDARA, P.S.K. 46, situate at Wagdara, within the limits of Grampanchayat Issasani, in Tahsil - Hingna and District – NAGPUR to M/s. Shanti Constructions and Developer, the Vendor named above by a Sale Deed dated 20-12-2012, which is registered at the Office of Joint Sub Registrar, Hingna at Serial No. 5352 on 21-12-2012 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2820 dated 08-01-2013. As a result therefore aforesaid M/s. Shanti Constructions and Developer now become an exclusive, absolute and full Owner of the Plot Nos. 50, 51, 52, 53, 70, 71, 72 and 73 containing by admeasurement 154.36 Sq. Mtrs., 135.00 Sq. Mtrs. 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs. and 155.02 Sq. Mtrs. thus total area of 1119.38 Sq. Mtrs. (i.e. 12049 Sq. Ft.).

(5) THAT the aforesaid entire land bearing Survey Nos. 18/4-A and 18/4-B having an area of 2.44 Hectares of MOUZA – WAGDARA, P.S.K. 46 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order No.

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Prastut/Jilhadhikari/KaVi=599/2011 Dated 05-03-2011 passed in Revenue Case No. 214/NAP-34/2010-2011.

(6) THAT the layout on the said Survey Nos. 18/4-A and 18/4-B of MOUZA – WAGDARA, P.S.K. 46 is duly sanction by the Asst. Director, Town Planning vide its Order No. Sasanag/2863 dated 31-05-2008.

(7) THAT the said Plot Nos. 50, 51, 52, 53, 70, 71, 72 and 73 out of the said layout are Released by the Nagpur Improvement Trust, Nagpur vide its Letter No. 151, 152, 153, 154, 155, 156, 157 and 150 respectively all dated 10-10-2012.

(8) THAT the said Plot Nos. 50, 51, 52, 53, 70, 71, 72 and 73 are amalgamated by the Nagpur Improvement Trust vide its letter BE-2(M)/88 Dated 04-12-2012 in the Case No. MRG-1170, Dated 11-10-2012.

(9) THAT M/s. Shanti Constructions and Developer being desirous of developing the aforesaid plot of lands containing by total admeasurements 1119.38 Sq. Mtrs. (i.e. 12049 Sq. Ft.) into the RESIDENTIAL ESTATE by constructing Multistoried Building thereon consisting of various self contained separate Apartments of 2 BHK therein and framed a scheme for development/construction and sale under name and styled as 'MAPLE ENCLAVE PHASE-1' hereinafter referred to as the 'Said Project' thus applied to the Nagpur Improvement Trust for sanction of the said Project.

(10) THAT the Building Plans are sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E.(Metro)/West/Hingna Tahsil/MB3717/2012122859/172 Dated 08-02-2013 thus issued Appedinx "D", form for sanction of Building Permit and Commencement Certificate vide No. BE(Metro)/B.P./162 dated 18-02-2013.

(11) THAT for the purpose of giving clear title over the Apartments proposed to be constructed to the prospective Purchasers in the said building the Owner has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is also registered in the office of the Joint Sub-Registrar Hingna in Book No. 1 at Serial No. 1400 on 30-03-2013.

(12) THAT, we have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Hingna for the period of last 13 Years by depositing necessary Search Fees in the Office of the Sub-Registrar, Hingna vide Receipt No. 646 dated 28-01-2014 only those made available out of the turn and disarrange index and found that No adverse entry of charge is recorded at the Office of Sub-Registrar, Hingna and found that the aforesaid property

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is free from encumbrance of all kinds and that the present Owner M/s. Shanti Constructions & Developer acting through its Proprietor Shri Vinod S/o Ramashry Tripathi, thereof holds good, valid and marketable title thereto.

(13) THAT, with the result we are of the opinion that the aforesaid property is free from encumbrance of all kinds whatsoever and that the present Owner M/s. Shanti Constructions & Developer acting through its Proprietor Shri Vinod S/o Ramashry Tripathi thereof hold good, valid and marketable title thereto.

(14) THAT in view of getting clarity as regards non execution of any unregistered documents, an affidavit from the Owners be obtained.

SCHEDULE OF THE PROPERTY

ALL THOSE Pieces and Parcels of Non Agricultural land bearing Plot Nos. 50, 51, 52, 53, 70, 71, 72 and 73 containing by admeasurement 154.36 Sq. Mtrs., 135.00 Sq. Mtrs. 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs., 135.00 Sq. Mtrs. and 155.02 Sq. Mtrs. thus total area of 1119.38 Sq. Mtrs. (i.e. 12049 Sq. Ft.), being a portion of Non Agricultural Land bearing Survey Nos. 18/4-A and 18/4-B of Mouza – WAGDARA, P.S.K. 46, situate at Wagdara, within the limits of the Grampanchayat – Isasani, in Tahsil – Hingna and District - NAGPUR and bounded as under :-

ON THE EAST	-	**BY 9.0 MTR. WIDE ROAD,**
ON THE WEST	-	**BY 7.5 MTR. WIDE ROAD,**
ON THE NORTH	-	**BY PLOT Nos. 54 & 69,**
ON THE SOUTH	-	**BY 9.0 MTR. WIDE ROAD.**

Hence this Title Verification Report.

FOR SANDEEP SHASTRI AND ASSOCIATES

(SANDEEP SHASTRI)
ADVOCATE

SANDEEP SHASTRI & ASSOCIATES NAGPUR

NAGPUR
DATE : 29-01-2014

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