Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **M/S. NANI'S BUILDCON PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956, having its Office at J-13, WHC Road, Laxmi Nagar, Nagpur, acting through its authorized Director **SHRI YASHWANT S/o AJABRAO KHODKE,** Resident of Plot No. 7, Vikas Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – Nagpur. I have investigated the title relating to ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 100-101 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by total admeasurements 1305.053 Sq. Mtrs. (i.e. 14047.59 Sq. Ft.), being a portion of the entire land bearing Kh. No. 9 of Mouza – SONEGAON, Patwari Halka No. 44. TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT EMERALD PHASE-II", bearing Corporation House Nos. 3866/B/100 and 3866/B/101 respectively, City Survey No. 24 and Sheet No. 257/4, both situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and my findings are as under :

(1) THAT, ALL THAT Piece and parcel of land bearing Plot No. 42 out of the layout of The Swagat Co-0operative Housing Society Limited, Nagpur admeasuring Length North-South (31.40 + 27.65)/2 Mtrs. and Breadth East-West (15.00 + 15.55)/2 Mtrs. equal to 442.87 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 9 of Mouza- SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situate in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Mrs. Asha Devrao Bakade, having purchased the same buy her from The Swagat Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 04.01.1995, which is duly registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1026 on Pages 5 and 6 at Sr. No. 90(P) on 17.01.1995.

(2) THAT, the said Mrs. Asha Devrao Bakade had executed a General Power of Attorney in favour of Shri Sunil Vasantrao Pedgaonkar on 13.12.2004 relating to the Plot No. 42 (New Plot No. 100), which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7421 on 14.12.2004.

(3) THAT The Swagat Co-operative Housing Society Limited, Nagpur lateron executing a Correction Deed to the aforesaid Sale Deed Dated 04.01.1995 is executed on 30.12.2005 in favour of Mrs. Asha Devrao Bakade acting through her

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Power of Attorney Holder Shri Sunil Vasantrao Pedgaonkar and thereby the number of the said Plot was corrected as Plot No. 100 from Previous Plot No. 42 and corrected area as 432.690 Sq. Mtrs. and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4816 on 31.12.2005.

(4) THAT, the aforesaid Plot No. 100 is covered under the scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur, for regularization and development of the said Plot No. 100 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the aforesaid Mrs. Asha Devrao Bakade had applied to the Nagpur Improvement Trust, Nagpur for the same. She also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(5) THAT, considering the application of the said Mrs. Asha Devrao Bakade and on receipt of the development charges as demanded by it from her, the Nagpur Improvement Trust, Nagpur lateron regularized the said Plot No. 100 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900(U/L)/18497/690 Dated 21.9.2010 in Case No. 2005121611 and Layout No. 1900/W/Son/545 in favour of Mrs. Asha Devrao Bakade. As per the Regularisation Letter Dated 21.9.2010 the area of the said Plot No. 100 is shown and declared as 432.69 Sq. Mtrs.

(6) THAT, the said Mrs. Asha Devrao Bakade entered into an Agreement to Sell for transfer of the said Plot No. 100 with Shri Ashwinikumar Ambikaprasad Awasthi upon the several terms and conditions contained therein. By the same Agreement she has further specifically agreed to execute a proper Sale Deed relating to the said property in favour of Shri Ashwinikumar Ambikaprasad Awasthi or the nominee(s) appointed by him.

(7) THAT, the said Shri Ashwinikumar Ambikaprasad Awasthi lateron dropped the idea of purchasing the said property and Mrs. Asha Devrao Bakade acting through her Power of Attorney Holder Shri Sunil Vasantrao Pedgaonkar alongwith Shri Ashwinikumar Ambikaprasad Awasthi (Consentor) entered into an Agreement to Sell on 06.12.2011 relating to the Plot No. 100 with (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni jointly upon the several terms and conditions contained therein.

(8) THAT, the said (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni also dropped the idea of purchasing the said property and after due consultation with the aforesaid Mrs. Asha Devrao Bakade and Shri Ashwinikumar Ambikaprasad Awasthi they decided to sell the aforesaid property to M/s. Nani's Buildcon Private Limited,.

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Advocate
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(9) THAT the aforesaid entire land comprising Plot No. 100 is converted for Non-Agricultural (Residential) Use by the Upper Tahsildar, Nagpur vide his Order Dated 28.02.2012 passed in Revenue Case No. 4462/NAP-34/2011-12 of Mouza – SONEGAON.

(10) THAT, considering the request of the said (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni, the aforesaid Mrs. Asha Devrao Bakade acting through her Power of Attorney Holder Shri Sunil Vasantrao Pedgaonkar lateron transferred the said Plot No. 100 by way of sale to M/s. Nani's Buildcon Private Limited acting through its Director Shri. Yashwant Ajabrao Khodke, (2) Shri. Sopan Ajabrao Khodke, by a Sale deed Dated 22.01.2013, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-5 in Book No. 1 at Sr. No. 474/2013 on 22.01.2013. The said Sale Deed is duly signed by Shri Ashwinkumar Ambikaprasad Awasthi and (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni in the capacity of Consentors.

(11) THAT, in the like manner ALL THAT Piece and parcel of land bearing Plot No. 41 out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur admeasuring Length North-South (35.5 + 31.40)/2 Mtrs. and Breadth East-West (15.00 + 15.55)/2 Mtrs. equal to 501.75 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 9 of Mouza- SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situate in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri Arvind Wamanrao Bakade, having purchased the same buy him from The Swagat Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 28.02.1995, which is duly registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1071 on Pages 135 and 136 at Sr. No. 1895 on 09.03.1995.

(12) THAT, the said Shri Arvind Wamanrao Bakade had executed a General Power of Attorney in favour of Shri Sunil Vasantrao Pedgaonkar relating to the Plot No. 41 (New Plot No. 101) on 14.09.2004, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5537/2004 on 14.09.2004.

(13) THAT The Swagat Co-operative Housing Society Limited, Nagpur lateron executing a Correction Deed to the aforesaid Sale Deed Dated 28.02.1995 is executed on 30.12.2005 in favour of Shri Arvind Wamanrao Bakade acting through her Power of Attorney Holder Shri Sunil Vasantrao Pedgaonkar and thereby the number of the said Plot was corrected as Plot No. 101 from Previous Plot No. 41 and corrected area as 991.780 Sq. Mtrs. and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4817 on 31.12.2005.

(14) THAT, the aforesaid Plot No. 101 is covered under the scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur, for regularization and development of the said Plot No. 101 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation,

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Upgradation and Control) Act, 2001, the aforesaid Shri Arvind Wamanrao Bakade had applied to the Nagpur Improvement Trust, Nagpur for the same. She also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(15) THAT, considering the application of the said Shri Arvind Wamanrao Bakade and on receipt of the development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularized the said Plot No. 101 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900(U/L)/18500/689 Dated 21.09.2010 in Case No. 2005121613 and Layout No. 1900/W/Son/545 in favour of Shri Arvind Wamanrao Bakade. As per the Regularisation Letter Dated 21.09.2010 the area of the said Plot No. 101 is shown and declared as 872.3630 Sq. Mtrs. instead of 991.780 Sq. Mtrs. Thus the area of the said Plot No. 101 is at present 872.3630 Sq. Mtrs.

(16) THAT, the said Shri Arvind Wamanrao Bakade entered into an Agreement for transfer of the said Plot No. 101 with (1) Shri Rajendra Kamalprasad Awasthi and (2) Mrs. Namita Rajendra Awasthi jointly several terms and conditions contained therein. By the same Agreement he has further specifically agreed to execute a proper Sale Deed relating to the said property in favour of (1) Shri Rajendra Kamalprasad Awasthi and (2) Mrs. Namita Rajendra Awasthi or the nominee(s) appointed by them.

(17) THAT, the said (1) Shri Rajendra Kamalprasad Awasthi and (2) Mrs. Namita Rajendra Awasthi lateron dropped the idea of purchasing the said Plot No. 101 and Shri Arvind Wamanrao Bakade acting through Power of Attorney Holder Shri Sunil Vasantrao Pedgaonkar alongwith Shri. Rajendra Kamalprasad Awasthi entered into an Agreement to Sell Dated 06.12.2011 with (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni jointly upon the several terms and conditions contained therein

(18) THAT, the said (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni also dropped the idea of purchasing the said Plot No. 101 and after due consultation with the aforesaid Shri Arvind Wamanrao Bakade and (1) Shri Rajendra Kamalprasad Awasthi and (2) Mrs. Namita Rajendra Awasthi they decided to sell the aforesaid Plot No. 101 to M/s. Nani's Buildcon Private Limited.

(19) THAT the aforesaid entire land comprising Plot No. 101 is converted for Non-Agricultural (Residential) Use by the Upper Tahsildar, Nagpur vide his Order Dated 28.02.2012 passed in Revenue Case No. 4464/NAP-34/2011-12 of Mouza – SONEGAON.

(20) THAT, considering the request of the said (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni, the aforesaid Shri Arvind Wamanrao Bakade acting through Power of Attorney Holder Shri Sunil Vasantrao Pedgaonkar lateron

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transferred the said Plot No. 101 by way of sale to M/s. Nani's Buildcon Private Limited acting through its Director Shri. Yashwant Ajabrao Khodke, (2) Shri. Sopan Ajabrao Khodke, by a Sale deed Dated 13.09.2013, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5603 on 13.09.2013 The said Sale Deed is duly signed by (1)n Shri Rajendra Kamalprasad Awasthi and (2) Mrs. Namita Rajendra Awasthi and (1) Shri Ashish Arun Kalode and (2) Shri Sanjay Sudhakar Kulkarni in the capacity of Consentors.

(21) THAT, M/s. Nani's Buildcon Private Limited acting through its Director Shri. Yashwant Ajabrao Khodke, (2) Shri. Sopan Ajabrao Khodke lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 100 and 101 into single unit. Considering his request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 100 and 101 into single unit. And accordingly an Amalgamation Letter to that effect is also issued by the Assistant Director, Town Planning Department, Nagpur Improvement Trust, Nagpur in favour of M/s. Nani's Buildcon Private Limited vide its Amalgamation Letter No. एमएल /एमसी/8944 Dated 10.12.2015. As per the said Amalgamation letter Dated 10.12.2015 the Plot Number mentioned as 100-101 containing by total admeasurements 1305.053 Sq. Mtrs.

(22) THAT, the aforesaid the then Owner namely M/s. Nani's Buildcon Private Limited lateron decided to develop the said Amalgamated Plot No. 100-101 into a Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(23) THAT, M/s. Nani's Buildcon Private Limited accordingly prepared a building plan of a Multistoreyed Building then proposed to be constructed on the said Amalgamated Plot No. 100 and 101 and to be known and styled as "VEDANT EMERALD PHASE-II" and the same is duly sanctioned and approved by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. AB_4648/Tracking No. 2015121988/9018, 164, Dated 13.04.2016

(24) THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 26.04.2016 relating to the property comprising Amalgamated Plot No. 100-101, which is duly registered in the office Sub-Registrar Nagpur-4 in Book No.1 at Sr. No. 2322/2016 on 26.04.2016.

(25) That lateron M/s. Nani's Buildcon Private Limited availed CC limit from State Bank of India, SMECC, Ravinagar, Nagpur, as a result therefore the said Property is presently mortgage with State Bank of India, SMECC, Ravinagar, Nagpur.

(26) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur (Rural) and found that the aforesaid entire property Presently mortgaged with State Bank of

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Advocate
54, Sawarkar Nagar,
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India, SMECC, Ravinagar, Nagpur and it is observed that there are no other charges other than State Bank of India, SMECC, Ravinagar, Nagpur and the title of the present owner M/s. Nani's Buildcon Private Limited is marketable.

(27) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Amalgamated Plot No. 100-101 together with a built-up space in a Multistoreyed Building proposed to be constructed thereon shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner M/s. Nani's Buildcon Private Limited.

(28) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(29) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH000660058201617E Dated 30.04.2016 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 100-101 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by total admeasurements 1305.053 Sq. Mtrs. (i.e. 14047.59 Sq. Ft.), being a portion of the entire land bearing Kh. No. 9 of Mouza – SONEGAON, Patwari Halka No. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT EMERALD PHASE-II", bearing Corporation House Nos. 3866/B/100 and 3866/B/101 respectively, City Survey No. 24 and Sheet No. 257/4, both situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :

AMALGAMATED PLOT NO. 100 - 101-

ON THE EAST	-	PLOT NOS. 106, 107 AND 108.
ON THE WEST	-	12 MTRS. WIDE ROAD.
ON THE NORTH	-	PLOT NO. 27
ON THE SOUTH	-	9.00 MTRS. WIDE ROAD.

Nagpur.
Dated : 01.05.2016

Ashwin Patil
Advocate

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Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15