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 **FAKHRI INFRAVENTURES**, A Partnership Firm, having its Office at Shop No. 12, "Mytri Willows" Sir Bejonzi Marg, Opp. Gandhisagar Lake, Nagpur acting through it's Authorised Partner **MR. KHUZAIMA MAIMOON S/o QUTBUDDIN SUNELY** Aged 46 Years, Occupation – Business, Resident of Plot No. 718, Qutbi Manzil, Bohra Masjid Road, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District – Nagpur. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Amalgamated Plot Nos. 135 to 144 and 178 to 189 out of the sanctioned layout, containing by total admeasurements 26574.81 Sq. Ft. (OR 2468.86 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38 TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as **Wing-C and Wing-D of the "HARMONY RESIDENCY"**, situated at Village – Besa within the limits of Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of Agricultural Land bearing Kh. No. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38, having an area of 7.52 Hectares and 9.20 Hectares respectively, rental Rs. 3760 and Rs. 100 respectively, both held in Bhogwatdar Class-1 Rights, situated at Village – Besa within the limits of Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Mr. Abdul Hamid Abdul Hafiz Patel, as recorded owner thereof.

(2) THAT, the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel having held and owned the property with the limits of the Nagpur Urban/Rural Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976, they had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority, U.L.C., NAGPUR which was registered as ULC Case No. 85/2002 and on completion of his enquiry in

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respect of the aforesaid case the Competent Authority vide his Order Dated 19-01-2003 declared 90647 Sq. Mtrs. of land out of the said total extend as a surplus vacant land within the meaning of the said Act and the remaining 7500.00 Sq. Mtrs. of land was declared as a retainable land.

(3) THAT, the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 90647 Sq. Mtrs. Under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15-01-1992.

(4) THAT, considering the application of the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel, the Additional Collector and Competent Authority, U.L.C., Nagpur vide his Provisional Order Dated 14-02-2003 passed in Case No. ATP/ULC/TD(287)/2003/2334 exempted the aforesaid surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein.

(5) THAT, the aforesaid entire land comprising Kh. No. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 19-01-2005 passed in Revenue Case No. 500/NAP-34/2004-2005.

(6) THAT, the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel prepared a Plan of the layout for the said Kh. No. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38 consisting of various Plots of different sizes therein and the said layout is duly sanctioned and approved by the Asst. Director, Town Planning, Nagpur vide his Order Dated 21-02-2007.

(7) THAT, the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel lateron decided to develop/sell the Plot Nos. 135 to 144, 178 to 196, 199, 200, 212 to 218 containing by total admeasurements 7919.64 Sq. Mtrs. (OR 85247 Sq. Ft.) to Dr. Pramod Wamanrao Madankar and Mrs. Sunita Suresh Chichghare having also offered a fairly good price for them, the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel after detailed negotiations entered into an Agreement of Development and Sale Dated 01-04-2007 with the said Dr. Pramod Wamanrao Madankar and Mrs. Sunita Suresh Chichghare for a valuable consideration upon the several terms and conditions contained therein. By the same Agreement the said Mr. Abdul Hamid Abdul Hafiz Patel has further specifically agreed to execute a proper Sale Deed relating to the said property in favour of the Dr. Pramod Wamanrao

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Madankar and Mrs. Sunita Suresh Chichghare or the Nominee(s) appointed by them.

(8) THAT, the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel lateron executed a General Power of Attorney in favour Dr. Pramod Wamanrao Madankar on 25-10-2007 which is duly registered at the Office of the Joint Sub-Registrar, Nagpur(Rural) in Book No. 4 at Sr. No. 5121 on even date.

(9) THAT, the aforesaid Dr. Pramod Wamanrao Madankar and Mrs. Sunita Suresh Chichghare have dropped the idea to develop the said property comprising the aforesaid Plot Nos. 135 to 144 and 178 to 189 containing by total admeasurement 26721.63 Sq. Ft. (OR 2482.50 Sq. Mtrs.) and after due consultation with the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel, they have decided to sell the same to any interested buyer.

(10) THAT, upon the request of Dr. Pramod Wamanrao Madankar and Mrs. Sunita Suresh Chichghare, the then the aforesaid Mr. Abdul Hamid Abdul Hafiz Patel lateron jointly transferred the aforesaid Plot Nos. 135 to 144 and 178 to 189 containing by total admeasurement 26721.63 Sq. Ft. (OR 2482.50 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38 by way of Sale to M/s. Millenium Developers and Promoters Private Limited, Nagpur, by a Sale Deed dated 26-02-2009 whihc is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1616 on even date.

(11) THAT, the aforesaid M/s. Millenium Developers and Promoters Private Limited, Nagpur lateron transferred the aforesaid ALL THOSE Pieces and parcels of land bearing Plot Nos. 135 to 144 and 178 to 189 containing by total admeasurement 26721.63 Sq. Ft. (OR 2482.50 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38 situated at Village – Besa in Tahsil – Nagpur (rural) and District – NAGPUR by way of sale to Fakhri Infraventures, by a Sale Deed Dated 05-03-2013 which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 2502 on even date;.

(12) THAT, the said Plot Nos. 135 to 144 and 178 to 189 are Release by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his various Letter Nos. AEM-01/546 for Plot No. 135, AEM-01/546-A for Plot No. 136, AEM-01/546-B for Plot No. 137, AEM-01/546-D for Plot No. 138, AEM-01/546-E for Plot No. 139, AEM-01/546-F for Plot No. 140, AEM-01/546-G for Plot No. 141, AEM-01/546-H for Plot No. 142, AEM-01/546-I for Plot No. 143, AEM-01/546-J

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for Plot No. 144, AEM-01/546-K for Plot No. 178, AEM-01/546-L for Plot No. 179, AEM-01/546-M for Plot No. 180, AEM-01/546-N for Plot No. 181, AEM-01/546-N for Plot No. 182, AEM-01/546-D for Plot No. 183, AEM-01/546-P for Plot No. 184, AEM-01/546-Q for Plot No. 185, AEM-01/546-R for Plot No. 186, AEM-01/546-S for Plot No. 187, AEM-01/546-T for Plot No. 188 and AEM-01/546-U for Plot No. 189, All Dated 11-11-2013.

(13) THAT, the said Plot Nos. 135 to 144 and 178 to 189 are amalgamated by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. AE-01/Metro/551 Dated 21-11-2013. As per the said Amalgamation Letter the area of Plot Nos. 135 to 144 and 178 to 189 shown and declared as containing by total admeasurements 2468.86 Sq. Mtrs.

(14) THAT Fakhri Infraventures lateron decided to develop the said Amalgamated Plot Nos. 135 to 144 and 178 to 189 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(15) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Amalgamated Plot Nos. 135 to 144 and 178 to 189 and to be known and styled as **Wing-C and Wing-D of the** "HARMONY RESIDENCY" and the same is also duly sanctioned and approved by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Building Permit No. B.E(NMRDA)/South/Nagpur(Rural)/No. MB-12018030785/2018030765/1139243 Dated 21.08.2018 (Dispatch Date 24.08.2018).

(16) THAT the aforesaid property comprising Amalgamated Plot Nos. 135 to 144 and 178 to 189 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the office of the Sub Registrar Nagpur (Rural) No. 7 in book No.1 at Sr. No. 8122/2018 on 06.09.2018.

(17) 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 and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner Fakhri Infraventures thereof holds good, valid and marketable title thereto.

(18) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Amalgamated Plot Nos. 135 to 144 and 178 to 189 together with a built-up space in a Multistoreyed

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Building proposed to be constructed thereon and to be known and styled as **Wing-C and Wing-D of the** "HARMONY RESIDENCY" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner Fakhri Infraventures.

(19) 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.

(20) 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. MH005949318201819E Dated 07-09-2011 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Amalgamated Plot Nos. 135 to 144 and 178 to 189 out of the sanctioned layout, containing by total admeasurements 26574.81 Sq. Ft. (OR 2468.86 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 66-A/1 and 66 of MOUZA – BESA, P.S.K. 38 TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as **Wing-C and Wing-D of the "HARMONY RESIDENCY"**, situated at Village – Besa within the limits of Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	9.00 MTRS. WIDE ROAD,
ON THE WEST	-	7.50 MTRS. WIDE ROAD,
ON THE NORTH	-	9.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	6.00 MTRS. WIDE ROAD

Nagpur.
Dated : 16.09.2017

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN

MTR Form Number-6

GRN	MH005949318201819E	BARCODE		Date	07/09/2018-18:34:21	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name	Ashwin Rohidas Patil		
Location	NAGPUR						
Year	2018-2019 One Time			Flat/Block No.	54		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	325.00		Road/Street	SAWARKAR NAGAR		
				Area/Locality	nagpur		
				Town/City/District			
				PIN		4 4 0 0 1 5	
				Remarks (If Any)	SEARCH FEE 13 YEARS MOUZA BESA Plot Nos. 135 to 144 and 178 to 189 Kh. Nos. 66-A/1 and 66		
Total		325.00		Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572018090750960	IK00TCIFA2
Cheque/DD No.				Bank Date	RBI Date	07/09/2018-18:34:56	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822936551

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.