नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 4687

दिनांक 29/09/16 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली —

	रुपये	पैसे
नोंदणी फी		
नकल फी (फोलिओ)		
पृष्ठांकनाची नकल फी		
टपाल खर्च		
नकला किंवा शेरे (कलम ६४ ते ६८)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ७१) (फोलिओ)		
इतर फी (खालील पानावरील) बाब १	640	
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..		
एकूण	640	

दस्तऐवज
नकला

नोंदणीकृत डाकेने पाठवली जाईल.
कार्यालयात देण्यात येईल.

दुय्यम निबंधक

सह-दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.१

दस्तऐवज स्वतः नेण्यास दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवण्यात यावा.
हमाली करावा.

सादरकर्ता.

इतर फीची अनुसूची 4799598

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद बारा अन्वये.

४. मुखत्यारनाम्यावे अनुप्रमाणन.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटाचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचराची सेवा.

१२. न्यून आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.

१४. विलेख इ. च्या नकला पाठविण्याचा टपालखर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दस्तऐजवज परत केला.

मुख्य निबंधक

Office : A-3, Vishal Apts.
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922
Cell 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022.
☎ 2521884

Shailesh Ghagarkar
Advocate

ANNEXURE - 'A'

NO ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned have investigated the Title of the recorded owners **'Shree Laxmi Venture Pvt. Ltd.,' , Nagpur** a Company incorporated under the Companies Act, 1956 in respect of the property herein below mentioned and perused the required documents supplied to me and after taking proper searches in the Offices of Sub-Registrar of Assurance at Nagpur and have not found any adverse entry affecting the title of above named owners over the said property and there is no charge or lien over the said property. And the said property is free from all kinds of encumbrances and the recorded owners were having good, valid, clear and marketable title over the same.

DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of **Non-Agricultural Plotable land admeasuring 2031.81 Sq. Mtr. (As per N.M.C. Release)** out of total land **admeasuring 2700 .00 Sq. Mtr. (As per Sale Deed)** out of **Khasra No. 72-73 / 4** of **Mouza DIGHORI**, Patwari Halka No. 34-A, of Class – I Occupancy Rights, **City Survey No. 231 /2 (New), Sheet No. 453 / 52 (Old) & 458 / 56 (New)** bearing Municipal Corporation House No. 3285 situated at Kirti Nagar, Narsala Road, Ward No. 20, Dighori, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur and the said land is bounded as under :

Towards East: Dighori –Narsala Road.
Towards West: Layout of Sankalp Co-op. Hsg. Society, Kh. No. 72-73 /4 (Part).
Towards North Layout of Janta Co-op. Hsg. Society, Kh. No. 72-73 / 1,2&3.
Towards South: Layout of Vishwas Co-op. Hsg. Society Kh. No. 72-73/5,6,7,8,9 & 77 /5.

NAGPUR
DATED : 26TH JUNE, 2017.

(Shailesh Ghagarkar)
Advocate.

Office : A-3, Vishal Apts.
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur
☎ 2231922.
Cell 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.,
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022.
☎ 2521884

Shailesh Ghagarkar
Advocate

Nagpur
Dated : June 26, 2017.

TITLE INVESTIGATION AND SEARCH REPORT

Having been entrusted for Title Investigation and Search Report of the property mentioned in the **SCHEDULE** hereunder written by **'Shree Laxmi Venture Pvt. Ltd.,' Nagpur** a Company Registered under the Companies Act, bearing Registration No. U45209MH2012PTC236287 / 2012-2013 AND having its Registered Office at Shop No. 5, Taj Vaibhav Complex, Umrer Road, Dighori Square, **Nagpur – 440024,** I submit the report on the basis of documents supplied to me and searches taken in the Officer of Sub-Registrar of Assurances at Nagpur

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of **Non-Agricultural Plotable land admeasuring 2031.81 Sq. Mtr. (As per N.M.C. Release)** out of total land **admeasuring 2700 .00 Sq. Mtr. (As per Sale Deed)** out of **Khasra No. 72-73 / 4** of **Mouza DIGHORI**, Patwari Halka No. 34-A, of Class – I Occupancy Rights, **City Survey No. 231 /2 (New), Sheet No. 453 / 52 (Old) & 458 / 56 (New)** bearing Municipal Corporation House No. 3285 situated at Kirti Nagar, Narsala Road, Ward No. 20, Dighori, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur and the said land is bounded as under

Towards East: Dighori –Narsala Road ;
Towards West: Layout of Sankalp Co-op. Hsg. Society, Kh. No. 72-73 /4 (Part) ;
Towards North: Layout of Janta Co-op. Hsg. Society, Kh. No. 72-73 / 1,2&3 ;
Towards South: Layout of Vishwas Co-op. Hsg. Society Kh. No. 72-73/5,6,7,8,9 & 77 /5

AND

ALL THAT 250.00 Sq. Mtr. F.S.I. out of **T.D.R. Certificate No. 047** of **Zone 'C'** dated 04.09.2015 out of the piece and parcel of land out of Khasra No. 193 of Mouza Chichbhuwan, P.S.K. / Patwari Halka No. 43 city Survey No. 378, Sheet No. 772 , Ward No. 75, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur which to be utilise for construction of proposed multi-storied building / project known and styled as **"SHREE LAXMI MILESTONE"** over the entire land described in the **SCHEDULE** hereinabove.

THAT, originally the piece and parcel of agricultural land bearing Khasra No. 72-73/4 total admeasuring 2.08 Hectors OR 5.20 Acres as per 7/12 Extract of **Mouza DIGHORI**, Patwari Halka No. 34- A, of Class – I Occupancy Rights situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur was belonged to Shri

Natthu Vikram Somkuwar and Shri Devaji Bhaduji Somkuwar having acquired by them from their ancestral and their names were duly recorded in Revenue Records over the said land.

THAT, Shri Natthu Vikram Somkuwar and Shri Devaji Bhadhuji Somkuwar further entered into an agreement for sale of said entire land bearing Khasra No. 72-73/4 of **Mouza DIGHORI**, Nagpur total admeasuring 2.08 Hectors OR 5.20 Acres with the Sankalp Co-operative Housing Society Ltd. Nagpur.

THAT, Shri Natthu Vikram Somkuwar and Shri Devaji Bhadhuji Somkuwar further sold / transferred land admeasuring 4.00 Acres OR 1.61 Hectors vide various Sale Deeds in favour of the said Sankalp Co-operative Housing Society Ltd., Nagpur. However before executing and registering the Sale Deed of remaining land out of said Khasra No. 72-73/4 of Mouza Dighori, Nagpur , Shri Natthu Vikram Somkuwar and Shri Devaji Bhadhuji Somkuwar left intestate for heavenly abode leaving behind them Smt. Kaushalyabai Natthuji Somkuwar, Shri Laxman Natthuji Somkuwar , Shri Ramesh Natthuji Somkuwar, Shri Dinesh Natthuji Somkuwar , Mrs. Vishakha Mohan Valonde and Smt. Shewantabai Devaji Somkuwar as their only Class – I legal heirs and successors who inherited the said land / property by virtue of intestate succession and their names were duly mutated in revenue records over the said land.

THAT, above named legal heirs of Late Shri Natthuji Vikram Somkuwar and Late Shri Devaji Bhaduji Somkuwar executed a General Power of Attorney dated 06.02.2004 empowering Shri Prabhakar Mahadeorao Meshram to do various acts and deeds in respect of Eastern side portion of land admeasuring 0.49 Hectors out of said Khasra No. 72, 73/4 total admeasuring 2.08 Hectors of **Mouza DIGHORI**, Nagpur and also authorised him to execute and register the Sale Deed, Correction Deeds etc. on their behalf , **the said General Power of Attorney is duly Registered at Serial No. 363 / 2004 in Additional Book No.1 in the Office of Sub-Registrar, Nagpur -8** .

THAT, above named Shri Prabhakar Mahadeorao Meshram , duly constituted attorney of legal heirs of Late Shri Natthuji Vikram Somkuwar and Late Shri Devaji Bhaduji Somkuwar further sold / transferred the land admeasuring 0.49 Hectors OR 1.20 Acres of Eastern side out of Khasra No. 72-73 /4 of **Mouza DIGHORI** , Nagpur to Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan for valuable consideration **vide Sale Deed dated 31.12.2009 which is duly Registered at Serial No. 7117 / 2009 in the Office of Sub-Registrar, Nagpur -8.**

THAT, the said Sankalpa Co-operative Housing Society Ltd., Nagpur filed a Civil Suit for Declaration and Perpetual Injunction bearing **Special Civil Suit No. 626 / 2012** in the Court of Civil Judge Senior Division, Nagpur against the Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan in respect of said land.

THAT, during the above mentioned litigation / pending Civil Suit , said Sankalpa Co-op. Hsg. Society and Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan settled their dispute before the Mediation and filed an application for passing Compromise Decree and the then Hon'ble Judge, Shri S. L. Dixit , **5th Joint Civil Judge Senior Division , Nagpur** after considering the said Application for passing Compromise Decree, passed an **Order dated**

Office : A-3, Vishal Apts.
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922.
Cell 9423682284
E-mail shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.
Rahate Colony,
Darda Marg,
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Nagpur - 440 022.
☎ 2521884

Shailesh Ghagarkar
Advocate

27.06.2013 wherein the Western side land admeasuring 1.56 Hectors out of the said entire Khasra No. 72-73/4 of **Mouza DIGHORI** fell into the share of said Society and Land admeasuring 0.27 Hectors is recorded in the name of Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan

THAT, as per Compromise between the said Sankalpa Co-op. Hsg. Society and Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan and in view of Order of Hon'ble Civil Court, Nagpur, the Revenue Department recorded their names in 7/12 Extract over the said land admeasuring 0.27 Hectors of Mouza Dighori, Patwari Halka No. 34-A vide **Mutation Entry (Fer-Far) No. 356 dated 27.09.2013.**

THAT, the City Survey Department further measured the said entire land and the portion of land admeasuring 0.27 Hectors OR 2700 Sq. Mtr. on which the ownership is declared in the name of Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan is re-numbered as **City Survey No. 231 / 2 of Sheet No. 458 / 56 (New) of Mouza DIGHORI**, Nagpur vide **Mutation Entry (Fer- Far) No. 16510 dated 15.06.2015** of **City Survey Officer , Nagpur – 2.**

THAT, the said land admeasuring 0.27 Hectors OR 2700 Sq. Mtr. of **Mouza DIGHORI** out of Khasra No. 72-73 /4, which bears **City Survey No. 231 / 2 , Sheet No. 453 / 52 (Old) & 458 / 56 (New)** Tahsil and District Nagpur is further converted into **Non-Agricultural Residential purpose by the Hon'ble Collector, Nagpur vide Order dated 24.11.2015 in Revenue Case No. 74 / N.A.P. -34 /2015-2016.**

THAT, the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur further issued its **Demand Note dated 30.09.2015** for sanctioning layout plan over the said land and after the payment of the same further entered into an **Agreement dated 02.12.2015** for development of said land admeasuring 2700.00 Sq. Mtr. with the owners Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan on various terms and conditions **AND accordingly passed the final Layout Plan of the said land vide its Letter dated 03.12.2015.**

THAT, Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan herein being joint and absolute owners of said Non-Agricultural land admeasuring 2700.00 Sq. Mtr. OR 0.27 Hectors inclusive of open space and roads therein out of Khasra No. 72-73/4 of **Mouza DIGHORI**, Nagpur and more fully described in the **SCHEDULE hereinabove** sold / transferred the said entire land for valuable consideration to the **Shree Laxmi Venture Pvt. Ltd., Nagpur,** A Company incorporated under the Companies Act, 1956 having its Office at Shop No. 5, Taj Vaibhav Complex, Umrer Road, Dighori Square, **Nagpur – 440009** vide **Sale Deed dated 04.12.2015 which is duly Registered at Serial No. 6058 / 2015 in the Office of Sub-Registrar, Nagpur - 4** on even date

THAT, the Assistant Director Town Planning Department Nagpur Municipal Corporation Nagpur further **release the said land** admeasuring 2031.81 Sq. Mtr. out of total land admeasuring 2700.00 Sq. Mtr. out of Khasra No. 72-73 / 4 of Mouza Dighori, Nagpur in the name of Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramalu Sultan **vide its Letter dated 13.04.2016.**

THUS the said **Shree Laxmi Venture Pvt. Ltd., Nagpur** Company became absolute owner of said Non-Agricultural land admeasuring 2700.00 Sq. Mtr. OR 0.27 Hectors (and 2031.81 Sq. Mtr. as per Release Letter of N.M.C. as mentioned above) inclusive of open space and roads therein out of Khasra No. 72-73/4 of **Mouza DIGHORI**, Nagpur and specifically described in the **SCHEDULE** hereinabove.

THAT, Shree Laxmi Venture Pvt. Ltd., Nagpur Company further purchased an additional **F.S.I.** of **250 .00 Sq. Mtr.** out of **T.D.R. Certificate No. 047 of Zone 'C' dated 04.09.2015** out of the piece and parcel of land out of Khasra No. 193 of Mouza Chichbhuwan, P.S.K. / Patwari Halka No. 43 City Survey No. 378, Sheet No. 772 Ward No. 75, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur from the recorded owner M/s. Shri Appa Swami Infrastructures, Nagpur , Acting through its Partner Shri Vivek Shridhar Chaudhari for valuable consideration vide **Deed of Transfer and Sale dated 21.06.2016** which is duly Registered at **Serial No. 3395 / 2016 in the Office of Sub-Registrar, Nagpur - 4 on even date.**

THAT, Nagpur Municipal Corporation , Nagpur (Town Planning Department) through Additional Commissioner, Nagpur Municipal Corporation, Nagpur issued **a Development Right Certificate bearing Sub-Certificate No. 047/01 dated 30.07.2016 in respect of said 250.00 Sq. Mtr. T.D.R. / F.S.I. of Zone 'C' in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur.**

THAT, the name of **Shree Laxmi Venture Pvt., Ltd., Nagpur** through its Directors **is duly mutated / recorded over the City Survey Records vide Mutation Entry (Fer – Far) No. 17934 dated 30.12.2015.**

THAT, the Nagpur Municipal Taxes in respect of said land **bearing Municipal Corporation House No. 3285, Ward No. 20 is paid upto 31.03.2018 vide Receipt No. 3305 dated 08.06.2017 in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur.**

THAT, said **Shree Laxmi Venture Pvt. Ltd., Nagpur** Company being Developers and Builders further decided to develop the said Non-Agricultural **Plotable land admeasuring 2031.81 Sq. Mtr. (As per N.M.C. Release)** admeasuring 2700.00 Sq. Mtr. OR 0.27 Hectors (As per Sale Deed) inclusive of open space and roads therein out of Khasra No. 72-73/4 of **Mouza DIGHORI**, Nagpur and also by utilizing an Additional F.S.I. of 250.00 Sq. Mtr. as per T.D.R. purchased, by constructing Commercial – cum-Residential Estate / Multi storey Building thereon comprising of various Shop Blocks, Office / Chambers and Residential Apartments therein with heritable and transferable rights.

Office : A-3, Vishal Apts.
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922.
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Resi. : 26, Jeevan Jyoti Apts.,
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THAT, the charges for Inspection of **Fire Protection Fees of Rs. 50,000/-** has been paid to the Nagpur Municipal Corporation by the said **Shree Laxmi Venture Pvt. Ltd., Nagpur on 06.02.2017 and** the **Chief Fire Officer,** Office of the Corporation of the City, Nagpur (Fire & Emergency Service) issued a **Certificated dated 20.04.2017** for construction of project / building over the said land on certain terms and conditions.

THAT, Shree Laxmi Venture Pvt. Ltd., Nagpur further paid the required charges of **Rs. 18,73,782/-** for sanctioning of Building Plan over the said land to the Nagpur Municipal Corporation, Nagpur as per Demand Note **dated 21.04.2017** issued by Assistant Director , Town Planning Department, N.M.C., Nagpur.

THAT, said **Shree Laxmi Venture Pvt. Ltd., Nagpur also** paid the **Heritage Fund of Rs. 19,744/-** for sanctioning of Building Plan over the said land to the Nagpur Municipal Corporation, Nagpur as per Demand Note **dated 21.04.2017** issued by Assistant Director , Town Planning Department, N.M.C., Nagpur.

THAT, the **land development charges and Additional F.S.I. Charges of Rs. 16,02,437/- alongwith Tree Plantation Charges of Rs. 13,500/-** has been also paid by **Shree Laxmi Venture Pvt. Ltd., Nagpur** in respect of development / construction over the said land to the Nagpur Municipal Corporation, Nagpur as per separate Demand Notes **dated 21.04.2017** issued by Assistant Director Town Planning Department, N.M.C., Nagpur.

THAT, a sum of **Rs. 6,15,222/- in respect of Additional / Premium F.S.I.** is paid by the Shree Laxmi Venture Pvt. Ltd., Nagpur to the Town Planner, Office of the Assistant Director, Town Planning Dept., Nagpur Municipal Corporation vide **Receipt dated 27.04.2017.**

THAT, a building plan over the said plotable land admeasuring **2031.81 Sq. Mtr.** out of total land admeasuring 2700.00 Sq. Mtr. including the additional F.S.I. of 250.00 Sq. Mtr. with premium and paid F.S.I. has been sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide **Permit No. 15 / BP / Dighori / TP / N.M.C. / 126 dated 27.04.2017** and accordingly said **Shree Laxmi Venture Pvt. Ltd., Nagpur** started construction of a multi storied building / project thereon comprising of various self contained individual Commercial Units / Shops, Office Cambers, Residential Apartments / Flats / Units thereon known and styled as "**SHREE LAXMI MILESTONE**" comprising of Ground, Podium / Mezzanine, First, Second, Third and Fourth Floor.

THAT, the said proposed project / building , "SHREE LAXMI MILESTONE" is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 and a **Deed of Declaration dated 16.05.2017** U/S. 2 of the said Act, by the Shree Laxmi Venture Pvt. Ltd., Nagpur which is duly **Registered at Serial No. 2722 / 2017 in the Office of Sub-Registrar, Nagpur – 2.**

THAT said **Shree Laxmi Venture Pvt. Ltd., Nagpur** also declared that, they were having balance TDR and 30 % Paid F.S.I. as per sanctioned building plan and were having provision for proposed FIFTH FLOOR over Wing 'A' & 'B' of the said **"SHREE LAXMI MILESTONE"** building which will consist of proposed Residential Apartments / Units after the revised Plan is sanctioned by the Competent Authority.

Thus the title to the above described property / land of **Shree Laxmi Venture Pvt. Ltd., Nagpur** is established. The chain of title is unbroken. All the documents / deeds were executed by paying required Stamp Duty and also registered as required by law. Thus the title of **Shree Laxmi Venture Pvt. Ltd., Nagpur** is good valid and marketable.

I have also taken search in the Office of Sub-Registrar of Assurances at Nagpur vide Application No. 4748, from the year **1988 to 2017** and paid required search charges **Receipt No. 4799598, dated 21.06.2017**, original receipt is enclosed herewith. During the searches, I do not found any entry / ies adverse or affecting the title of above land and proposed building / project over the same and the recorded owners i.e. Shree Laxmi Venture Pvt. Ltd., Nagpur as well as the individual residential apartments, Commercial Units / Chambers / Offices etc. in the said proposed **"SHREE LAXMI MILESTONE" BUILDING / PROJECT** and no entries adverse or any encumbrance, charge, mortgage, gift etc. was found.

Thus the said property is free from all encumbrance and the prospective buyers of Residential Apartments as well as Commercial units / Shops / Offices / Chambers etc. in said **"SHREE LAXMI MILESTONE"** may get clear valid and marketable title with heritable and transferable rights. And the said property and / or individual Apartments / Units therein with their respective proportionate undivided share and interest in the land may be mortgage with any financial institutions, Banks, etc.

THAT, an **Affidavit** from the present owners **i.e. Shree Laxmi Venture Pvt. Ltd., Nagpur through its Directors** may be obtain, stating that :

A. they will register the said project under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the appropriate authority.

B. have not created any charge, gift, mortgage or encumbrance in respect of said land and individual apartments / shops / chambers / units / offices etc. in the proposed building / project known as **"SHREE LAXMI MILESTONE"** of **Mouza DIGHORI, Khasra No. 72-73 / 4** Patwari Halka No. 34-A, **City Survey No. 231 /2 (New), Sheet No. 453 / 52 (Old) & 458 / 56 (New)**, Nagpur.

Office : A-3, Vishal Apts.
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C. have not availed any finance / project loan etc. from any Bank, Societies, person or persons etc. over the same.

D. have not received any notice or notices from any Government or Local Body or any prohibitory orders from any Court of Law regarding its ownership over the said land and restraining them to construct a building / develop the said land and enter into any agreement with prospective purchasers in the said project and ;

E. they have good , valid , clear and marketable title over the said land and project.

With this, I opine that the title to the aforesaid property is good, clear and marketable and it may be valid the mortgage by intending purchasers for loan after the Sale Deed is executed in their favour in respect of respective apartment and its undivided share in the land.

List of documents perused by me

1. Copy of Article of Association of Shree Laxmi Venture Pvt. Ltd., Nagpur.
2. Copy of Registration Certificate under the Companies Act, 1956 dated 27.09.2012 in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur issued by the Registrar of Companies, Maharashtra, Mumbai.
3. Copy of PAN Card dated 27.09.2012 in the name of Shree Laxmi Venture Private Limited issued by the Income Tax Department , Government of India.
4. Copy of 7/12 Extract from the year 1994 to 2012 in the name of Shri Natthu Vikram Somkuwar and Shri Devaji Bhaduji Somkuwar and thereafter in the name of their heirs.
5. Copy of Power of Attorney Registered at Serial No. 363/2004 in the Office of Sub-Registrar, Nagpur -8 executed by Smt. Kaushalyabai Natthuji Somkuwar, Shri Laxman Natthuji Somkuwar , Shri Ramesh Natthuji Somkuwar, Shri Dinesh Natthuji Somkuwar , Mrs. Vishakha Mohan Valonde and Smt. Shewantabai Devaji Somkuwar in favour of Shri Prabhakar Mahadeorao Meshram.
6. Original Sale Deed Registered at Serial No. 7117 /2009 in the Office of Sub-Registrar, Nagpur -8 in respect of land admeasuring 0.49 Hectors OR 1.20 Acres out of Khasra No. 72-73/4 of Mouza Dighori in the name of Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramlu Sultan executed by Shri Prabhakar Mahadeorao Meshram as Constituted Attorney for Smt. Kaushalyabai Natthuji Somkuwar, Shri Laxman Natthuji Somkuwar , Shri Ramesh Natthuji Somkuwar, Shri Dinesh Natthuji Somkuwar , Mrs. Vishakha Mohan Valonde and Smt. Shewantabai Devaji Somkuwar.
7. Copy of Compromise Decree dated 27.06.2013 passed by the Hon'ble 5th Joint Civil Judge, Senior Division Nagpur in Special Civil Suit No. 626 / 2012 in Sankalp Co-operative Hosuing Society Ltd. Nagpur ----- Vs ----- Smt. Vandana Prabhakar Meshram and Smt Yadamma Ramlu Sultan.
8. Copy of 7/12 Extract of Khasra No. 72-73/4 Part admeasuring 0.27 Hector of Mouza Dighori in the name of Smt. Vandana Prabhakar Meshram and Smt. Yadamma Ramlu Sultan.
9. Copy of Demand Note dated 30.09.2015 issued by Asst. Director, Town Planning Dept. N.M.C. for payment of sanctioning of layout over Khasra No. 72-73/4 (Part) of

Ghagarkar

Mouza Dighori in the name of Smt. Vandana P. Meshram and Smt. Yadamma Ramlu Sultan. And Copy of Receipt issued by said department for payment in respect of sanctioning the said layout.

10. Copy of Non-Agricultural Order dated 24.11.2015 passed by the Collector, Nagpur in respect of land admeasuring 0.27 Hectors of Mouza Dighori , Khasra No. 72-73/4.

11. Copy of Tax paid Receipt dated 10.12.2015 for the year 2012 to 2016 in the name of Smt. Vandana P. Meshram and Smt. Yadamma Ramly Sultan issued by NMC, Nagpur in respect of House No. 3285.

12. Copy of Letter dated 03.12.2015 issued by Asst. Director, Town Planning Dept., N.M.C. in respect of sanctioning final layout.

13. Copy of City Survey Property Card in the Name of Smt. Vandana Prabhakar Meshram and Smt. Yadamma Ramlu Sultan in respect of City Survey No. 231/2 of Mouza Dighori issued by City Survey Officer -2, Nagpur.

14. Original Deed of Sale Registered at Serial No. 6058 /2015 in the Office of Sub-Registrar, Nagpur -4 executed by Mrs. Vandana Prabhakar Meshram and Mrs. Yadamma Ramalu Sultan in favour of Shree Laxmi Venture Pvt. Ltd., Nagpur in respect of land admeasuring 2700 Sq. Mtr. OR 0.27 Hectors of Mouza Dighori out of Khasra No. 72-73/4, CTS No. 231/2, (New) , Nagpur.

15. Copy of Letter dated 13.04.2016 in respect of release of said land out of Khasra No. 72-73 /4 of Mouza Dighori issued by Asst. Director, Town Planning Dept., Nagpur Municipal Corporation , Nagpur.

16. Copy of T.D.R. Certificate of Zone 'C' for an area of 2200.00 X1.25 =2750. 00 Sq. Mtr. in the name of Shri Appaswami Infrastructure dated 04.09.2015 issued by the Commissioner, Municipal Corporation of Nagpur.

17. Original Transfer Deed in respect of 250.00 Sq. Mtr. F.S.I. out of T.D.R. Certificate No. 047 of Zone 'C' between Shri Appaswami Infrastructure and Shree Laxmi Venture Pvt. Ltd., Nagpur , Registered at Serial No. 3395 / 2016 in the Office of Sub-Registrar, Nagpur -4 on 21.06.2016.

18. Original T.D.R. Certificate (Sub-Certificate No. 047 /01 of Zone 'C' in respect of 250.00 Sq. Mtr. in the name of Shri Laxmi Venture Pvt. Ltd., Nagpur issued by the Addl. Commissioner, Municipal Corporation Nagpur.

19. Copy of Letter dated 20.04.2017 issued by the Chief Fire Officer, Fire and Emergency Service, Nagpur Municipal Corporation in the name of Assistant Director, Town Planning Dept., NMC , Nagpur and Shri Laxmi Venture Pvt. Ltd., Nagpur.

20. Copy of Demand Note dated 21.04.2017 issued by the Asst. Director, Town Planning Deptt. , NMC, Nagpur for payment of charges in respect of sanctioning of Building Plan in the name of Shree Laxmi Venture Pvt. Ltd. , Nagpur.

21. Copy of Demand Note dated 21.04.2017 issued by the Asst. Director, Town Planning Deptt. , NMC, Nagpur for payment of Heritage Fund charges in respect of sanctioning of Building Plan in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur.

22. Copy of Demand Note dated 21.04.2017 issued by the Asst. Director, Town Planning Deptt. NMC, Nagpur for payment of various charges i.e. Addl. FSI, Land development charges etc. in respect of sanctioning of Building Plan in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur.

23. Copy of Demand Note dated 21.04.2017 issued by the Asst. Director, Town Planning Deptt. NMC, Nagpur for payment on account of Tree Plantation charges in respect of proposed project in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur.

24. Copy of payment Receipt dated 24.04.2017 for payment to the Secretary, Maharashtra Building & Other Construction Worker's Welfare Board, Bandra -Kurla Complex, Mumbai.

Office : A-3, Vishal Apts.
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922
Cell 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022
☎ 2521884

Shailesh Ghagarkar
Advocate

25. Copy of Payment Receipt dated 27.04.2017 for payment of Premium F.S.I. issued by Town Planner, NMC, Nagpur.
26. Copy of Payment Receipt dated 06.02.2017 paid to NMC in respect Inspection of Fire Protection Fee of Mercantile Building.
27. Original Building Permit and Sanctioned Building Plan dated 27.04.2017 issued by Asst. Director, town Planning Dept., NMC , Nagpur in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur in respect of said land of Mouza Dighori, Nagpur.
28. Original Certified Copy of City Survey Property Card dated 08.06.2017 in respect of City Survey No. 231/2 of Mouza Dighori in the name of Shree Laxmi Venture Pvt. Ltd., Nagpur issued by the City Survey Officer No. -2 , Nagpur.
29. Original NMC Tax Receipt dated 08.06.2017 in respect of House No. 3285 , Ward No. 20, Nagpur in the name of Shree Laxmi Venture Pvt. Ltd. Nagpur paid upto March 2018.
30. Original Deed of Declaration Registered at Serial No. 2722 / 2017 in the Office of Sub-Registrar, Nagpur -2 in respect of said "SHREE LAXMI MILESTONE" project / building.

(Shailesh Ghagarkar)
Advocate.

Encl:
Search Receipt as above.