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 Gudadhe Housing Developers and Promoters**, a Partnership Firm, having its Office at 51/C, Trimurti Nagar, Nagpur Pin code No 440022 and acting through its Authorized Partner **Shri. Prafulla Vinodrao Gudadhe,** Resident of Corporation House No. 972, Jaitala, Nagpur, Pin Code No. 440036, Tahsil and District – Nagpur. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the layout of Gudadhe Layout containing by admeasurements 5404.501 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 132 of Mouza – JAITALA, P.S.K. 44 TOGETHERWITH Multistoreyed Building proposed to be constructed thereon and to be known and styled as "BLOCK-A/ASTYLLEN TOWER & BLOCK-B/PRISTINA TOWER" out of the entire complex known and styled as "ORBITAL EMPIRE", bearing City Survey No. 761, Sheet No. 583/53 of Mouza – JAITALA, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THOSE Pieces and parcel of Agricultural Lands bearing Khasra Nos. 132 of MOUZA – JAITALA, P.S.K. 44 having an area of 1.36 Hectors and 2.10 Hectors respectively, Rental Rs. 5.50 and Rs. 13.00 yearly respectively, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR alongwith other properties originally belonged to Shri. Gangaramji Ghulbaji Gudadhe, being his separate property.

(2) THAT during his life time the aforesaid Shri. Gangaramji Ghulbaji Gudadhe executed his LAST WILL AND TESTAMENT on 06-12-1996 and thereby he bequeathed the aforesaid entire property comprising Khasra Nos. 132 and 119-121/2 of MOUZA – JAITALA to his daughter namely Mrs. Kalpana Ashokrao Thakre with heritable and transferable rights therein. The said will is duly registered in the Office of the Sub-Registrar, Amravati City-1 in Book No. 3 at Serial No. 3270 on 06-12-1996.

(3) THAT said Shri. Gangaramji Ghulbaji Gudadhe left for heavenly abode on 07-09-1997 and consequent upon his demise/death, his daughter namely Mrs. Kalpana Ashokrao Thakre become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 06-12-1996.

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

(4) THAT, the said Mrs. Kalpana Ashokrao Thakre lateron executed a General Power of Attorney relating to the aforesaid Khasra No. 132 and other Agricultural Lands in favour of Gudadhe Housing Developers and Promoters, A Partnership Firm, having its Office at Nagpur and acting through its Partner SHRI. PRAFULLA VINODRAO GUDADHE, Resident of Jaitala, Nagpur on 03-04-2007 was executed on Rs. 100/- Stamp Paper and thus the same is Impounded by the Collector of Stamps & Joint District Registrar, Nagpur vide impounding Case No. 849/2009-10 on 19-03-2010 and Full Stamp Duty of Rs. 4,70,900/- and Penalty of Rs. 3,39,050/- and the said Power of Attorney is duly registered at the Office of the Sub-Registrar, Nagpur -2 in Book No. 4 at Sr. No. 1259 on 29-03-2010.

(5) THAT the said Mrs. Kalpana Ashokrao Thakre through her Power Attorney Holder M/s Gudadhe Housing Developers and Promoters through its Partner Shri. Prafulla Vinodrao Gudadhe have got the above said land bearing Kh. No. 132 of Mouza – Jaitala converted for Non-Agricultural (Residential) use as per the letter of the Collector, Nagpur bearing No. Prastut/Addl. Collector/KV-33/2012 Dated 28-03-2012 in the Revenue Case No. 48/NAP-34/2011-2012.

(6) THAT the aforesaid Mrs. Kalpana Ashokrao Thakre through her Power Attorney Holder M/s Gudadhe Housing Developers and Promoters through its Partner Shri. Prafulla Vinodrao Gudadhe prepared a layout for the said Kh. No. 132 consisting of various Plots of different sizes.

(7) THAT the Plot No. 1 out of the layout of Kh. No. 132 of Mouza – Jaitala is Release by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/886 Dated 03-12-2013. As Per Release Letter the area of Plot No. 1 admeasuring 5404.501 Sq. Mtrs.

(8) THAT, lateron Mrs. Kalpana Ashokrao Thakre through her Power Attorney Holder M/s Gudadhe Housing Developers and Promoters through its Partner Shri. Prafulla Vinodrao Gudadhe decided to develop the said Plot No. 1 out of layout of Kasra No. 132 of Mouza- Jaitala into a Residential Estate by constructing a Multistoreyed Buildings thereon consisting of various self contained separate Apartments therein.

(9) THAT the said Mrs. Kalpana Ashokrao Thakre through her Power Attorney Holder M/s Gudadhe Housing Developers and Promoters through its Partner Shri. Prafulla Vinodrao Gudadhe accordingly prepared a building plan of a Multistoreyed Buildings i.e. Block A & Block B proposed to be constructed on the said Plot No. 1 and to be collectively known and styled as "ORBITAL EMPIRE" and the same is duly sanctioned and approved by the Building Engineer (W) of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. AB-1399/Tracking No. 2016090772/9554/774 dated 26-04-2017.

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

(10) 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 Mrs. Kalpana Ashokrao Thakre thereof holds good, valid and marketable title thereto.

(11) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot of land together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and the entire complex to be known and styled as "ORBITAL EMPIRE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner Mrs. Kalpana Ashokrao Thakre.

(12) 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.

(13) 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. MH003762178201718E Dated 22.07.2017 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the layout of Gudadhe Layout containing by admeasurements 5404.501 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 132 of Mouza – JAITALA, P.S.K. 44 TOGETHERWITH Multistoreyed Building proposed to be constructed thereon and to be known and styled as "BLOCK-A/ASTYLLEN TOWER & BLOCK-B/PRISTINA TOWER" out of the entire complex known and styled as "ORBITAL EMPIRE", bearing City Survey No. 761, Sheet No. 583/53 of Mouza – JAITALA, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :

On The East	-	Open Space & Plot No. 2
On The West	-	Khasra No. 133,
On The North	-	Khasra No. 109/1-2 & 114/1-2
On The South	-	Khasra No. 131

The links in the title history of last 15 years of chain of title have been properly established

Date: 22.07.2017

Place: Nagpur

Signature of the Advocate

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

CHALLAN

MTR Form Number-6

MH003762178201718E	BARCODE	Date 22/07/2017-13:09:20	Form ID

epartment Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	Adv Ashwin Patil
Location NAGPUR			
Year 2017-2018 From 01/04/2017 To 31/03/2018		Flat/Block No.	54
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	375.00	Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	
		Years 2003 to 2017 Plot No. 1 Mouza Jaitala Kh. No. 132 CTS No. 761	
		Sheet No. 583/53 Dist. Nagpur	
		Amount In Words	Three Hundred Seventy Five Rupees Only
Total	375.00		

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017072296128	IK00GFGSN8
Cheque/DD No.		Bank Date	RBI Date	22/07/2017-13:09:48	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822936551

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

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

Print Date 22-07-2017 01:09:51