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MTR Form Number-6

GRN	MH002614925201617E	BARCODE		Date 12/07/2016-16:09:42	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No. (If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SUDHIR K UDAPURKAR
Location	NAGPUR		
Year	2016-2017 One Time	Flat/Block No.	NANDANWAN
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 0
		Remarks (If Any)	MOUZA- SOMALWADA KH NO 159/4 159/7 PLOT NO 1 AND 2 TOTAL AREA 3235.116 SQ.MT SHIT NO 728 CTS NO 597
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016071202977	Ck97239013
Cheque/DD No		Date		12/07/2016-16:10:03	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Mobile No : Not Available

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From:

S. K. Udapurkar, advocate

Plot No.158, E W S Quarter,

Nandanvan, Nagpur-440009

Cell No. 9370356360

TITLE VERIFICATION AND SEARCH REPORT

On being instructed by Mr. Gaurav Dwarkadhandas Agrawal, R/o.204, Prakash Palace, Dhantoli, Nagpur the director of M/s. Pushkar Homes Pvt. Ltd., Nagpur to take search of relevant record and investigate the title concerning the property Identified as All Those piece and parcel of land bearing Plot No.1 admeasuring N (60.706x27.306) Mtrs. + N (90.708x29.109) Mtrs. equal to 1621.912 Sq. Mtrs. (Tangent X.Y1 Sq. Mtrs. equal to 1614.202 Sq. Mtrs. and Plot No.2 admeasuring N (81.889x25.797) Mtrs. + N (61.687x26.796) Mtrs. equal to 1620.319 Sq. Mtrs. being a portion of the entire land bearing Kh. No.153/4 and 159/7 of Mouza-Somalwada, P. S. K.44, including all easementary rights appurtant and belonging thereto, bearing City Survey No.597 and Sheet No.72d of Mouza-Somalwada, situate at Somalwada, Nagpur within the limit of Nagpur Municipal Corporation Ward No.25 in Tahsil and District-Nagpur and bounded on its East-Open Space, On its West-9.00 Mtrs. Wide Road, On its North-Kh. No.159/5, On the South-9.00 Mtrs. Wide Road (hereinafter referred to as the 'Said Property' for the sake of brevity), the undersigned has prepare the said report on base of search taken in the office Sub-Registrar and documents provided and made available by Mr. Gaurav Agrawal. I have perused the documents made available by Mr. Gaurav Agrawal and I have collated the following facts relevant for the purpose of arriving at a conclusion about the marketability of the title concerning Said Property:-

1) The Said Property is situated within the jurisdiction of Tahsil & District-Nagpur and the perusal of entries in the revenue records of said land, it discloses that the old Khasra Number of Survey No.159/6 & 159/7 are Survey No.159 and said Survey Number originally belongs to Shri Raghuba S/o Ramaji

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Mahajan, Shri Yeshwant S/o Raghobaji Mahajan and Shri Manohar Raghobaji Mahajan as Bhumiswami ownership right, who lateron transferred the same by way of Sale to Bhartiya Gruha Samasya Niwaran Sanstha, Nagpur bearing Registration No.225/81 having its office at Nagpur by 3 separate Sale Deeds dated 15/06/1982, 15/06/1982 and 16/06/1982, which are duly registered in the office of the Sub-Registrar, Nagpur on even date at Serial Nos.3578(P), 3599 (P), 3661 (P) respectively in Book No.1.

2) That on perusal of documents made available by Mr. Gaurav Agrawal, I saw that the aforesaid entire land comprising Kh. No.159/4 and 159/7 of Mouza-Somalwada was earlier converted for Non-Agriculture (Residential) use by the Additional Tahsildar, Nagpur vide his order dated 07/04/1983 passed in Revenue Case No.1865/NAP-36/1982-83. It is further seen by me that the aforesaid society i.e. Bhartiya Gruh Samasya Niwaran Sanstha, Nagpur lateron prepared a layout of the said entire land by carving out various Residential Plots of different sizes therein for the allotment to its Members.

3) That on perusal of documents made available by Mr. Gaurav Agrawal, it is further seen by me that the aforesaid society i.e. Bhartiya Gruh Samasya Niwaran Sanstha, Nagpur lateron transferred a Piece of lands out of its aforesaid layout to its member bearing Plot No.2 admeasuring 1500 Sq. Ft. to Shri Madhukar P. Hadke on dated 28/12/1988 bearing document No.13262, Plot No.3 admeasuring 1500 Sq. Ft. to Smt. Vimal M. Hatwar on dated 09/03/1989 bearing document No.3357(P), Plot No.4 admeasuring 1500 Sq. Ft. to Smt. Chandrakala K. Thakre on dated 28/12/1988 bearing document No.13268(P), Plot No.5 admeasuring 2000 Sq. Ft. to Shri Arun N. Sawarkar on dated 15/03/1988 bearing document No.1805(P), Plot No.6 admeasrung 2000 Sq. Ft. to Smt Indubai B. Kale on dated 16/03/1988 bearing document No.687, Plot No.7 admeasuring 1500 Sq. Ft. to Kashirao V. Thakre on dated 28/12/1988 bearing document No.13264(P), Plot No.8 admeasuring 1500 Sq. Ft. to Smt. Kaushalyabai N. Sawarkar on dated 16/03/1988 bearing document No.1834(P), Plot No.9 admeasuring 1500 Sq. Ft. to Shri Kishor H. Jaswani, Plot No.12 admeasuring 1500 Sq. Ft. to Shri Anandrao G. Meshram on dated 15/03/1988 bearing document No.1913, Plot No.13 admeasuring 1500 Sq. Ft. to Shri Swaminath R. Pande on dated 28/12/1988 bearing document No.13261, Plot No.14 admeasuring 1500 Sq. Ft. to Shri Haribhau N. Patle on dated 15/03/1988 bearing document No.1804(P), Plot No.15 admeasuring 1500 Sq. Ft. to Shri Sitacharan M. Pathak on dated 15/03/1988 bearing document No.1803(P), Plot

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No.16 admeasuring 1500 Sq. Ft. to Shri Prafula P. Bankar on dated 15/03/1988 bearing document No.1802(P), Plot No.17 admeasuring 1500 Sq. Ft. to Shri Anantrao Kaidalwar on dated 16/03/1988 bearing document No.1829(P), Plot No.18 admeasuring 1500 to Smt. Usha S. Gundepawar on dated 28/12/1988 bearing document No.13274(P), Plot No.19 admeasuring 1500 Sq. Ft. Shri Bapurao R. Rane on dated 16/03/1983 bearing document No.2475(P), Plot No.20 admeasuring 2000 Sq. Ft. to Shri Jagdamba Prasad Singh on dated 01/11/1983 bearing document No.8923(P), Plot No.21 admeasuring 1500 Sq. Ft. to Shri Haribhau Patle on dated 06/09/1982 bearing document No.6391, Plot No.22 admeasuring 1500 Sq. Ft. to Mrs. Uma R. Bidkar on dated 06/09/1982 bearing document No.6392, Plot No.23 & 24 each admeasuring 1500 Sq. Ft. to Shri Vilas Arde by two separate sale deed on dated 06/09/1982 bearing document No.6394 & 6395, Plot No.25 admeasuring 1500 Sq. Ft. to Shri Vasant S. Kharalkar on dated 31/08/1982 bearing document No.5988, Plot No.26 admeasuring 1500 Sq. Ft. to Shri Vijay S. Kharalkar on dated 31/08/1982 bearing document No.5870(P), Plot No.27 admeasuring 1500 Sq. Ft. to Shri Narayan S. Deshpande on dated 31/08/1982 bearing document No.5990, Plot No.28 admeasuring 1500 Sq. Ft. to Shri Kishor M. Gajbhiye on dated 16/03/1988 bearing document No.1942, Plot No.29 admeasuring 1500 Sq. Ft. to Shri Chandrabhan L. Patil on dated 16/03/1988 bearing document No.1831(P), Plot No.30 admeasuring 1500 Sq. Ft. to Shri Ashok V. Mulmule on dated 16/03/1983 bearing document No.2473(P), Plot No.31 admeasuring 1500 Sq. Ft. to Shri Warnavas Anthony Thomas on dated 16/03/1983 bearing document No.1832(P), Plot No.32 admeasuring 1500 Sq. Ft. to Shri Prabhakar U. Hadekar on dated 28/12/1988 bearing document No.13266, Plot No.33 admeasuring 1500 Sq. Ft. Shri Lalchand M. Mokarkar on dated 28/12/1988 bearing document No.13259(P), Plot No.34 admeasuring 2000 Sq. Ft. to Smt. Shobha A. Raut on dated 28/12/1988 bearing document No.13273(P), Plot No.35 & 37 each admeasuring 1500 Sq. Ft. to Shri Bhushan Krushnaji Dupare on dated 15/03/1988 & 19/03/1987 bearing document No.1918 & 3527, Plot No.36 admeasuring 1500 Sq. Ft. to Shri Ganesh K. Moon on dated 15/13/1988 bearing document No.1807(P), Plot No.38 admeasuring 1500 Sq. Ft. to Shri Vitthal K. Sonone on dated 28/10/1988 bearing document No.3750, Plot No.40 admeasuring 1120 Sq. Ft. to Sheikh Shaukat Sheikh Sardar on dated 28/12/1988 bearing document No.13271(P), Plot No.41 admeasuring 1120 Sq. Ft. to Shri Rajkhan Nanhekhan on dated 28/12/1988 bearing document No.13272(P), Plot No.42 admeasuring 1120 Sq. Ft. to Shri Bhagwan S. Warbhunje on dated 28/12/1988 bearing document No.13270(P) and Plot No.43 admeasuring 1120 Sq. Ft. to Shri Narayan M. Dhawane on dated 28/12/1988 bearing document

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No.13769(P). It appears that said Society had retained Plot Nos.1, 10, 11 , 24-A and 39 for its own use. Therefore, it is crystal clear from the aforesaid para that except Plot Nos.1, 10, 11, 24 A and 39, all the members named are the absolute & exclusive owners of their plots mentioned above & hold & possess the same peacefully. At the same time the Society is still absolute & exclusive owners of Plot Nos.1, 10, 11, 24 A, 39 and the said Society itself holds & possess the same without any hurdles.

4) That on perusal of documents provided by Mr. Gaurav Agrawal, it is seen by me that, the President of Bhartiya Griha Samavya Nivaran Sanstha, Nagpur, Mr. Suresh Telang & a Secretary, Shri Udwantsingh Gopalsingh Chandel and members of Bhartiya Gruh Samasya Nivaran Santha, Shri Madhukar P. Hadke, Smt. Vimal M. Nalwar, Smt. Chandravala S. Thakre, Shri. Arun N. Sawarkar, Smt Indubai B. Kale, Shri Kashirao V. Thakre, Smt. Kaushalyabai N. Sawarkar, Shri Kishor H. Barwan, Shri Anandrao G. Meshram, Shri Sawarmalji A. Pande, Shri Haribhau N. Patle, Shri Sitacharan M. Pathak, Shri Prafulla P. Bankar, Shri Khamtrao Kadalwar, Smt. Usha S. Gundewar, Shri Bapurao R. Rane, Smt. Vidyawati Alias Jagdamba Prasad Singh, Shri Haribhau Patle, Mrs. Uma R. Bidkar, Shri Vilas Arde, Shri Vasant S. Kharakar, Shri Vijay S. Khandekar, Shri Narayan S. Deshpande, Shri Ratan M. Gajbhiye, Shri Chandrabhan L. Patil, Shri Ashok V. Mulmule, Shri Wamanrao Anthony Thomas, Shri Prabhakar J. Hadekar, Shri Lakhand M. Mokarkar, Smt. Shobha A. Raut, Shri Bhushan Krushnaji Dupare, Shri Ganesh K. Moon, Shri Vitthal K. Sonone, Sheikh Shaukat Sheikh Sardar, Shri Rajkhan Nanhekhan, Shri Bhagwan S. Wadibhasme and Shri Narayan M. Dhawane has jointly & severally entrusted their plot of lands in said layout for development to M/s. Rawat Construction & Developers through its Partner Mr. Sumit Deepakrao Nilawar & Mr. Amit Deepakrao Nilawar.

The plot owner of Plot Nos.34, 35, 37, 38, 28, 34, 21 & 22, 23 &24, Mrs Shobha Ashok Raut, Mr. Lakhand Mangoji Mokarkar, Mr. Avant Wasudeorao kaldalwar, Mrs. Usha Suresh Gadepawar, Mr. Kishor Mahadeo Gajbhiye, Smt. Annapurnabai Haribhau Patle & Mr. Subhash Haribhau Patle, Smt. Uma Ramesh Bidkar, Mr. Vilas Agrde has jointly appointed M/s. Rawat Construction & Developers as their Power of Attorney vide registered document bearing No.3607/2010 dated 30/07/2010 registered before Sub Registrar, Nagpur No.4. The Secretary of Bhartiya Gruha Samasya Nivaran Santha has appointed M/s Rawat Construction & Developers through its Partner Mr. Sumit Nilawar as its Power of Attorney Holder for Plot No.1, 10, 24-A & 39 in said layout vide registered document No.3611/2010 dated 30/07/2010 registered before Sub-

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Registrar, Nagpur No.4. Mr. Arun Nilkanthrao Sawarkar, Smt. Kaushalyabai Nilkanthrao Sawarkar, Shri Madhukar Pandurangji Hadke, Mrs. Indubai Bhimshankar Kale, Sheikh Shaukat Sheikh Sardar, Mr. Prafulla Prabhakar Barikar, Mr. Kishor Hundiraj Jaswani, Shri Bapurao Raghunath Rane & Smt. Vidyawati Singh Wd/o Late Jagdamba Prasad Singh the owner of Plot Nos.5, 8, 2, 6, 40, 41, 16, 9, 19 and 20 respectively has appointed M/s. Revati Construction & Developers as their Power of Attorney Holder vide registered Power of Attorney dated 02/08/2010 bearing document No.3664/2010 registered before Sub-Registrar, Nagpur No.4. The plot owners of Plot Nos.36, 42 & 43, Mr. Ganesh Kashiram Moon, Mr. Bhagwan Shankar Barbhunje & Mr. Narayan Mahadeo Dhawane has jointly appointed M/s. Revati Construction & Developers as their Power of Attorney vide registered document bearing No.3702/2010 dated 04/08/2010 registered before Sub-Registrar, Nagpur No.4. The plot owners of Plot Nos.25 & 27, Mr. Vasant Shankarrao Kharalkar & Mr. Narayan Sakharampant Deshpande has jointly appointed M/s. Revati Construction & Developers as their Power of Attorney vide registered document bearing No.4643/2010 dated 24/09/2010 registered before Sub-Registrar, Nagpur No.4. The plot owners of Plot Nos.3, 4, 7, 13, 15, 29, 31, 32, 12 & 38, Mrs. Vimal Manikrao Hatwar, Mrs. Chandrakala Kashiraoji Thakre, Mr. Kashirao Vithobaji Thakre, Mr. Swaminath Ramadhar Pande, Mr. Sitacharan Mohanlal Pathak, Mr. Chandrabhan Laxmanrao Patil, Mr. Barnawas Antoni Thomas, Mr. Prabhakar Udaybhan Hadekar, Mr. Anand Govindrao Meshram jointly appointed M/s. Revati Construction & Developers as their Power of Attorney vide registered document bearing No.3574/2010 dated 29/07/2010 registered before Sub-Registrar, Nagpur No.4. The plot owner of Plot No.26, Mr. Vijay Shankarrao Kharalkar has appointed M/s. Revati Construction & Developers as their Power of Attorney vide registered document bearing No.403/2011 dated 18/01/2011 registered before Sub-Registrar, Nagpur No.4. The owner of Plot No.30 has given Power of Attorney of his Plot to M/s. Revati Construction & Developers through its Partner Mr. Sumit Nilawar on dated 24/06/2011 vide registered document No.3605/2011 registered before Sub-Registrar, Nagpur No.4. At the same time The President of Bhartiya Gruha Samasya Niwaran Sanstha, Mr. Suresh Telang has appointed M/s. Revati Construction & Developers, Nagpur through its Partner Mr. Sumit Nilawar as their Power of Attorney Holder for Plot No.11, 35 & 37 vide registered Power of Attorney dated 24/07/2012 registered before Sub-Registrar, Nagpur No.4 & Mr. Bhushan Dupare acted their as witness in said Power of Attorney. All the Powers of aforesaid plots are duly registered in the office of Sub-Registrar, Nagpur No. 4 as per prescribed legal process. Therefore, on perusal of said documents, I am of considered view that M/s.

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Revati Construction & Developers through its Partners Mr. Sumit Nilawar & Mr. Amit Nilawar has ample power to sell or develop said plot of land by taking proper sanction for it. At the same time there is clear awarements in the sale deed of M/s. Pushkar Homes Private Limited and Agreement to Sell of Mr. Praful Wahadude that the developer has paid entire agreed sale consideration regarding aforesaid property to all the plot owners, holders & society. Therefore, I come to the conclusion that M/s. Revati Construction & Developers has full power to sale & develop said property mentioned above.

5) That on minutely perusal of documents made available & provided by Mr. Gaurav Agrawal, I have to noticed that, one Mr. Madhav Vallabhdas Mohta has purchase 0.26 Hector out Survey No.159/4 & 0.09 Hector out Survey No.159/7 of Mouza-Somalwada, P. H. No.44, Tahsil & District Nagpur out total land admeasuring 1.05 Hectors from Mr. Manohar Raghobaji Mahajan as per Sale Deed dated 03/07/2008 bearing registration No.3048/2008 and 3049/2008 registered in the office of Sub-Registrar, Nagpur No.3. In view of said rights, the petitioner Shri M. V. Mohta has initiated the proceedings including Writ Petition No.2391/2012 against Respondent No.1, Mr. Manohar Raghobaji Mahajan, Respondent No.2, Yashwant Mahajan, Respondent No.3 Bhartiya Gruha Samasya Niwaran Sanstha, Nagpur and Respondent No.4, M/s. Revati Construction & Developers. That said dispute between the parties were amicably settled between the Parties by compromise and Hon'ble High Court, Nagpur Bench dispose off said petition in view of compromise between the Parties and pass an order in it on dated 18/09/2012 that Respondent No.4 has to pay Rs.95,00,000/- (Rs. Ninety Five Lac Only) to petitioner, Mr. Madhav Vallabhdas Mohta within 30 days from the date of said order. That on receipt of said amount from the Respondent No.4, the Petitioner, Mr. Madhav Mohta shall execute & register Deed of Cancellation of Sale Deed dated 03/07/2008 registered vide Registration No.3048/2008 and 3049/2008 in the office of Joint Sub-Registrar, No.3 without any delay. Under said order Hon'ble High Court has fully & finally confirm that Respondent No.4, M/s. Revati Construction & Developers will become the absolute and exclusive owners of the total land admeasuring 1.05 Hector bearing Survey No.159/4 and 159/7, P. H. No.44, Mouza-Somalwada, Nagpur, Tahsil & District Nagpur. Resultantly said order will confirm my conclusion that M/s. Revati Construction & Developers would be entitled in law to utilize, dispose of the land as per its desires and needs.

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6) That on minute reading of order dated 18the September, 2012. It is further seen by me that as per order of Hon'ble High Court, the Petitioner, Mr. M. V. Mohta withdraws all his objections raised before various government offices & all suit filed against all the respondents. At the same time Petitioner, Mr. M. V. Mohta & Respondent No.1 to 3, Mr. Manohar Mahajan, Mr. Yashwant Mahajan & Bhartiya Gruha Samasya Niwaran Sanstha will confirm that M/s. Revati Construction & Developers will entitled in law to obtain approval to layout from Nagpur Improvement Trust.

7) That on perusal of documents provide by Mr. Gaurav Agrawal, it appears to me that, M/s. Revati Construction & Developer has carve out new layout on said land by amalgamating all plots of members of Bhartiya Gruha Samasya Niwaran Sanstha, Nagpur and filed a Revised Plan for sanction of said layout before Nagpur Improvement Trust. The Executive Engineer (West), Nagpur Improvement Trust, Nagpur has after carefully scrutinize the layout plan put forth by M/s. Revati Construction & Developers has grant its sanction to Revised layout plan prepared by M/s. Revati Construction & Developer vide its Letter bearing No. EE(West), 779 dated 15/09/2013 has released Plot No.1 admeasuring 1621.912 Sq. Mtrs. (-) Tangent 7.71 Sq. Mtrs. equal to 1614.202 Sq. Mtrs. and Plot No.2 admeasuring 1620.919 Sq. Mtrs.

It further appears to me that, the aforesaid Plot Nos. 1 & 2 out of Survey No.159/4 and 159/7 of Mouza-Somalwada is converted for Non Agriculture (Residential) use by the Additional Collector, Nagpur vide its order dated 03/09/2013 passed in Revenue Case No.85/NAP-34/2012-2013.

8) That on minutely perusal of documents provided by Mr. Gaurav Agrawal, I have seen that, M/s. Revati Construction & Developers through its Partner Mr. Sumit Nilawar has engage into Agreement to Sell in respect of Plot No. 1 admeasuring 1614.202 Sq. Mtrs. and Plot No. 2 admeasuring 1620.919 Sq. Mtrs. on behalf Bhartiya Gruha Nirman Sastha & its members with Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle, Shri Akshay Pratap Singh S/o Rajendra Kumar Singh Hingle and M/s. Greentech Realities Private Limited on dated 05/05/2012 for a consideration of Rs.3,20,00,000/- (Rs. Three Crore Twenty Lac Only). It is further seen that in pursuance of said Agreement To Sell Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle, Shri Akshay Pratap Singh S/o Rajendra Kumar Singh Hingle and M/s. Greentech Realities Private Limited through its Director Shri Pankaj Somani has paid entire agreed sale

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consideration to M/s. Revati Construction & Developers through its Partner Mr Sumit Nilawar & Mr. Amit Nilawar as Power of Attorney Holder of all Plot Owners & being Developer of said property. By said Agreement the Developer has agreed to execute Sale Deed of said plots in the name of Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle & Others or the nominee appointed by them.

It appears to me that, before executing the Sale Deed of said plots in the name of Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle & Others. Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle & Others have dropped an idea of purchasing the said property and they have now jointly decided to sell the same to any other interested buyers. It is further appear to me that by an another Agreement to Sell dated 20/04/2013, M/s. Revati Construction & Developers through its Partner Mr. Sumit Nilawar & Mr. Amit Nilawar being Power of Attorney Holder of Bhartiya Gruha Samasya Niwaran Sanstha & all its Members & as Developer of said land has engaged into another Agreement to Sell with Shri Prafula Bhauraoji Wahadude for a consideration of Rs.4,01,00,000/- (Rs. Four Crore One Lac Only) on dated 20/04/2013 said agreement between the parties were duly registered between them on 20/04/2013 bearing document No.2516/2013 registered before Sub-Registrar, Nagpur No.4. Wherein Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle and Shri Akshay Pratap Singh S/o Rajendra Kumar Singh Hingle acting through their Power of Attorney Holder Shri Rajendra Kumar Singh Hingle S/o Tilakraj Hingle and M/s. Greentech Realities Private Limited through its Director Shri Pankaj Somani acted as Consenter in said Agreement. By this Agreement the Developer has agreed to execute the Sale Deed of said plots in the name of Shri Praful S/o Bhauraoji Wahadude or the nominees appointed by him. But it is seen that in spite of executing the Sale Deed of said Plot No.1 & 2 in his own name Mr. Praful Wahadude has sold said Plot Nos.1 & 2 directly to M/s. Pushkar Homes Private Limited acting through its Director Mr. Gaurav S/o Dineshchandra Agrawal with consultation with M/s. Revati Construction & Developers. The Sale Deed of said Plot No.1 & 2 is duly registered before Sub-Registrar, Nagpur No.3 on dated 24th day of February, 2014 bearing registration No.NGN03-1377/2014 on dated 25/02/2014. Wherein, M/s. Revati Construction & Developers through its Partner Mr. Sumit Nilawar & Mr. Amit Nilawar acted therein as Power of Attorney Holder of Bhartiya Gruha Samasya Niwaran Sanstha & all its Members & as Developer of whole land and Shri Aditya Pratap Singh S/o Rajendra Kumar Singh Hingle and Shri Akshay Pratap Singh S/o Rajendra Kumar Singh Hingle acting through their Power of Attorney Holder Shri Rajendra Kumar Singh Hingle S/o Tilakraj Hingle and M/s. Greentech Realities

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Private Limited through its Director Shri Pankaj Somani acted therein as Consenter No. 1 and Shri Praful Bhauraoji Wahadude acted therein as Consenter No. 2 and M/s. Pushkar Homes Private Limited acting through its Director Shri Gaurav Dineshchandra Agrawal acted therein as Purchaser of said plots. The Sale Deed in the name of M/s. Pushkar Homes Private Limited acting through its Director Shri Gaurav Dineshchandra Agrawal is duly registered by paying appropriate stamp duty & by following due process of law. I have personally verified the fact regarding ownership of M/s. Pushkar Homes Private Limited acting through its Director Shri Gaurav Dineshchandra Agrawal from the Sale Deed, City Survey Record and Corporation Tax Receipts of said plots made available by Mr. Gaurav Agrawal to me. At the same time the City Survey Department & Nagpur Municipal Corporation has also mutated the name of M/s. Pushkar Homes Private Limited acting through its Director Shri Gaurav Dineshchandra Agrawal on its record as owner of said Plot Nos. 1 & 2. Which corroborate and prove the ownership of M/s. Pushkar Homes Private Limited acting through its Director Shri Gaurav Dineshchandra Agrawal over said Plot Nos. 1 & 2. Therefore I have no hesitation to believe that M/s. Pushkar Homes Private Limited acting through its Director Shri Gaurav Dineshchandra Agrawal is the real owner of said property more elaborately described in para no.01.

9) Since, the Xerox Copy of sale deed is also produced by Mr. Gaurav Agrawal, I am of the following opinion concerning the ownership and title in respect of Plot No. 1 & 2 :

All Those piece and parcel of land bearing Plot No.1 admeasuring ½ (60.706x24.326) Mtrs. + ½ (60.706x29.109) Mtrs. equal to 1621.912 Sq. Mtrs. (-) Tangent 7.71 Sq. Mtrs. equal to 1614.202 Sq. Mtrs. and Plot No.2 admeasuring ½ (61.687x25.797) Mtrs. + ½ (61.687x26.756) Mtrs. equal to 1620.919 Sq. Mtrs. being a portion of the entire land bearing Kh. No.159/4 and 159/7 of Mouza-Somalwada, P. S. No. 44, including all easementary rights appertain and belonging thereto, bearing City Survey No.597 and Sheet No.728 of Mouza-Somalwada, situate at Somalwada, Nagpur within the limit of Nagpur Municipal Corporation Ward-No.75 in Tahsil and District-Nagpur and bounded on its East-Open Space, On its West-9.00 Mtrs. Wide Road, On its North-Kh. No.159/1, On the South-9.00 Mtrs. Wide Road is the property belonging to M/s. Pushkar Homes Private Limited through its director Mr. Gaurav Dineshchandra Agrawal and said company through its directors holds and posses exclusive and absolute ownership, title and possession thereof and their ownership on said plots is good, valid and marketable one.

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10) I have also gone through the search taken by me in the office of Sub-Registrar, which shows that M/s. Pushkar Homes Private Limited through its Director Mr. Gaurav Bineshchandra Agrawal, Mr. Neeraj Pravinkumar Agrawal, Mr. Vishal Rajeshkumar Agrawal and Mr. Ketak Balkrishnan has taken working capital facility of Rs.5,00,00,000/- (Rs. Five Crore Only) from Axis Bank on dated 11/08/2015 in loan case No.AXISB/SME/NGP/230/2015-16. The loan taken by said company is a secured loan and same is supported by Equitable Mortgage of All Those piece and parcel of land bearing Plot No.1 admeasuring ½ (60.706x24.326) Mtrs. + ½ (60.706x29.109) Mtrs. equal to 1621.932 Sq. Mtrs. (-) Tangent 7.71 Sq. Mtrs equal to 1614.200 Sq. Mtrs. and Plot No.2 admeasuring ½ (61.687x25.797) Mtrs. + ½ (61.687x26.756) Mtrs. equal to 1650.929 Sq. Mtrs. being a portion of the entire land bearing Kh. No.158/8 and 158/7 of Mouza-Somalwada, P. S. & Tal, including all easementary rights appertain and belonging thereto, bearing City Survey No.587 and Sheet No.728 of Mouza-Somalwada, situate at Somalwada, Nagpur alongwith personal guarantee of all directors cum shareholders of said Company.

Hence, on perusal of the documents referred to hereinabove, which I believe to be true and genuine and on examination of the entire chain of the documents and what is stated herein above, I do hereby certify that the rights, Title and interest of M/s. Pushkar Homes Private Limited in respect of the property described hereinabove are covered with all respective title Deeds. The property is already mortgaged with the Axis Bank and a valid Equitable Mortgage can be created, beyond reasonable doubt. The Property can be accepted by way of Security for the advance of Working Capital facility and not for purchase of any property and Equitable Mortgage can be created over the said property. Hence, now if M/s. Pushkar Homes Private Limited through any of its Director wants to avail any other loan on said property, that time it is the first duty of borrower company to take appropriate permission in writing of Axis Bank & submit affidavit in respect of no litigation are pending in any court law in respect of said property for that Purpose and as regarding title of M/s. Pushkar Homes Private Limited is concern, it is good, valid & sound one but having equitable secure loan on it.

Hence, I Signed on this report and delivered it on this 12th day of July, 2015 at Nagpur

Yr,

(S. [illegible] Advocate)

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