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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **M/s. OM SHIVAM BUILDCON PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U 45200 MH 2004 PTC149476, having its Office at 203-204, "Gokul Keshav Apartments", 3rd Floor, Khamla Road, Deonagar, Nagpur, Pin Code No. 440015 and acting through its Director **SHRI CHANDRASHEKHAR S/o KISANRAO KAPSE**, Resident of Plot No. 182-A, Pandey Layout, Khamla, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR, I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Plot No. 1 (ONE) containing by admeasurement 10286.6103 Sq. Mtrs., being a portion of the entire land bearing Khasra No. 89/2 of Mouza – SHANKARPUR, P. H. No. 42, TOGETHERWITH 2 (Two) Wing of Multistoryed Buildings proposed to be constructed on the said Plot No 1 to be known and styled as Building "A" consists of 3 separate Blocks identified as Block "I" known as **"PERIWINKLE"**, Block "II" known as **"HELENIUM"** & Block "III" known as **"HIBISCUS"**. Building "B" consists of One Block known as **"DANDELION"** and the entire complex to be collectively known and styled as **"SHIV-ELITE"** situated at Village – Shankarpur within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and my findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 89 having an total area of 3.46 Hectare R., Rental Rs. 9.53/- held in Occupancy Class - 1 Rights of Mouza – SHANKARPUR, P. H. No. 42, situated at Village Shankarpur within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (1) Shri. Gunderao Nagorao Mahalle, (2) Shri. Vinayak Nagorao Mahalle, (3) Shri. Umesh Nagorao Mahalle, (4) Smt. Bebibai Narayanrao Kalbande, (5) Smt. Janabai Raoji Akhand, (6) Mrs. Shobha Tulshiramji Mahure, (7) Smt. Shantabai Nagorao Mahalle, being their ancestral property.

(2) THAT, Smt. Bebibai Narayanrao Kalbande executed a General Power of Attorney on 06.12.2000 in favour of Shri. Moreshwar Deorao Kadu and the said General Power of Attorney is duly registered in the Office of the Joint Sub-Registrar

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Nagpur-1 in Addl. Book No. A1 Volume No. 123 on Pages 56 to 61 at Registered Serial No. 1291 (P) on 06.12.2000.

(3) THAT, Shri Gunderao Nagorao Mahalle lateron executed a General Power of Attorney on 08.12.2000 in favour of Shri. Moreshwar Deorao Kadu and the said General Power of Attorney is duly registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl. Book No. A4 Volume No. 123 on Pages 87 to 89 at Registered Serial No. 1308 (P) on 08.12.2000.

(4) THAT, (1) Shri. Vinayak Nagorao Mahalle, (2) Shri. Umesh Nagorao Mahalle, (3) Smt. Janabai Raoji Akhand, (4) Mrs. Shobha Tulshiramji Mahure, (5) Smt. Shantabai Nagorao Mahalle lateron jointly executed a General Power of Attorney on 05.12.2000 in favour of Shri. Moreshwar Deorao Kadu and the said General Power of Attorney is duly registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl. Book No. A4 Volume No. 123 on Pages 39 to 42 at Registered Serial No. 1285 (P) on 05.12.2000.

(5) THAT, (1) Shri. Gunderao Nagorao Mahalle, (2) Shri. Vinayak Nagorao Mahalle, (3) Shri. Umesh Nagorao Mahalle, (4) Smt. Bebibai Narayanrao Kalbande, (5) Smt. Janabai Raoji Akhand, (6) Mrs. Shobha Tulshiramji Mahure, (7) Smt. Shantabai Nagorao Mahalle acting through their Attorney Holder Shri. Moreshwar Deorao Kadu lateron jointly transferred/sold their property comprising ALL THAT Piece and Parcel of Agricultural land admeasuring 0.81 Hectare R. (i.e. 2.00 Acres) being a EASTERN PORTION of the entire land bearing Khasra No. 69 having an total area of 3.46 Hectare R., Rental Rs. 9.53/- held in Occupancy Class - 1 Rights of Mouza – SHANKARPUR, P. H. No. 42, situated at Village Shankarpur within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Ashray Developers, by a Sale Deed dated 28.06.2002, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 2499/2002 on 29.06.2002.

(6) THAT, in the like manner (1) Shri. Gunderao Nagorao Mahalle, (2) Shri. Vinayak Nagorao Mahalle, (3) Shri. Umesh Nagorao Mahalle, (4) Smt. Bebibai Narayanrao Kalbande, (5) Smt. Janabai Raoji Akhand, (6) Mrs. Shobha Tulshiramji Mahure, (7) Smt. Shantabai Nagorao Mahalle acting through their Attorney Holder Shri. Moreshwar Deorao Kadu lateron transferred/sold their property comprising ALL THAT Piece and Parcel of Agricultural land admeasuring 0.81 Hectare R. (i.e. 2.00 Acres) being a WESTERN PORTION of the entire land bearing Khasra No. 69 having an total area of 3.46 Hectare R., Rental Rs. 9.53/- held in Occupancy Class - 1 Rights of Mouza – SHANKARPUR, P. H. No. 42, situated at Village Shankarpur within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Ashray Developers, by a Sale Deed dated 08.07.2002, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 2597/2002 on 08.07.2002 and the aforesaid EASTERN AND WESTERN PORTIONS lateron renumbered as a Khasra Number 69/2 having a total are admeasuring 1.62 Hectare R. (i.e. 4.00 Acres). As a

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result therefore the said M/s. Ashray Developers became the Owner of the said property comprising Khasra No. 69/2 with heritable and transferable rights therein.

(7) THAT, the aforesaid M/s. Ashray Developers lateron prepared a layout of the said Kh. No. 69/2 by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is duly sanctioned by the Assistant Director, Town Planning, Nagpur vide its Letter No. ससंनाग / 1687 Dated 26.05.2009 of Mouza – SHANKARPUR.

(8) THAT, the said M/s. Ashray Developers, lateron applied for conversion of the said land for Non-Agricultural use. Considering it's request the Collector, Nagpur lateron vide its Order Dated 16.10.2009 passed in Revenue Case No. 8/NAP-34/2009-2010 converted the said Kh. No. 69/2 of Mouza – SHANKARPUR.

(9) THAT, the said M/s. Ashray Developers lateron transferred/sold Plot Nos. 1, 2, 4, 5, 7, 8, 21, 29, 30, 31, 32, 37, 38, 39 and 40 by way of sale to Shri. Prateek Ramchandra Ghumre, by a Sale Deed Dated 11.03.2011, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 1255/2011 on 15.03.2011.

(10) THAT, lateron Shri. Prateek Ramchandra Ghumre transferred/sold Plot No. 38 by way of sale to Smt Kiran W/o Pradeep Sangani, by a Sale Deed dated 26.11.2013, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5888/2013 on 26.11.2013.

(11) THAT, lateron Shri. Prateek Ramchandra Ghumre transferred/sold Plot No. 39 by way of sale to 1. Mr. Rajesh S/o Brijlal Dholakia, And 2. Mr. Naresh S/o Tejrao Ghormare, by a Sale Deed dated 28.05.2013, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 2775/2013 on 28.05.2013.

(12) THAT, Shri. Prateek Ramchandra Ghumre lateron transferred/sold the property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 1, 2, 4, 5, 7, 8, 21, 29, 30, 31, 32, 37 and 40 out of the sanctioned Layout, containing by total admeasurements 4324.85 Sq. Mtrs. (i.e. 46552.681 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, including all easementary rights appurtenant and belonging thereto, situated at Village Shankarpur, within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited acting through its Director Shri. Ravindra S/o Kisanrao Kapse, the Grantor abovenamed, by a Sale Deed Dated 11.08.2015, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5271/2015 on 11.08.2015.

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(13) THAT, Smt Kiran W/o Pradeep Sangani lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 38 out of the sanctioned Layout, containing by total admeasurements 157.17 Sq. Mtrs. (i.e. 1692 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, including all easementary rights appurtenant and belonging thereto, situated at Village Shankarpur, within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited acting through its Director Shri. Ravindra S/o Kisanrao Kapse, the Grantor abovenamed, by a Sale Deed Dated 29.07.2015, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 4977/2015 on 29.07.2015.

(14) THAT, (1) Mr. Rajesh S/o Brijlal Dholakia and (2) Mr. Naresh S/o Tejrao Ghormare lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 39 out of the sanctioned Layout, containing by total admeasurements 157.17 Sq. Mtrs. (i.e. 1692 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, including all easementary rights appurtenant and belonging thereto, situated at Village Shankarpur, within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited acting through its Director Shri. Ravindra S/o Kisanrao Kapse, the Grantor abovenamed by a Sale Deed Dated 29.07.2015, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 4976/2015 on 29.07.2015.

(15) THAT, M/s. Ashray Developers acting through its Partner Shri. Deepak Baburaoji Chafle lateron transferred/sold the property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 3, 6, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 26, 27, 33 & 34 (TOTAL 16 Plots) out of the sanctioned Layout, containing by total admeasurements 3467.34 Sq. Mtrs. (i.e. 37322.37 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, including all easementary rights appurtenant and belonging thereto, situated at Village Shankarpur, within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited acting through its Director Shri. Ravindra S/o Kisanrao Kapse, the Grantor hereinabove named, by a Sale Deed Dated 15.12.2014, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 7637/2014 on 15.12.2014. As a result therefore the Grantor hereinabove named has now become the Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also on 7/12 Extract.

(16) THAT lateron M/s Ashray Developers and M/s. Om Shivam Buildcon Private Limited prepared revised layout map and entire layout consolidated in two plot i.e Plot No.1 and Plot No.2 containing by admeasurements 10286.6103 Sq. Mtrs. and 1686.986 Sq. Mtrs. respectively.

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(17) THAT the Layout Development Agreement of land area of Khasra Nos. 69/2 of Mouza – SHANKARPUR Dated 31.03.2016 made between M/s. Om Shivam Buildcon Private Limited with The Nagpur Improvement Trust, Nagpur, Special Planning Authority appointed by the Govt. of Maharashtra for Nagpur Metropolitan Area and layout sanctioned Letter Dated 31.03.2016 issued by Executive Engineer (Metro) Nagpur Improvement Trust vide Letter No. EE(Metro)/A.E-1/4750 and also issued Letter of Terms and Conditions vide its Letter No. A.E.(Metro-1)/4594 Dated 14.03.2016 issued by Assistant Engineer (Metro-I), Nagpur Improvement Trust, Nagpur.

(18) THAT, M/s. Om Shivam Buildcon Private Limited have now decided to develop Plot No. 1 containing by admeasurement 10286.6103 Sq. Mtrs being a portion of the land bearing Khasra No. 69/2 into a RESIDENTIAL ESTATE by constructing two Multistoreyed Buildings thereon, each building consisting of various self contained separate Apartments therein.

(19) THAT M/s. Om Shivam Buildcon Private Limited prepared a Plan of a 2 (Two) separate Multistoreyed Building proposed to be constructed on the said Plot No. 1 to be known and styled as Building "A" consists of 3 separate Blocks identified as Block "I" known as "PERIWINKLE", Block "II" known as "HELENIUM" & Block "III" known as "HIBISCUS". Building "B" consists of One Block known as "DANDELION" and the entire complex to be collectively known and styled as "SHIV-ELITE" and the same is sanctioned and approved by the Building Engineer (METRO) Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E. (Metro)/South/Nagpur (Rural)/Case No. MB-1835/201603164/858 Dated 13-07-2016 (Dispatch Date 15-07-2016).

(20) THAT, the said Plot No. 1 Togetherwith the proposed Multistoreyed Buildings standing thereon is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration by M/s. Om Shivam Buildcon Private Limited through its Director Shri Chandrashekhar S/o Kishanrao Kapse on 22.07.2016, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 5552/2016 on 22.07.2016.

(21) That lateron M/s. Om Shivam Buildcon Private Limited availed Project Finance from UCO Bank, Midcorporate Branch, Ajni Square, Wardha Road, Nagpur, as a result therefore the said Property is presently mortgage with UCO Bank, Midcorporate Branch, Ajni Square, Wardha Road, Nagpur.

(22) 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 UCO Bank, Midcorporate Branch, Ajni Square, Wardha Road, Nagpur and it is observed that

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CHALLAN

MTR Form Number-6

GRN	MH003477580201617E	BARCODE		Date	12/08/2016-15:07:32	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee			TAX ID (If Any)			
	Other Items			PAN No. (If Appliacable)			
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name	Adv Ashwin Patil		
Location	NAGPUR						
Year	2016-2017 Annual From 01/04/2016 To 31/03/2017			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)			
				Years 2004 to 2016 Plot No. 1 Mouza			
				Shankarpur Kh. No. 69/2 Tah. Nagpu			
				r Rural Dist. Nagpur			
				Amount In Words	Three Hundred Twenty Five Rupees Only		
Total		325.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	00040572016081247932	IKC0941854
Cheque/DD No				Date	12/08/2016-15:07:58		
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9822936551

there are no other charges other than UCO Bank, Midcorporate Branch, Ajni Square, Wardha Road, Nagpur and the title of the present owner M/s. Om Shivam Buildcon Private Limited is marketable & after obtaining No Objection Certificate from UCO Bank, Midcorporate Branch, Ajni Square, Wardha Road, Nagpur.

(23) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 1 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. Om Shivam Buildcon Private Limited.

(24) 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 only after obtaining No Objection Certificate for sale/mortgage from UCO Bank, Midcorporate Branch, Ajni Square, Wardha Road, Nagpur.

(25) I have taken the search from Records of Registrar's office for last 13 years by paying the necessary search fee Vide Challan GRN No. MH003477580201617E Dated 12.08.2016 in the office of Sub- Registrar Nagpur (Rural).

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 1 (ONE) containing by admeasurement 10286.6103 Sq. Mtrs., being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, TOGETHERWITH 2 (Two) Wing of Multistoryed Buildings proposed to be constructed on the said Plot No. 1 to be known and styled as Building "A" consists of 3 separate Blocks identified as Block "I" known as **"PERIWINKLE",** Block "II" known as **"HELENIUM" &** Block "III" known as **"HIBISCUS".** Building "B" consists of One Block known as **"DANDELION"** and the entire complex to be collectively known and styled as **"SHIV-ELITE"** situated at Village – Shankarpur within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA NO. 69/3.
ON THE WEST	-	15 MTRS WIDE PANDHAN ROAD, OPEN SPACE AND PLOT NO. 02.
ON THE NORTH	-	18 MTRS WIDE ROAD.
ON THE SOUTH	-	AMINITY SPACE.

Nagpur.
Dated : 12.08.2016

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