S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.

ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 31/07/2017

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the building Project to be known as "HAPPY RISE" to be developed by Partnership firm M/S Happy Spaces, having registered Office at G-1, "Vitthal Complex", Abhyankar Road, Dhantoli, Nagpur – 440012, to be erected on ALL THAT piece and parcel of Nazul Plot No. 169, admeasuring about 1049.79 Sq. Mtrs. i.e. 11300.00 Sq. Ft., in Dharampeth Layout of Nagpur Improvement Trust (Dharampeth Expansion Scheme), Mauza : AMBAZARI, bearing City Survey No. 415, Sheet No.28 Municipal House No. 199 and 199/A, Ward No. 73, situated at Circle No. 20, Division 8, Shivaji Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur. Our Findings are as under:

01. That, initially the Governor of erstwhile state of C.P. and Berar allotted the said Plot No.169 to Shri Mansukhadas Labhchand Mundhada and executed and registered a Indenture of lease dt. 20.03.1948 for a term commencing from 01.04.1947 and ending on 31.03.1975.

02. That, Shri Mansukhadas Labhchand Mundhada transferred the said Plot No.169 to Shri Manohar Yadavrao Koli by Deed dt. 27.11.1951 registered with Sub Registrar Nagpur at Book No. Add-1, Volume No. 165 at pages 71 to 74 at Sr. No. 763 dt. 27.11.1951 and his name was mutated in all revenue records.

03. That, Shri Manohar Yadavrao Koli constructed house property on the said plot in accordance with the Building Plan sanctioned by Building Engineer Nagpur Improvement Trust, Nagpur vide Building permit No. CS/1549/1520 DT. 03.05.1973.

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M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

CHALLAN

MTR Form Number-6

GRN	MH004035752201718E	BARCODE		Date	31/07/2017-12:33:15	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	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2017-2018 One Time	**Flat/Block No.**	WARDHAMAN NAGAR
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	
		FEES FOR NAZUL PLOT NO 169 WARD NO 73 CIRCLE 20 CTS 415 MZ AMBAZARI 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.	00040572017073145926	CKD1648127
Cheque/DD No.		Bank Date	RBI Date	31/07/2017-12:34:03	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. : 9373103103

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 31-07-2017 12:34:04

04. That, said Shri Manohar Yadorao Koli died on 01.09.1987 and as per his last Will and Testament dt. 21.10.1984, the said property came to be owned by his wife Smt. Kamal Manohar Koli and her name was mutated in all revenue records as the owner of the said Plot.

05. That, Smt. Kamal Manohar Koli also died on 04.11.2012 and as per her last will and testament dt. 11.09.2012 registered with Sub Registrar Nagpur - 1 at Book No. 3 at Sr. No.5324 dt. 11.09.2012, the Western portion of land admeasuring about 5472.00 Sq. Ft. along with construction thereon came to be owned by one of her daughter Dr. Mrs. Shubhalaxmi Prakash Hingway and the balance land admeasuring about 5828.00 Sq Ft. along with structure standing thereon devolved upon all her other married daughters viz. Smt. Shubhalaxmi Prakash Hingway, Dr. Smt. Mandakini Yeshwant Tamaskar, Dr. Smt. Sanjivani Rajendra Tamaskar and Dr. Smt. Bharati Koli Rastogi Prabhatkumar Rastogi.

06. That, on expiry of lease Governor of Maharashtra renewed the lease of the said Plot No. 169, in favour of Smt. Shubhalaxmi Prakash Hingway, Dr. Smt. Mandakini Yeshwant Tamaskar, Dr. Smt. Sanjivani Rajendra Tamaskar and Dr. Smt. Bharati Koli Rastogi Prabhatkumar Rastogi by Renewal of Lease of Intra Municipal / Nazul for Building purpose in Revenue Case No. 145/NAA-48/2014-2015 dt. 19.06.2015 for a term commencing from 01.04.2005 and ending on 31.03.2035 registered with Sub Registrar Nagpur - 1 at Book No. 1 at Sr. No. 4218 dt. 17.07.2015.

07. That, Smt. Shubhalaxmi Prakash Hingway, Dr. Smt. Mandakini Yeshwant Tamaskar, Dr. Smt. Sanjivani Rajendra Tamaskar and Dr. Smt. Bharati Koli Rastogi Prabhatkumar Rastogi acquired Transferable Development Rights (TDR) of about 100 Sq. Mtrs. of FSI / TDR for loadingthe TDR on the said land in the proposed building from Shri Narayan Madanlal Rathi, Shri Rameshwar Tikamdas Rathi and Shri Dilip Madanlal Rathi by Deed of Transfer dt. 03.09.2016 registered with Sub Registrar Nagpur-6 at Book NO. 1 at Sr. No. 3883 dt. 06.09.2016.

08. That, Smt. Shubhalaxmi Prakash Hingway, Dr. Smt. Mandakini Yeshwant Tamaskar, Dr. Smt. Sanjivani Rajendra Tamaskar and Dr. Smt. Bharati Koli Rastogi Prabhatkumar Rastogi also acquired additional Transferable Development Rights (TDR) of about 100 Sq. Mtrs. of FSI / TDR from Mrs. Surekha N. Deshpande by Deed of Transfer dt. 06.09.2016 registered with Sub Registrar Nagpur-6 at Book No. 1 at Sr. No. 3867 dt. 06.09.2016.

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DIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,

09. That, Smt. Shubhalaxmi Prakash Hingway, Dr. Smt. Mandakini Yeshwant Tamaskar, Dr. Smt. Sanjivani Rajendra Tamaskar and Dr. Smt. Bharati Koli Rastogi Prabhatkumar Rastogi also acquired additional Transferable Development Rights (TDR) of about 220 Sq. Mtrs. of FSI / TDR from Shri Umesh Dattaraya Kapare by Deed of Transfer dt. 21.09.2016 registered with Sub Registrar Nagpur-6 at Book No. 1 at Sr. No. 4124 dt. 21.09.2016.

10. That, Smt. Shubhalaxmi Prakash Hingway, Dr. Smt. Mandakini Yeshwant Tamaskar Tamaskar, Dr. Smt. Sanjivani Rajendra Tamaskar and Dr. Smt. Bharati Koli Rastogi Prabhatkumar Rastogi assigned all lease hold rights in the said Nazul Plot No. 169 with all rights therein in favour of M/S HAPPY SPACES by Deed of Assignment of Leasehold Rights dt. 05.04.2017 Registered with Sub Registrar Nagpur -6 at Book No.1 at Sr. No. 1145 dt. 05.04.2017.

11. That, the owners have got the building plan of the proposed building to be known as "HAPPY RISE" (after demolition of old exising building) and to be constructed on the said Nazul Plot No. 169 from Assistant Director Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No.35 / BP / Ambazari / TP / NMC /97 dt. 06.06.2017.

12. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

13. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the project known as HAPPY RISE and the same is now owned by partnership concern M/s HAPPY SPACES as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

31/07/2017

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-WARDHAMAN NAGAR, NAGPUR