

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

Ashwin R. Patil
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/S. NANI'S BUILDCON PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956, having its Office at J-13, WHC Road, Laxmi Nagar, Nagpur, acting through its authorized Director **SHRI YASHWANT S/o AJABRAO KHODKE**, Resident of Plot No. 7, Vikas Nagar, Nagpur, Pin Code No. 440015, Tahsil and District - Nagpur. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 2 in Civil Station Expansion Scheme, containing by admeasurements 704.856 Sq. Mtrs. (i.e. 7587.00 Sq. Ft.) of Mouza - AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT PERIDOT", bearing Corporation House Nos. 311/B/2/1 & 311/B/2/1/A, City Survey No. 1949 and Sheet No. 88/71 of Mouza - AMBAZARI, situated at Abhyankar Nagar Extension, Bajaj Nagar, 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 THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 2, situated in Civil Station Expansion Scheme, containing by admeasurement 704.856 Sq. Mtrs. (i.e. 7587.00 Sq. Ft.) of Mouza - AMBAZARI, including all easementary rights appurtenant and belonging thereto, bearing Municipal Corporation House Nos. 311/B/2/1 & 311/B/2/1/A, City Survey No. 1949 and Sheet No. 88/71 of Mouza - AMBAZARI, situated at Abhyankar Nagar Extension, Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 74 in Tahsil and District - NAGPUR, Originally belonged to (1) Shri. Gurumukhsingh Ramsingh Kohali, (2) Shri. Arvindersingh Gurumukhsingh Kohali and (3) Shri. Narindersingh Gurumukhsingh Kohali, having acquired the same by them jointly from the Nagpur Improvement Trust, Nagpur, on Leasehold Rights, for a term/period commencing from 15/10/1963 and ending on 31/03/1994, by an Indenture of Lease Dated 31.03.1979.

(2) THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust acting through its Executive Officer, later on, extended the same for a further term commencing from 01/04/1994 and ending on 31/03/2024 by executing a Renewed Indenture of Lease on 27/08/1996 regarding the aforesaid Nagpur Improvement Trust Leasehold Plot No. 2 in favour of (1) Shri. Gurumukhsingh

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Ramsingh Kohli, (2) Shri. Arvindersingh Gurumukhsingh Kohli and (3) Shri. Narindersingh Gurumukhsingh Kohli jointly and the said Renewed Indenture of Lease is duly Registered in the office of the Sub-Registrar, Nagpur-8, in Addl. Book No. A1, Volume No. 602 on Pages 151 to 154 at Registered Serial No. 2199 on 30.08.1996.

(3) THAT, the aforesaid Shri Gurumukhsingh Ramsingh Kohli and others lateron constructed a Residential House the then standing on the said Plot of land bearing Corporation House Nos. 311/B/2/1 & 311/B/2/1/A, City Survey No. 1949 and Sheet No. 88/71 of Mouza - AMBAZARI in accordance with the duly sanctioned plan sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur.

(4) THAT, the aforesaid Shri. Gurumukhsingh Ramsingh Kohli left for heavenly abode on 19/12/2003. That prior to his demise Shri. Gurumukhsingh Ramsingh Kohli, had on 17/3/1996, executed a 'Will' and thereby he bequeathing his portion in the aforesaid Plot of land and house constructed on the land of Plot No. 2, to (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli and his wife Mrs. Gobind Kaur Gurumukhsingh Kohli. That consequent to the demise of said Shri. Gurumukhsingh Ramsingh Kohli, his 'Will' dated 17/3/1996, became operative as a result of which by way of testamentary succession the aforesaid (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli and their mother Smt. Gobindkaur Wd/o Late Shri Gurumukhsingh Kohli became the Joint/Co-owners of the said entire property bearing Nagpur Improvement Trust leasehold Plot No.2 and the houses the then constructed thereupon, in terms of the bequests made in the 'Will'. That during the course of time the aforesaid Smt. Gobindkaur Wd/o Late Shri. Gurumukhsingh Kohli also passed away on 22/12/2004, prior to which she had executed a 'Will', on 17/1/2004 and thereby she bequeathing her share and interest in the aforesaid property as received by her, under the 'Will', from her husband, in favour of her aforesaid 2 sons namely (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli jointly. Thus the said (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli became the Joint/Co-Owners of the aforesaid entire property bearing Nagpur Improvement Trust Leasehold Plot No. 2 Togetherwith the then existing Residential House standing thereon with heritable and transferable rights therein and the same was mutated in their joint names in all relevant records.

(5) THAT, the aforesaid Late Shri. Gurumukhsingh Ramsingh Kohli and Smt. Gobindkaur Shri. Gurumukhsingh Kohli, apart from the aforesaid (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli, also had three daughters, namely (1) Late Smt. Devinderjit Kaur Wd/o late Ragbir Singh Sawhney (2) Smt. Manjit Kaur Rajinder Singh Sabarwal and (3) Smt. Kirandeep Kaur Wd/o late Phuljeet Singh Kohli. The legal heirs at (1) & (3) and the

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legal heirs of (1) above have sworn affidavits wherein they have admitted and accepted the aforesaid 'Wills', of Late Shri. Gurumukhsingh Ramsingh Kohli and Late Smt. Gobind Kaur Wd/o Late Shri Gurumukhsingh Kohli and thus have admitted and accepted the absolute ownership of (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli over the said entire property comprising Nagpur Improvement Trust Leasehold Plot No. 2 and the house the then standing thereupon.

(6) THAT, after due discussions and negotiations, the aforesaid (1) Shri. Arvindersingh Gurumukhsingh Kohli and (2) Shri. Narindersingh Gurumukhsingh Kohli, lateron jointly transferred the said entire property comprising Nagpur Improvement Trust Leasehold Plot No. 2 Togetherwith the then existing Residential House standing thereon bearing Corporation House Nos. 311/B/2/1 & 311/B/2/1/A, City Survey No. 1949 and Sheet No. 88/71 of Mouza - AMBAZARI, situated at Abhyankar Nagar Extension, Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 74 in Tahsil and District - NAGPUR by way of sale to M/s. Nani's Buildcon Private Limited, by a Sale Deed Dated 29-10-2015, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5406 on even date.

(7) THAT, M/s. Nani's Buildcon Private Limited lateron decided to develop the said Plot No. 2 into a Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(8) THAT, M/s. Nani's Buildcon Private Limited accordingly prepared a building plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 2 and to be known and styled as "VEDANT PERIDOT" and the same is duly sanctioned and approved by the Sub Divisional Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 25/BP/AMBAZARI/TP/NMC/141 Dated 13-06-2016.

(9) THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 26.07.2016, which is duly registered in the office Sub-Registrar Nagpur-4 in Book No.1 at Sr. No. 4022/2016 on 26.07.2016.

(10) That lateron M/s. Nani's Buildcon Private Limited availed finance from PNB Housing Finance Ltd., Nagpur, as a result therefore the said Property is presently mortgaged with PNB Housing Finance Ltd., Nagpur.

(11) 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 Presently mortgaged with PNB Housing

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Finance Ltd., Nagpur and it is observed that there are no other charges other than PNB Housing Finance Ltd., Nagpur and the title of the present owner M/s. Nani's Buildcon Private Limited is marketable.

(12) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 2 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. Nani's Buildcon Private Limited.

(13) 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 Loan, if any advanced to her/him after obtaining NOC for mortgage from PNB Housing Finance Ltd., Nagpur.

(14) 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. MH004186528201617E Dated 12.09.2016 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 2 in Civil Station Expansion Scheme, containing by admeasurements 704.856 Sq. Mtrs. (i.e. 7587.00 Sq. Ft.) of Mouza – AMBAZARI, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT PERIDOT", bearing Corporation House Nos. 311/B/2/1 & 311/B/2/1/A, City Survey No. 1949 and Sheet No. 88/71 of Mouza – AMBAZARI, situated at Abhyankar Nagar Extension, Bajaj Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	ROAD.
ON THE WEST	-	PLOT NO. 1.
ON THE NORTH	-	ROAD.
ON THE SOUTH	-	ROAD.

Nagpur.

Dated : 12.09.2016


Ashwin Patil
Advocate

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