KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. 267, Reshimbag, NGP. ,Court : 214, II Floor, Nyaya Mandir, NGP.

ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN :-

DESCRIPTION OF PROPERTY

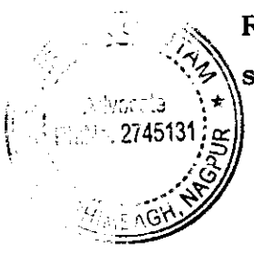
1) That having been engaged for the purpose of search and verification of title in respect of the property described below, I the undersigned Advocate , Nagpur , do hereby submit my report of search and opinion about the title in respect of the same as under:-

DESCRIPTION OF PROPERTY

All that piece and parcel of land bearing **Amalgamated Plot Nos. 1, 2, 3, 4, 5, 6, 7 & 8**, admeasuring **1045.411 Sq. Mtrs.** of Khasara No. 73/1K, of Mouza – Manewada, P.S.K. 39 Sheet No. 484/57, City Survey No. 5997, Ward No. 14,Corporation House Nos. 6636/C/2, 6636/C/3+4,6636/C/5, 6636/C/6, 6636/C/7+8, in the layout of Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and bounded as under :

On the East By	---	Public Utility Land (Garden)
On the West By	---	Open Space
On the North By	---	Open Land Of Vayusena Society
On the South By	---	Road

2) I have taken the search of records of Registrar office for last 13 years, i.e. from 2006 to 2018 vide Challan MTR No. MH008942958201718E dated 02/01/2018 in the Office of Sub-Registrar No. 4, Nagpur and have inspected the relevant records of the said property.



3) That, M/S SHRI SHIV SAI DEVELOPERS is the owner of all that piece and parcel of land bearing Amalgamated Plot Nos. 1, 2, 3, 4, 5, 6, 7 & 8 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by admeasurement 1045.411 Sq. Mtrs. being a portion of the entire land bearing Khasara No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR.

3 A) That, all that piece and parcel of land bearing Plot No. 1 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by admeasurement 156.07 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, belongs to M/s. Shri. Shiv Sai Developers through its Partners Shri. Uttam Gangaramji Thakre, Mrs. Lalita Pradiprao Raut and Mrs. Aditi Anil Deshmukh, the Owner named hereinabove, having purchased the same by it from Shri Harihar Amrutrao Chate, by a Sale Deed Dated 12-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 1513 on 13-03-2008; AND

3 B) That, all that piece and parcel of land bearing Plot No. 2 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by admeasurement 159.75 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, belongs to M/s. Shri. Shiv Sai Developers through its Partners Shri. Uttam Gangaramji Thakre, Mrs. Lalita Pradiprao Raut

and Mrs. Aditi Anil Deshmukh, the Owner named hereinabove, having purchased the same by it from Shri Harihar Amrutrao Chate, by a Sale Deed Dated 12-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 1511 on 13-03-2008; AND

3 C) That, all that piece and parcel of land bearing Plot Nos. 3 & 4 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by total admeasurement 407.25 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, belongs to M/s. Shri. Shiv Sai Developers through its Partners Shri. Uttam Gangaramji Thakre, Mrs. Lalita Pradiprao Raut and Mrs. Aditi Anil Deshmukh, the Owner named hereinabove, having purchased the same by it from Smt. Pooja Pramod Chate and 2 others, by a Sale Deed Dated 15-04-2011, which is duly registered at the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 2105 on 19-04-2011; AND

3 D) That, all that piece and parcel of land bearing Plot No. 5 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by admeasurement 146.25 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, belongs to M/s. Shri. Shiv Sai Developers through its Partners Shri. Uttam Gangaramji Thakre, Mrs. Lalita Pradiprao Raut and Mrs. Aditi Anil Deshmukh, the Owner named hereinabove, having purchased the same by it from Shri Harihar Amrutrao Chate, by a Sale Deed Dated 12-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 1514 on 13-03-2008; AND

3 E) That, all that piece and parcel of land bearing Plot No. 6 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by admeasurement 135.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, belongs to M/s. Shri. Shiv Sai Developers through its Partners Shri. Uttam Gangaramji Thakre, Mrs. Lalita Pradiprao Raut and Mrs. Aditi Anil Deshmukh the Owner named hereinabove, having purchased the same by it from Shri. Harihar Amrutrao Chate, by a Sale Deed Dated 12-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 1512 on 13-03-2008; AND

3 F) That, all that piece and parcel of land bearing Plot Nos. 7 & 8 out of the layout of Sadguru Saran Sewa Samiti, Nagpur containing by total admeasurement 270.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 73/1K of MOUZA – MANEWADA, P.S.K. 39 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 597 and Sheet No. 484/57, situated at Sadguru Saran Sewa Samiti's Layout, Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, belongs to M/s. Shri. Shiv Sai Developers through its Partners Shri. Uttam Gangaramji Thakre, Mrs. Lalita Pradiprao Raut and Mrs. Aditi Anil Deshmukh, the Owner named hereinabove, having purchased the same by it from Mrs. Kundatai Harihar Chate, by a Sale Deed Dated 12-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 1882 on 02-04-2008; AND

4) That, the said Owner lateron applied to the Nagpur Improvement Trust for Amalgamation of the said Plot Nos. 1,2,3,4,5,6,7 & 8 into single Plot. Considering its request the Nagpur Improvement Trust, Nagpur has amalgamated the said Plot Nos. 1,2,3,4,5,6,7&8 vide its Case No. 2305 Dated 18-07-2017. As per the said Letter of Amalgamation the area of the said Amalgamation Plot No. 1,2,3,4,5,6,7& 8 is shown and declared as 1045.411 Sq. Mtrs. AND

5) That, the Owner entered into an Agreement Of Development with **SHRI GAJANAN BUILDERS & DEVELOPERS**, in respect of the said Property on **07/10/2017** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 4 having Registration No. **5269 - 2017.**

6) That, the Owner also executed Power of Attorney in favour of **SHRI GAJANAN BUILDERS & DEVELOPERS** in respect of the said Property on **07/10/2017** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 4 having Registration No. **5270 - 2017.**

7) That, the Owner has to construct a multi-storied building consisting of various self contained apartments therein over the said plot of land through **SHRI GAJANAN BUILDERS & DEVELOPERS.**

8) That, the Property has been submitted to the Provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a **DEED OF DECLARATION** under section 2 in the form-A in the said Act and same is registered in the office of the Joint Sub-Registrar Nagpur No. 4 at document Registration No. **6** On **01/01/2018**. AND

9) That, the said Land is earmarked for the purpose of building a residential project, comprising a multistoried apartment building and the said project shall be known as **"SHREE GAJANAN VIHAR".**

10) That, the Owner & SHRI GAJANAN BUILDERS & DEVELOPERS is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner regarding the said land on which Project is to be constructed have been completed;

11) That, the SHRI GAJANAN BUILDERS & DEVELOPERS does state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Owner has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority; AND

12) That, the proposed building is known and styled as **"SHREE GAJANAN VIHAR"** to be constructed as per the sanctioned building plan vide building permit No. **BE(SOUTH)/Case No. AB-120170915100/Tracking No. 201709168/265** Dt. **14/12/2017**, issued by the Nagpur Improvement Trust, Nagpur;

13) That, from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice. From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely.

14) On the basis of searches made by me, I certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.

15) That the Owner have also made an affidavit, I am satisfied that the property is heritable and transferable, subject to the terms and conditions mentioned therein.

16) All necessary parties have been joined in the documents and the documents have desired effect, facts and events material to title have been satisfactorily proved.

17) I have also confirmed from the Office of Sub Registrar, Nagpur In result, I have to state that I have made necessary searches at the concerned Sub- Registrar office upto this date and as a result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of purchaser is clear and marketable.

Hence this encumbrance certificate is issued subject to terms and conditions mentioned in the documents regarding this property.

NOTE: That I the undersigned advocate have given this encumbrance certificate to my client SHRI GAJANAN BUILDERS & DEVELOPERS on the basis of the documents provided by said my client

NAGPUR.

Dtd. - 04/01/2018

(ADV. K. S. GAUTAM)

Adv cate
2745131


KISH



