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Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **TARANGAN INFRAVENTURES PRIVATE LIMITED**, having it's Registrar Office Pioneer House, 263, West High Court Road, Bajaj, Nagar, Nagpur acting through it's Directors **(1) SHRI. ANIL NAIR, (2) SHRI. PRASHANT WASADE AND (3) SHRI. SITARAMAN IYER**. I have investigated the title relating to ALL THAT Piece and Parcel of Non Agricultural land bearing R-6 admeasuring 6133.62 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 295, 294/2 and 138 containing by total admeasurement 2.87 hectares (i.e. 30146.172 Sq. Mtrs. as per City Survey Records), of Mouza – CHINCHBHUVAN, P.S.K. 43, TOGETHERWITH the Multistoried Buildings proposed to be constructed thereon and to be collectively known and styled as **"PIONEER TAMARIND COURT PLOT NO R-6"**, bearing City Survey No. 505 and Sheet No. 781/88, situated at Chinchbhuvan, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and my findings are as under :

(1) THAT, ALL THOSE Pieces and parcel of Agricultural lands bearing Kh. Nos. 294/2, 295 and 138 of Mouza – CHINCHBHUVAN, P.S.K. 43, having an area of 0.16 Hectare, 1.20 Hectares and 1.51 Hectares respectively, thus totaling 2.87 Hectares, Rental Rs. 1.00, Rs. 2,.00 and Rs. 4.50 respectively, all held in Bhogwatdar Class-1 Rights, all situated at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri Benilal Sadashiv Ghate, being his separate property.

(2) THAT, the said Shri Benilal Sadashiv Ghate left for his heavenly abode and consequent upon his demise his aforesaid property devolved upon his 6 sons namely (i) Shri Ashok Benilal Ghate, (ii) Shri Shamlal Benilal Ghate, (iii) Shri Anant Benilal Ghate, (iv) Shri Bramhanand Benilal Ghate, (v) Shri Kedarnath Benilal Ghate, (vi) Shri Bholanath Benilal Ghate and Two married daughters namely (i) Smt. Sarla Munnalal Bilse and (ii) Smt. Sharda Shamlalji Nigote by way of intestate succession, being the only legal heirs of the deceased.

(3) THAT, the aforesaid Shri Shamlal Benilal Ghate left for his heavenly abode and consequent upon his demise his share in the aforesaid property devolved upon his Widow Smt. Sindhu Shamlal Benilal Ghate and only son Shri Sagar Shamlal Benilal Ghate jointly by way of intestate succession, being the only legal heirs of the deceased.

(4) THAT, the aforesaid Shri Bramhanand Benilal Ghate left for his heavenly abode and consequent upon his demise his share in the aforesaid property devolved upon his Widow Smt. Ushabai Bramhanand Ghate, 3 sons namely (i) Shri Sanjay Bramhanand Ghate, (ii) Shri Uday Bramhanand Ghate, (iii) Shri Sudhir Bramhanand Ghate and two married daughters namely (i) Smt. Lata Kishor Nasre and (ii) Smt. Alka Subhash Yadav by way of intestate succession, being the only legal heirs of the deceased.

(5) THAT, the aforesaid Shri Kedarnath Benilal Ghate left for his heavenly abode and consequent upon his demise his share in the aforesaid property devolved upon his Three sons namely (i) Shri Kamal Kedarnath Ghate, (ii) Shri Shilendra Kedarnath Ghate and (iii) Shri Shiva Kedarnath Ghate and Two married daughters namely (i) Smt. Jyoti Omprakash

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Yadav and (ii) Smt. Arti Anand Yadav jointly by way of intestate succession, being the only legal heirs of the deceased.

(6) THAT, the aforesaid Shri Bholanath Benilal Ghate left for his heavenly abode and consequent upon his demise his share in the aforesaid property devolved upon his Widow Smt. Laxmibai Bholanath Ghate, Two sons namely (i) Shri Sanjiv Bholanath Ghate and (ii) Shri Pradip Bholanath Ghate and only married daughter Smt. Sangita Vijay Yadav jointly by way of intestate succession, being the only legal heirs of the deceased.

(7) THAT, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the aforesaid the then Owners had filed a Statement/Return Under Section 6(1) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur on 15-09-1976 and on completion of his enquiry in respect of the said Case, the said Authority vide its Order passed in ULC Case Nos. 3036/76, 148/83, 146/83, 147/83, 151/83 and 150/83 Dated 21-11-1992 declared 6000 Sq. Mtrs. of land as Retainable land and the remaining land as Surplus Vacant Land within the meaning of the said Act.

(8) THAT, for the purpose of development of the aforesaid land and for disposal of land admeasuring 1.27 hectares, the aforesaid Owners entrusted Shri Sudhir Shankarrao Kunnawar as Developer and Power of Attorney Holder by a General Power of Attorney Dated 07-02-2005, which is Registered at the Office of the Sub Registrar, Nagpur No. 4 in Book No. 4 at Sr. No. 308 on 07-02-2005. Subsequently the said land owners through their Constituted Attorney applied to the Competent Authority, ULC Nagpur for review of Order passed u/s 8 (4) and the Competent Authority on completion of his enquiry u/s 34 of ULC Act passed an Order on 28-06-2005 and thereby allowed 12000 Sq. Mtrs. as Retainable land; 30 Sq. Mtrs. as land under construction, 3098.04 Sq. Mtrs. land as affected for 15 Mtrs. wide D.P. Road, 6258.13 Sq. Mtrs. as affected for 18 Mtrs. wide D.P. Road and 7313.83 Sq. Mtrs. land out of the aforesaid Kh. Nos. 294/2, 295 and 138 of Mouza – CHINCHBHUVAN as a surplus vacant land within the meaning of the said Act.

(9) THAT, the aforesaid Owners lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurements 7313.83 Sq. Mtrs. under Talegaon Dabhade Scheme.

(10) THAT, considering the application of the said Owners, the Government of Maharashtra through Competent Authority, (U.L.C.), Nagpur vide his Order Dated 22-7-2005 passed in Case No. ATP/ULC/TD(534)/Chinchbhuwan/2005/1040 exempted the said surplus vacant land Under Section 20(1)(a) of the said Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and construction of Tenements thereon in accordance with the Special Dispensation issued by the Government Resolution, Housing and Special Assistance Department, Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977)D-III Dated 15-1-1992 upon the several terms and conditions contained therein.

(11) THAT, the aforesaid entire land bearing Kh. Nos. 294/2, 295 and 138 of Mouza – CHINCHBHUVAN is converted for Non Agricultural (Residential) Use by the Additional Collector, Nagpur vide his Order Dated 02-01-2006 passed in Revenue Case No. 77/NAP-34/2005-2006.

(12) THAT, the said Owners have prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is Provisionally approved for Demarcation by The Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide its Letter No. 2354 Dated 07-11-2006 which is lateron revised by The Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide its Letter No. मनपाना/नरवि/03/अंतिम मंजुरी Dated 01.06.2015. The said land is thereafter accordingly demarcated in terms of measurement dated 22-01-2010 by the City Survey Authority.

(13) THAT, the aforesaid Shri Sudhir Bramhanand Ghate left for his heavenly abode and consequent upon his demise his share in the aforesaid property devolved upon his Widow

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Smt. Pratibha Sudhir Ghate and daughter Ku. Sakshi Sudhir Ghate by way of intestate succession, being the only legal heirs of the deceased.

(14) THAT, the aforesaid Shri pradip Bholanath Ghate left for his heavenly abode and consequent upon his demise his share in the aforesaid property devolved upon his Widow Smt. Pragati Pradip Ghate, only son Shri Pavan Pradip Ghate and only daughter Ku. Priyanka Pradip Ghate jointly by way of intestate succession, being the only legal heirs of the deceased.

(15) THAT, the aforesaid (i) Shri Ashok Benilal Ghate, (ii) Shri Anant Benilal Ghate, (iii) Smt. Sarla Munnalal Bilse, (iv) Smt. Sharda Shyamlal Nighot, (v) Smt. Laxmibai Bholanath Ghate, (vi) Shri Sanjiv Bholanath Ghate, (vii) Smt. Sangita Vijay Yadav, (viii) Shri Kamal Kedarnath Ghate, (ix) Shri Shiv Kedarnath Ghate,) Shri Shailendra Kedarnath Ghate, (xi) Smt. Arti Anand Yadav, (xii) Smt. Jyoti Omprakiash Yadav, (xiii) Smt. Sindhu Shyam Ghate, (xiv) Shri Sagar Shyam Ghate, (xv) Smt. Ushabai Brahmanand Ghate, (xvi) Shri Sanjay Brahmanand Ghate, (xvii) Shri Udaya Brahmanand Ghate, (xviii) Smt. Lata Kishor Nasare, (xix) Smt. Alka Subhash Yadav lateron jointly transferred All That Pieces and Parcel of land out of the said layout containing by admeasurement 17246.093 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 294/2, 295 and 138 of Mouza – CHINCHBHUVAN, P.S.K. 43, bearing City Survey No. 505 and Sheet No. 781/88 of Mouza – Chinchbhuvan, situated at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to Tarangan Infraventure Private Limited, by a Sale Deed Dated 16-09-2011, which is duly registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 5548 on 22-9-2011. The said Sale Deed is also signed by (i) Shri Sunil Shatrugna Mishra, (ii) S.S. Shriya Developers and Construction Private Limited as Consenters being former Agreement holders.

(16) THAT, the aforesaid (i) Smt. Pragati pradip Ghate, (ii) Shri Pavan pradip Ghate, (iii) Ku. Priyanka Pradip Ghate lateron jointly transferred All That Pieces and Parcel of land out of the said layout containing by admeasurement 798.301 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 294/2, 295 and 138 of Mouza – Chinchbhuvan, P.S.K. 43, bearing City Survey No. 505 and Sheet No. 781/88 of Mouza – Chainchbhuvan, situated at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – Nagpur by way of sale to Tarangan Infraventure Private Limited by a Sale Deed Dated 16-09-2011, which is duly registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 6059 on 12-10-2011. The said Sale Deed is also signed by (i) Shri Sunil Shatrugna Mishra, (ii) S.S. Shriya Developers and Construction Private Limited as Consenters being former Agreement holders. As a result therefore the said M/s. Tarangan Infraventure Private Limited has now become the Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records.

(17) THAT, the aforesaid (i) Smt. Ushabai Brahmanand Ghate, (ii) Shri Sanjay Brahmanand Ghate, (iii) Sau. Lata Kishor Nasre, (iv) Sau. Alka Subhash Yadav, (v) Smt. Pratibha Sudhir Ghate, (vi) Ku. Sakshi Sudhir Ghate, ((vii) Smt. Shamlata Uday Ghate, (viii) Rohit Uday Ghate, (ix) Ku. Naina Uday Ghate and (x) Ku. Neha Uday Ghate lateron jointly transferred All That Pieces and Parcel of land out of the said layout containing by admeasurement 1114.83 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 294/2, 295 and 138 of Mouza – Chinchbhuvan, P.S.K. 43, bearing City Survey No. 505 and Sheet No. 781/88 of Mouza – Chainchbhuvan, situated at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – Nagpur by way of sale to Tarangan Infraventure Private Limited by a Sale Deed Dated 29-05-2015, which is duly registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3554 on 29-05-2015. As a result therefore the said M/s. Tarangan Infraventure Private Limited has now become the Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records.

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CHALLAN
MTR Form Number-6

GRN	MH006446462201819E	BARCODE		Date	24/09/2018-18:08:50	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	Ashwin Rohidas Patil
Location	NAGPUR		
Year	2018-2019 One Time	**Flat/Block No.**	54
		Premises/Building	
		Road/Street	Sawarkar nagar
		Area/Locality	nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

Plot No. R 06 City Survey No 505 Kh Nos. 295 294/2 MOUZA CHINCHBHUVAN

Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018092478963	IK00TOBFB2
Cheque/DD No.		Bank Date	RBI Date	24/09/2018-18:09:20	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

(18) THAT, M/s. Tarangan Infraventure Private Limited have now decided to develop Plot No. R-6 into a RESIDENTIAL ESTATE by constructing two Multistoreyed Buildings thereon, each building consisting of various self contained separate Apartments therein.

(19) THAT M/s. Tarangan Infraventure Private Limited prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. R-6 to be known and styled as **"PIONEER TAMARIND COURT PLOT NO R-6"** and the same is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation Nagpur, vide its Building Permit No. 162/BP/CHICHBHUVAN/TP/NMC/91 Dated 31.03.2016 for Plot No. R-6.

(20) That lateron Tarangan Infraventure Private Limited availed Project Finance from ICICI Bank, Mumbai, as a result therefore the said Property is presently mortgage with ICICI Bank, Mumbai and Mortgaged Deed executing made between ICICI Bank, Mumbai and Tarangan Infraventure Private Limited on 19.03.2016, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 at Registered Serial No. 1583/2016 on 19.03.2016.

(21) 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 ICICI Bank, Mumbai and it is observed that there are no other charges other than ICICI Bank, Mumbai and the title of the present owner Tarangan Infraventure Private Limited shall be marketable only after obtaining No Objection Certificate from ICICI Bank, Mumbai.

(22) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. R-6 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 Tarangan Infraventure Private Limited.

(23) 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 ICICI Bank, Mumbai.

(24) 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. MH006446462201819E Dated 24.09.2018 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Non Agricultural land bearing R-6 admeasuring 6133.62 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 295, 294/2 and 138 containing by total admeasurement 2.87 hectares (i.e. 30146.172 Sq. Mtrs. as per City Survey Records), of Mouza – CHINCHBHUVAN, P.S.K. 43, TOGETHERWITH the Multistoried Buildings proposed to be constructed thereon and to be collectively known and styled as **"PIONEER TAMARIND COURT PLOT NO R-6"**, bearing City Survey No. 505 and Sheet No. 781/88, situated at Chinchbhuvan, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

PLOT NO. R-6 BOUNDED AS :-

ON EAST	-	18.00 MTRS. D.P. ROAD
ON WEST	-	MIHAN KHASRA BOUNDARY
ON NORTH	-	PLOT NO. R-3, R-4 AND R-5
ON SOUTH	-	15.00 MTRS. WIDE D.P. ROAD

Nagpur.

Dated : 24.09.2018

Ashwin Patil

Advocate

ASHWIN R. PATIL

Advocate

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