Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **M/S. NAKSHATRA INFRAVENTURE,** a Partnership Firm, having its Office at Flat No. 103, K. B. Tower, Vikas Society, Manish, Nagar, Nagpur, (Income Tax P.A.N. – AAIFN1968L) acting through its Partner **MISS. SHIWANI D/o VIJAY RAUT**, Aged 26 Years, Occupation – Business, Resident of Plot No. 69, Chatrapati Nagar, Wardha Road, 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. 2(A) (B)** out of the sanctioned layout, containing by total admeasurements **1845.9120 Sq. Mtrs. (i.e. 19869.396 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 107/3-7 and 107/4 of Mouza – JAITALA, Patwari Halka No. 44A, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 989/2(A) (B), City Survey Nos. 628 and 629 and Sheet No. 593/40/II and 594/41/II of Mouza JAITALA, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District NAGPUR and my findings are as under :

ALL THAT Piece and Parcel of land bearing **Plot No. 2(A) (B)** out of the sanctioned layout, containing by total admeasurements **1845.9120 Sq. Mtrs. (i.e. 19869.396 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 107/3-7 and 107/4 of Mouza – JAITALA, Patwari Halka No. 44A, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 989/2(A) (B), City Survey Nos. 628 and 629 and Sheet No. 593/40/II and 594/41/II of Mouza JAITALA, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District NAGPUR, which is fully described as follows :-

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/3-7 having an area of 0.93 Hectare R., Rental Rs. 2.97 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR, Originally belonged to (1) Shri. Asaram Narayan Raut, (2) Shri. Krushna Narayan Raut, (3) Shri. Maroti Narayan Raut, (4) Mrs. Rekha Ramkrushna Pangul, (5) Smt. Manjulabai Narayan Raut, being their ancestral property.

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THAT the aforesaid Shri. Asaram Narayan Raut left for heavenly abode on 22.12.2012 and consequent upon his death/demise his share in the aforesaid property comprising Khasra No. 107/3-7 devolved upon his Widow Smt. Sindhutai Asaram Raut, Only Son namely Samir Asaram Raut and married Daughters namely (1) Ku. Priyanka Asaram Raut, (2) Ku. Darshana Asaram Raut, by way intestate succession being the legal heirs of the deceased.

THAT (4) Mrs. Rekha Ramkrushna Pangul, (5) Smt. Manjulabai Narayan Raut lateron relinquished their share in the aforesaid property comprising Khasra No. 107/3-7 in favour of Shri. Maroti Narayan Raut, by a Relinquishment/Release Deed Dated 04.01.2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-5 in Book No. 1 at Registered Serial No. 389/2013 on 19.01.2013.

THAT (1-A) Smt. Sindhutai Asaram Raut, (1-B) Ku. Priyanka Asaram Raut, (1-C) Ku. Darshana Asaram Raut (1-D) Samir Asaram Raut, (2) Shri. Krushna Narayan Raut, (3) Shri. Maroti Narayan Raut lateron jointly transferred/sold their property comprising Khasra No. 107/3-7 having an area of 0.93 Hectare R., Rental Rs. 2.97 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR by way of sale to (1) Shri. Prafull Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe, by a Sale Deed Dated 28.02.2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-8 in Book No. 1 at Registered Serial No. 305/2013 on 28.02.2013.

THAT in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/4 having an area of 0.78 Hectare R., Rental Rs. 2.72 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR, Originally belonged to (1) Shri. Dinesh Ishwarrao Gudadhe, (2) Shri. Jayant Ishwarrao Gudadhe, being their ancestral property.

THAT (1) Shri. Dinesh Ishwarrao Gudadhe, (2) Shri. Jayant Ishwarrao Gudadhe lateron jointly transferred/sold their property comprising Khasra No. 107/4 having an area of 0.78 Hectare R., Rental Rs. 2.72 held in Occupancy Class Rights 1 of Mouza – JAITALA, in Tahsil and District NAGPUR by way of sale to (1) Shri. Prafull Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe, by a Sale Deed Dated 20.11.2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Registered Serial No. 8101/2013 on 20.11.2013. As a result therefore (1) Shri. Prafull Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe, became the Joint Owners of the aforesaid property comprising Khasra No. 107/3-7 and 107/4 with heritable and transferable rights therein; AND

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THAT the aforesaid Shri. Prafull Vinodrao Gudadhe and Others lateron applied for conversion of the Khasra Nos. 107/3-7 and 107/4 for Non-Agricultural use. Considering his request the Collector, Nagpur lateron vide its Order Dated 15.04.2015 passed in Revenue Case No. 305/N.A.P.-34/2014-2015 converted the said Kh. No. 23/1 for Residential use.

THAT the aforesaid Shri. Prafull Vinodrao Gudadhe and Others lateron prepared a layout of the said Khasra Nos. 107/3-7 and 107/4 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 as per Layout Development Agreement of Khasra Nos. 107/3-7 and 107/4 of Mouza – JAITALA Dated 17.04.2015 made between Shri. Prafull Vinodrao Gudadhe and Others with The Nagpur Improvement Trust, Nagpur represented by it's Assistant Director Town Planning, Nagpur Improvement Trust and also issued layout sanctioned Letter of Terms and Conditions vide its Letter No. ADTP/Pl./1981 Dated 17.04.2015.

THAT, (1) Shri. Prafull Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe lateron jointly transferred the aforesaid ALL THAT Piece and Parcel of land bearing **Plot No. 2(A) (B)** out of the sanctioned layout, containing by total admeasurements **1845.9120 Sq. Mtrs. (i.e. 19869.396 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 107/3-7 and 107/4 of Mouza – JAITALA, Patwari Halka No. 44A, including all easementary rights appurtenant and belonging thereto, bearing City Survey Nos. 628 and 629 and Sheet No. 593/40/II and 594/41/II of Mouza JAITALA, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District NAGPUR by way of sale to M/s. Nakshatra Infraventure, by a Sale Deed Dated 10.04.2017, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1839/2017 on even date.

(1) THAT M/s. Nakshatra Infraventure, latreon decided to develop the aforesaid **Plot No. 2(A) (B)** into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(2) THAT accordingly M/s. Nakshatra Infraventure has prepared a plan of a Multistoried building then proposed to be constructed on the said Plot No. 2(A) (B) and to be known and styled as "NAKSHTRA HEIGHT" and the same is duly sanctioned by which is duly sanctioned and approved by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. AB-12017121454/Tracking No. 2017121524/1262/1364 Dated 22.03.2018.

(3) THAT the aforesaid property comprising Plot No. 2(A) (B) has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a

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Deed of Declaration Dated 27.03.218 Under Section 2 thereof, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 1828/2018 on 27.03.2018.

(4) 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 is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Nakshetra Infraventure thereof holds good, valid and marketable title thereto.

(5) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said **Plot No. 2(A) (B)** together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "NAKSHTRA HEIGHT" 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. Nakshatra Infraventure.

(6) 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.

(7) I have taken the search from Records of Registrar's office for last 13 years by paying the necessary search fee Vide Challan Dated 27.03.2018 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Plot No. 2(A) (B)** out of the sanctioned layout, containing by total admeasurements **1845.9120 Sq. Mtrs. (i.e. 19869.396 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 107/3-7 and 107/4 of Mouza – JAITALA, Patwari Halka No. 44A, including all easementary rights appurtenant and belonging thereto, bearing City Survey Nos. 628 and 629 and Sheet No. 593/40/II and 594/41/II of Mouza JAITALA, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 3, 4 and 5
ON THE WEST	-	15 MTRS. WIDE EXISTING PANDHAN ROAD.
ON THE NORTH	-	PLOT NO. 1.
ON THE SOUTH	-	9 MTRS. WIDE ROAD

Nagpur.
Dated : 27.03.2018

Ashwin Patil
Advocate
ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN

MTR Form Number-6

GRN MH012530560201718E	BARCODE	Date 27/03/2018-18:04:04	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 Patil
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No. Premises/Building	54
Account Head Details	Amount In Rs.	Road/Street	Sawarkar Nagar
0030072201 SEARCH FEE	375.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 6
		Remarks (If Any)	Search fee Plot No 2 A B of mouza jaitala City Survey Nos. 626
Total	375.00	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.	00040572018032752243	IK00NSIPI7
Cheque/DD No.		Bank Date	RBI Date	27/03/2018-18:04:32	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822936551

सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.