

K. M. KHUMKAR

ADVOCATE

F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.

Phone No. 0712-2533409, Mobile: 9422103894

CLEAR TITLE / NON ENCUMBRANCE CERTIFICATE

From the records placed before me and from the inspection of registration records made available to me by the Sub Registrar Office for the years 2006 to 2018 i.e. for 13 years, I have to state:

1. THAT, M/s. Concept Infrastructures, a Partnership Firm through its Partners (1) Shri Ajinkya S/o Shirish Ramapure, (2) Shri Abhay S/o Manikrao Khambalkar, (3) Shri Sumit S/o Shivaji Dande and (4) Shri Murlidhar S/o Purushottam Amdhare are owners of ALL THAT piece and parcel of land bearing Residential Plot No. 7 admeasuring 1004.28 Sqr. Mtrs. [Dimensions $\frac{1}{2}$ (38.00 + 37.00) x 27.00 = 1012.50 (-) Deduction for Tangent 8.22] in the sanctioned layout bearing Khasra No. 111/1, Mouza: Godhni (Rly), P.H. No. 12, Plot bearing Khasra No. 111/1/7, situated at Godhni Railway, within the limits of Grampanchayat Godhni (Rly) in Tahsil Nagpur (Rural) and District: Nagpur.
2. THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 111 admeasuring 2.11 HR, P.H. No. 12, Mouza: Godhni (Railway), Tahsil: Nagpur (Gramin) and District: Nagpur originally belonged to Shri Vitthal Lahanuji Kolte as per Revenue Records.
3. THAT, said Shri Vitthal Lahanuji Kolte lateron transferred the abovesaid Agricultural Land bearing Khasra No. 111 admeasuring 2.11 HR jointly to (1) Shri Dhanraj S/o Vishram Raut and (2) Shri Digambar S/o Vishram Raut vide Sale Deed dated 22-03-1976 registered with Sub Registrar Nagpur No. 1.
4. THAT, out of abovesaid joint owners Shri Dhanraj Vishram Raut died intestate at Nagpur on 20-01-1995 leaving behind him, his wife Smt. Kamlabai, two Sons namely Shri Ashok and Shri Bhimrao and four married daughters namely (1) Sau. Niranjana Yashwantrao Bhelkar, (2) Sou. Ranjana Ashokrao Shrikhande, (3) Sou. Rekha Shridhar Shrikhande and (4) Sou. Sangita Sunil Nawade @ Ku. Sangita D/o Dhanraj Raut, to succeed to his undivided share and interest in the abovesaid property by way of intestate succession.
5. THAT, out of abovesaid legal heirs of Late Shri Dhanraj Vishram Raut, his wife Smt. Kamlabai and four married daughters namely (1) Sau. Niranjana Yashwantrao Bhelkar, (2) Sou. Ranjana Ashokrao Shrikhande, (3) Sou. Rekha Shridhar Shrikhande and (4) Sou. Sangita Sunil Nawade @ Ku. Sangita D/o Dhanraj Raut jointly relinquished their right, title, undivided share and interest in the abovesaid property in favour of (1) Shri Ashok S/o Dhanraj Raut and (2) Shri Bhimrao S/o Dhanraj Raut vide Relinquishment Deed dated 19-11-2008 registered at Sr. No. 6106/2008 on 19-11-2008 with Sub Registrar Nagpur Gramin No. 10.
6. THAT, by virtue of abovesaid Deed of Relinquishment (1) Shri Ashok S/o Dhanraj Raut and (2) Shri Bhimrao S/o Dhanraj Raut have become joint owners of 50 % undivided share and interest in abovesaid Agricultural land.

Khumkar

7. THAT, out of the abovesaid joint owners Shri Digambar S/o Vishram Raut transferred his 25 % undivided share and interest in the abovesaid Agricultural land and Shri Ashok S/o Dhanraj Raut transferred his entire 25 % undivided share and interest in abovesaid agricultural land bearing Khasra No. 111/1 admeasuring 1.055 HR to M/s. Madhura Developers and Builders through Proprietor Shri Shekhar Gajanan Pusadkar vide Sale Deed dated 07-12-2009 registered at Sr. No. 8371/2009 on 07-12-2009 with Sub Registrar Nagpur Gramin No. 7 and Correction to Sale Deed dated 15-03-2011 registered at Sr. No. 2043/2011 on 15-03-2011 with Sub Registrar Nagpur Gramin No. 7 and the co-owner Shri Bhimrao Dhanraj Raut also consented to this deal as a Consentor.

8. THAT, the Layout Plan consisting of various Plots of different sizes therein bearing Khasra No. 111/1, Mouza: Godhani (Railway), Tahsil: Nagpur (Rural), District: Nagpur is approved by the Assistant Director, Town Planning Department, Nagpur vide his Letter No. Sasanag/3540 dated 07-09-2010.

9. THAT, the abovesaid Agriculture Land admeasuring 1.055 HR / 10550 Sqr. Mtrs. bearing Khasra No. 111/1, Mouza: Godhni (Railway), Tahsil: Nagpur (Rural), District: Nagpur is converted to Non-Agriculture (Residential Use) by the Collector, Nagpur vide his Order No. Prastut/Zilladhikari/Kavi-1790/2010 in Revenue Case No. Ra. Ma. Kra. 93/NAP-34/2010-11 dated 05-10-2010.

10. THAT, the Executive Engineer (North), Nagpur Improvement Trust, Nagpur has released the abovesaid Plot No. 6 vide Release Letter No. E.E.(North)/305 dated 31-01-2017.

11. THAT, the Owners have purchased the abovesaid Plot No. 7 admeasuring 1004.28 Sqr. Mtrs. from M/s. Madhura Developers & Builders, Nagpur vide Sale Deed dated 17-10-2017 registered at Sr. No. 8512/2017 in Book No. 1 on 17-10-2017 with Sub Registrar Nagpur Gramin No. 7.

12. THAT, the link of transaction is established.

13. THAT, the name of Owners is mutated in Revenue Records as per 7/12 Extract and in Grampanchayat Godhni (Railway) Records.

14. THAT, the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has sanctioned Building Plan for construction of Multistory Building on the abovesaid Plot vide Building Permit No. BE (NMRDA)/South/Nagpur(Rural)/Case No. MB-12018010140/2018010119/115 dated 12-04-2018.

15. THAT, the Owners have floated a scheme for construction of Multistory Building on the abovesaid Plot titled "VINAYAK APARTMENTS".

16. THAT, M/s. Concept Infrastructures have not transferred the said Plot by way of Gift, Mortgage, Sale etc. and an Affidavit to that effect has been obtained from them by me.

17. THAT, there are no any pending cases in the Court of Law or with any Statutory Authority in respect of the said plot of land and Affidavit to that effect has been obtained from the owners by me.

18. THAT, it is also hereby certified that the above-mentioned land is not hit by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 as it is outside the limits prescribed by the Authority.

Rhymky

19. THAT, M/s. Concept Infrastructures through its Partners (1) Shri Ajinkya S/o Shirish Ramapure, (2) Shri Abhay S/o Manikrao Khambalkar, (3) Shri Sumit S/o Shivaji Dande and (4) Shri Murlidhar S/o Purushottam Amdhare are Owners of the Plot and are entitle to construct building, book Apartments in the building, receive the consideration and execute the relevant documents of transfer in respect of the abovesaid property.

Thus on inspection of registration records and verification of documents, I, Kruti Manoj Khumkar, Advocate do hereby certify that the title of M/s. Concept Infrastructures to the abovesaid property is clear, marketable and unencumbered.

The receipt of the relevant searches is enclosed herewith.

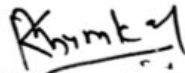
SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Residential **Plot No. 7** admeasuring **1004.28 Sqr. Mtrs.** [Dimensions $\frac{1}{2}$ (38.00 + 37.00) x 27.00 = 1012.50 (-) Deduction for Tangent 8.22] in the sanctioned layout bearing **Khasra No. 111/1, Mouza: Godhni (Rly)**, P.H. No. 12, **Plot bearing Khasra No. 111/1/7**, situated at Godhni Railway, within the limits of Grampanchayat Godhni (Rly) in Tahsil Nagpur (Rural) and District: Nagpur and bounded as under:

TOWARDS EAST - 9.00 Meter Wide Road
TOWARDS WEST - Plot No. 6
TOWARDS NORTH - Open Space
TOWARDS SOUTH - 15.00 Meter Wide Road

Hence this Certificate,

Nagpur
Dated: 19-04-2018


(Kruti M. Khumkar)
ADVOCATE