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. OM SHIVAM BUILDCON PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U 45200 MH 2004 PTC149476, having its Office at 203-204, "Gokul Keshav Apartments", 3rd Floor, Khamla Road, Deonagar, Nagpur, Pin Code No. 440015 and acting through its Director **MR. RAVINDRA S/o KISANRAO KAPSE**, Resident of Plot No. 182-A, Pandey Layout, Khamla, 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 out of the sanctioned layout, containing by total admeasurements 1684.986 Sq. Mtrs. (i.e. 18137.1893 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, TOGETHERWITH of a Multistoryed Building proposed to be constructed on the said Plot No. 2 to be known and styled as "**GERANIUM**" and the entire complex to be collectively known and styled as "**SHIV-ELITE**" situated at Village – Shankarpur within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 69 having an total area of 3.46 Hectare R., Rental Rs. 9.53/- held in Occupancy Class - 1 Rights of Mouza – SHANKARPUR, P. H. No. 42, situated at Village Shankarpur within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (1) Shri. Gunderao Nagorao Mahalle, (2) Shri. Vinayak Nagorao Mahalle, (3) Shri. Umesh Nagorao Mahalle, (4) Smt. Bebibai Narayanrao Kalbande, (5) Smt. Janabai Raoji Akhand, (6) Mrs. Shobha Tulshiramji Mahure, (7) Smt. Shantabai Nagorao Mahalle, being their ancestral property.

(2) THAT Smt. Bebibai Narayanrao Kalbande executed a General Power of Attorney on 06.12.2000 in favour of Shri. Moreshwar Deorao Kadu and the said General Power of Attorney is duly registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl. Book No. A1 Volume No. 123 on Pages 56 to 61 at Registered Serial No. 1291 (P) on 06.12.2000.

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(3) THAT Shri Gunderao Nagorao Mahalle lateron executed a General Power of Attorney on 08.12.2000 in favour of Shri. Moreshwar Deorao Kadu and the said General Power of Attorney is duly registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl. Book No. A4 Volume No. 123 on Pages 87 to 89 at Registered Serial No. 1308 (P) on 08.12.2000.

(4) THAT (1) Shri. Vinayak Nagorao Mahalle, (2) Shri. Umesh Nagorao Mahalle, (3) Smt. Janabai Raoji Akhand, (4) Mrs. Shobha Tulshiramji Mahure, (5) Smt. Shantabai Nagorao Mahalle lateron jointly executed a General Power of Attorney on 05.12.2000 in favour of Shri. Moreshwar Deorao Kadu and the said General Power of Attorney is duly registered in the Office of the Joint Sub-Registrar Nagpur-1 in Addl. Book No. A4 Volume No. 123 on Pages 39 to 42 at Registered Serial No. 1285 (P) on 05.12.2000.

(5) THAT (1) Shri. Gunderao Nagorao Mahalle, (2) Shri. Vinayak Nagorao Mahalle, (3) Shri. Umesh Nagorao Mahalle, (4) Smt. Bebibai Narayanrao Kalbande, (5) Smt. Janabai Raoji Akhand, (6) Mrs. Shobha Tulshiramji Mahure, (7) Smt. Shantabai Nagorao Mahalle acting through their Attorney Holder Shri. Moreshwar Deorao Kadu lateron transferred/sold their property comprising ALL THAT Piece and Parcel of Agricultural land admeasuring 0.81 Hectare R. (i.e. 2.00 Acres) being a EASTERN PORTION of the entire land bearing Khasra No. 69 having an total area of 3.46 Hectare R., Rental Rs. 9.53/- held in Occupancy Class - 1 Rights of Mouza – SHANKARPUR, P. H. No. 42, situated at Village Shankarpur within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s Ashray Developers, by a Sale Deed dated 28.06.2002, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 2499/2002 on 29.06.2002.

(6) THAT in the like manner (1) Shri. Gunderao Nagorao Mahalle, (2) Shri. Vinayak Nagorao Mahalle, (3) Shri. Umesh Nagorao Mahalle, (4) Smt. Bebibai Narayanrao Kalbande, (5) Smt. Janabai Raoji Akhand, (6) Mrs. Shobha Tulshiramji Mahure, (7) Smt. Shantabai Nagorao Mahalle acting through their Attorney Holder Shri. Moreshwar Deorao Kadu lateron transferred/sold their property comprising ALL THAT Piece and Parcel of Agricultural land admeasuring 0.81 Hectare R. (i.e. 2.00 Acres) being a WESTERN PORTION of the entire land bearing Khasra No. 69 having an total area of 3.46 Hectare R., Rental Rs. 9.53/- held in Occupancy Class - 1 Rights of Mouza – SHANKARPUR, P. H. No. 42, situated at Village Shankarpur within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s Ashray Developers, by a Sale Deed dated 08.07.2002, which is duly registered in the Office of the Joint Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 2597/2002 on 08.07.2002 and The aforesaid EASTERN AND WESTERN PORTIONS lateron renumbered as a Khasra Number 69/2 having an total admeasuring 1.62 Hectare R. (i.e. 4.00 Acres).

(7) THAT the aforesaid M/s Ashray Developers, lateron prepared a layout of the said Kh.No. 69/2 by carving out various Plots of different sizes therein. And

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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 by the Assistant Director, Town Planning, Nagpur vide its Letter No. ससनागप / 1687 Dated 26.05.2009 of Mouza – SHANKARPUR.

(8) THAT the M/s Ashray Developers, lateron applied for conversion of the said land for Non-Agricultural use. Considering it's request the Collector, Nagpur lateron vide its Order Dated 16.10.2009 passed in Revenue Case No. 8/NAP-34/2009-2010 converted the said Kh. No. 69/2 of Mouza – SHANKARPUR.

(9) THAT lateron M/s Ashray Developers transferred Plot Nos. 11, 12, 22, 23, 24, 25, 35, 36, 62 to various Purchasers and lateron further repurchase the said Plot of land as a result therefore becomes absolute owner of aforesaid Plot Numbers.

(10) THAT lateron M/s Ashray Developers also transferred Plot Nos. 28 to Shri Kishor Gaikwad who lateron further transferred the said Plot of land to Purushottam Mahadeo Ghonge and Jija Purushottam Ghonge.

(11) THAT lateron M/s Ashray Developers also transferred Plot Nos. 28A to Shri Suresh Baliram Chaudhari who lateron further transferred the said Plot of land to Nitin Wasudeo Devikar.

(12) THAT the aforesaid M/s Ashray Developers and M/s. Om Shivam Buildcon Private Limited lateron jointly prepared a revised layout of the said Kh.No. 69/2 by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said land by carving out various plots of different sizes therein by consolidating old plots and the said layout is duly sanctioned by the Hon'ble Chairman NIT, Dated 20.02.2016 of Mouza – SHANKARPUR.

(13) THAT, M/s. Ashray Developers acting through its Partner Shri. Deepak Baburaoji Chafle lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing New plot No 02 (Old Plot Nos. 11, 12, 22, 23, 24, 25, 35, 36 Total 8 Plots) out of the sanctioned Layout, containing by total admeasurements 1487.48 Sq. Mtrs. (i.e. 16011.23 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, including all easementary rights appurtenant and belonging thereto, situated at Village Shankarpur, within the limits of the Grampanchayat Vela in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited, by a Sale Deed Dated 07.06.2016, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 4359/2016 on 07.06.2016.

(14) THAT lateron M/s. Om Shivam Buildcon Private Limited, purchased plot of land admeasuring 105.06 Sq Mtrs (Old Plot No.28) being a undivided portion of new Plot No.02 from Mr. Purushottam Mahadeorao Ghonge and Mrs. Jija Prushottam Ghonge by a sale deed dated 11.04.2018 which is duly Registered in the Office of

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the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 2655/2018 on 11.04.2018. and the said Sale deed was duly sign and consented by M/s Ashray Developers

(15) THAT in the like manner M/s. Om Shivam Buildcon Private Limited purchased plot of land admeasuring 94.04 Sq Mtrs (Old Plot No.28A) being a undivided portion of new Plot No.02 from Mr. Nitin Wasudeo Devikar by a sale deed dated 11.04.2018 which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 2656/2018 on 11.04.2018. and the said Sale deed was duly sign and consented by M/s Ashray Developers.

(16) THAT, M/s. Om Shivam Buildcon Private Limited have now decided to develop Plot No. 2 containing by admeasurement 1684.986 Sq. Mtrs being a portion of the land bearing Khasra No. 69/2 into a RESIDENTIAL ESTATE by constructing two Multistoreyed Buildings thereon, each building consisting of various self contained separate Apartments therein.

(17) THAT M/s. Om Shivam Buildcon Private Limited prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 2 to be known and styled as **"GERANIUM"** and the entire complex to be collectively known and styled as "**SHIV-ELITE**" and the same is sanctioned and approved by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Building Permit No. BE(NMRDA)/South/Nag(R)/2018040399/1144/1 Dated 01-09-2018 (Dispatch Date 04.09.2018).

(18) THAT, the said Plot No. 2 Togetherwith the proposed Multistoreyed Buildings standing thereon is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration by M/s. Om Shivam Buildcon Private Limited on 05.09.2018 which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 8060/2018 on 05.09.2018.

(19) That lateron M/s. Om Shivam Buildcon Private Limited availed Project Finance from ICICI Bank, as a result therefore the said Property is presently mortgage with ICICI Bank.

(20) 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 (Rural) and found that the aforesaid entire property Presently mortgaged with ICICI Bank, and it is observed that there are no other charges other than ICICI Bank, and the title of the present owner M/s. Om Shivam Buildcon Private Limited is marketable & after obtaining No Objection Certificate from ICICI Bank.

(21) 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

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CHALLAN
MTR Form Number-6

GRN	MH005914740201819E	BARCODE		Date	07/09/2018-10:43:11	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	Adv Ashwin Patil
Location	NAGPUR		
Year	2018-2019 From 01/04/2018 To 31/03/2019	Flat/Block No.	54
		Premises/Building	
		Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Years 2006 to 2018 Plot No. 2 Mouza Shankarpur Kh. No. 69/2 Tah. Nagpur Rural Dist. Nagpur
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018090711252	IK00TBQTR3
Cheque/DD No.		Bank Date	RBI Date	07/09/2018-10:43:46	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 चलान "टाइप ऑफ पेमेंट" मधील नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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. Om Shivam Buildcon Private Limited.

(22) 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.

(23) I have taken the search from Records of Registrar's office for last 13 years by paying the necessary search fee Vide Challan GRN No. MH005914740201819E Dated 07.09.2018 in the office of Sub- Registrar Nagpur (Rural).

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 2 out of the sanctioned layout, containing by total admeasurements 1684.986 Sq. Mtrs. (i.e. 18137.1893 Sq. Ft.) being a portion of the entire land bearing Khasra No. 69/2 of Mouza – SHANKARPUR, P. H. No. 42, TOGETHERWITH of a Multistoryed Building proposed to be constructed on the said Plot No. 2 to be known and styled as "**GERANIUM"** and the entire complex to be collectively known and styled as "**SHIV-ELITE**" situated at Village – Shankarpur within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

On the East	-	Plot No 01
On the West	-	Seasonal Drain Nalla,
On the North	-	open space,
On the South	-	Amenity Space

Nagpur.
Dated : 07.09.2018

Ashwin Patil
Advocate

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