

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

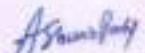
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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s SKY DEVELOPERS AND PROMOTERS (INDIA) PVT. LTD.**, (PAN - AASCS6892F), A Company registered under the provisions of Indian Companies Act, 1956, having its registered office at Plot No. 3, First Floor, "Maitri Willows", Opp. Gandhisagar Lake, Sir Bejonji Mehta Road, Nagpur, acting through its Directors and Authorised Signatory, (1) **KHUZAIMA MAIMOON S/O QUTBUDDIN SUNELY**, Resident of Qutbi Manzil, Near Bohra Masjid, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District - NAGPUR, (2) **MR. SAIFUDDIN S/O FIDA ALI DAMA**, Resident of Karanjikar Lane, Resham Oli, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District - NAGPUR, and (3) **MR. YOUSUF HASAN ALI BEHRAINWALA**, Resident of Zehra Manzil, Jagnath Budhwari, Nagpur, Tahsil and District - NAGPUR. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 4-5, out of the sanctioned layout, containing by admeasurements **7639.8611 Sq. Mtrs (i.e. 82235.4648 Sq. Ft.)**, being a portion of the entire land bearing **Khasra No. 44/1 of Mouza - GOTALPANJARI**, Patwari Halka No. 38, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as **"KASTURI GARDEN"**, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel bearing Old Khasra No. 44/1 having an area of 4.88 Hectares, Rental Rs. 22.06 held in Bhogwatdar Class-1 Rights of Mouza - GOTALPANJARI, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Mr. Gulab S/o Gomaji Bhojar as recorded Owner thereof.

(2) THAT the aforesaid Mr. Gulab Gomaji Bhojar transferred/sold ALL THAT Piece and Parcel of land having an area of 1.018 Hectares being the Middle-East Portion of the entire land bearing Old Khasra No. 44/1 of Mouza - Gotalpanjari, Patwari Halka No. 38, having a total area of 4.88 Hectares, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak, jointly by a Sale Deed Dated 07-10-2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Registered Serial No. 2705 on even date. The said Sale Deed is duly signed by M/s.


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Abhinav Developers, a Registered Partnership Firm having its Office at Laxminagar, Nagpur in the capacity of Consentor

- (3) THAT the aforesaid Mr. Gulab Gomaji Bhoyar further in his turn sold/ transferred ALL THAT Piece and Parcel of land having an area of 2.051 Hectares being the Eastern Portion of the entire land bearing Old Khasra No. 44/1 of Mouza - Gotalpanjari, Patwari Halka No. 38, having a total area of 4.88 Hectares, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak, jointly by a Sale Deed Dated 07-10-2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Registered Serial No. 2704 on even date. The said Sale Deed is duly signed by M/s. Abhinav Developers, a Registered Partnership Firm having its Office at Laxminagar, Nagpur in the capacity of Consentor No.1 and one Shri Gajanan Gulab Bhoyar in the capacity of Consentor No. 2 and the same is also accordingly mutated in their joint names in all relevant records as also on 7/12 Extract.
- (4) THAT the (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak lateron jointly decided to develop the aforesaid Piece of land bearing New Khasra No. 44/1 having an area of 3.069 Hectares into a Residential Layout by carving out various Plots of different sizes therein.
- (5) THAT accordingly they jointly prepared the Layout on the said New Khasra No. 44/1 by carving out various Plots of different sizes therein and the said layout was tentatively sanctioned and approved by the Chairman, Nagpur Improvement Trust, Nagpur, for Demarcation, vide his Order Dated 03-09-2012.
- (6) THAT the Chairman, Nagpur Improvement Trust, Nagpur, Subsequently gave its Final Sanction to above mentioned Layout at Kh. No.44/1 on Date 18-12-2012.
- (7) THAT the Collector Nagpur has permitted the Non Agricultural (Residential) Use for the aforementioned Land of (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak at Kh. No. 44/1 vide Order Dated 18-04-2013.
- (8) THAT on Date 31-10-2013, The Nagpur Improvement Trust Executed A Development Agreement with (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak.
- (9) THAT the aforesaid (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak lateron submitted application for Sanction of a Revised Layout Plan at their same Land at New Kh.No.44/1, Mouza - Gotalpanjari on Dated 01-08-2016 and the said Revised layout, located within 200 Mtr. from 'Gaathan' and having Residential (R-2) usage Permissible Under Proposed Nagpur Metro Region Plan, was tentatively sanctioned and approved by the Chairman, Nagpur Improvement Trust, Nagpur, for Demarcation, vide his Order Dated 16-09-2016.


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(10) THAT the Nagpur Improvement Trust gave Final Sanction to the Revised Layout and as per its Letter Dated 02-02-2017, Executed with the aforesaid (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak, a Corrigendum to Earlier Mentioned Development Agreement Dated 31-10-2013.

(11) THAT, with Reference to the Application of (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak on Dated 06-03-2017, the Plot No. 5 in the Revised Final Sanctioned Layout, is Released by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Letter No. EE(NMRDA)/AE-(NMRDA)/413 Dated 15/05/2017. As per the said Release Letter Dated 15/05/2017 the area of the said Plot No. 5 is shown and declared as 1663.06 Sq. Mtrs.

(12) THAT the aforesaid (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak lateron jointly transferred/sold the plot of land out of their aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 5, out of the sanctioned layout, containing by admeasurements 1009.00 Sq. Mtrs. Less (-) Tangent 6.54 Sq. Mtrs. equal to 1663.06 Sq. Mtrs. (i.e. 17801.177 Sq. Ft.), being a portion of the entire land bearing Khasra No. 44/1 of Mouza - GOTALPANJARI, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to M/s Sky Developers And Promoters (India) Pvt. Ltd., by a Sale Deed Dated 02.06.2017, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4642/2017 on 02-06-2017.

(13) THAT the aforesaid entire land comprising Khasra No. 44/1 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 16-01-2018 passed in Revenue Case No. 223/NAP-34/2012-19.

(14) THAT, with Reference to the Application of the aforesaid (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak on Dated 30-01-2018, the Plot No. 4 in the Revised Final Sanctioned Layout, is Released by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Letter No. A.E-I (South)/NMRDA/19, Dated 14/05/2018. As per the said Release Letter Dated 14/05/2018, the area of the said Plot No. 4 is shown and declared as 5976.81 Sq. Mtrs.

(15) THAT the aforesaid (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak lateron jointly transferred/sold the plot of land out of their aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 4, out of the sanctioned layout, containing by admeasurements 5976.81 Sq. Mtrs. (i.e. 64334.382 Sq. Ft.), being a portion of the entire land bearing Khasra No. 44/1 of Mouza - GOTALPANJARI, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to M/S Sky Developers And Promoters (India) Pvt. Ltd., by a Sale Deed Dated 11.07.2018, which is duly registered in the Office of

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the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5999/2018 on 11.07.2018.

(16) THAT, the said Plot Nos. 4 and 5 are amalgamated by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. DPC-117 Dated 18-12-2018. As per the said Amalgamation Letter the area of Plot No. 4-5 shown and declared as containing by total admeasurements 7639.8611 Sq. Mtrs.

(17) As a result therefore M/s. Sky Developers And Promoters (India) Pvt. Ltd., has now become the exclusive, absolute and full Owner of the Amalgamated Plot No. 4-5 admeasuring 7639.8611 Sq. Mtrs with heritable and transferable rights therein and the same is also mutated its name in all relevant records.

(18) THAT M/s. Sky Developers And Promoters (India) Pvt. Ltd lateron decided to develop the said Amalgamated Plot No. 4-5 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(19) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said M/s. Sky Developers And Promoters (India) Pvt. Ltd consisting of 3 (THREE) separate "WINGS", identified as "WING-A", "WING-B" and "WING-C" and the said entire complex to be collectively known and styled as "KASTURI GARDEN" and the same is also duly sanctioned and approved by the Building Engineer, Nagpur Metropolitan Region Development Authority vide his Building Permit No. B.E. (South Zone)/No. MB-G-87/Tracking No. 2018121923/713 Dated 27-05-2019.

(20) THAT the aforesaid property comprising Amalgamated Plot No. 4-5 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the office of the Sub Registrar Nagpur (Rural) No. 7 in book No.1 at Sr. No. 5248/2019 on 29-05-2019.

(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 is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s Sky Developers and Promoters (India) Pvt. Ltd, thereof holds good, valid and marketable title thereto.

(22) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Amalgamated Plot No. 4-5 together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "KASTURI GARDEN" 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 Sky Developers and Promoters (India) Pvt. Ltd.,


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(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.

(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. MH002074711201920E Dated 30-05-2019 in the office of Sub- Registrar Nagpur Rural.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 4-5, out of the sanctioned layout, containing by admeasurements 7639.8611 Sq. Mtrs (i.e. 82235.4648 Sq. Ft.), being a portion of the entire land bearing Khasra No. 44/1 of Mouza - GOTALPANJARI, Patwari Halka No. 36, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "KASTURI GARDEN", situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :-

ON THE EAST	-	BY 12.00 MTRS. WIDE ROAD,
ON THE WEST	-	BY KHASRA NO. 44/4,
ON THE NORTH	-	BY 12.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY KHASRA NO. 44,

Nagpur,

Dated : 30-05-2019

Ashwin Patil

Ashwin Patil

Advocate

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