S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 12-07-2019

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned building Scheme known as **"ATHARAVA NAGARI - V"** to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 155/1, admeasuring about 5161.86 Sq. Mtrs., Land Revenue Rs. 516.00, with Occupant Class 1 Bhumiswami Rights, situated at Mauza : PIPLA, P. H. No. 38, Tahsil : Nagpur (Rural) and District : Nagpur by **M/S ATHARVA INFRASTRUCTURES**, a Partnership Firm having registered office at Shubham Tower, 1st Floor, Plot No. 6, R.P.T.S. Road, Ajani Square, Nagpur – 440025. Our Findings are as under:

01. That, originally the said land being portion of old Survey No. 31 was owned by Shri Bapurao Sampatrao Banait and Shri Rama Sampatrao Banait as per Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954 and Jama Bandhi of 1954-55.

02. That, under the consolidation proceedings the said old number was allotted New Survey No. 155/1, admeasuring about 3.36 Hectares and New Survey No. 142, admeasuring about 5.25 Hectares.

03. That, said Shri Ramaji Sampatrao Banait expired intestate on 29.04.1997 and on his death the said properties were inherited by his widow Smt. Mainabai, sons Shri Pandurang, Shyamrao, Manohar and Baban and daughters Smt. Sumitra Deoraoji Mendhe, Smt. Shantabai Deoraoji Zalake, Smt. Satyabhamabai Govindrao Bhoyar, Smt. Gayabai Shyamraoji Gotmare and their names were mutated in revenue records as the co-owners of the said property vide Ferfar No. 254 dt. 01.10.1999.

DWIVEDI & KHEDKAR ADVOCATES
SADAR-WARDHAMAN NAGAR, NAGPUR

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
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Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
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CHALLAN

MTR Form Number-6

GRN	MH003953271201920E	BARCODE		Date	12/07/2019-17:59:54	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**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2019-2020 One Time	**Flat/Block No. Premises/Building**	SHRINIWAS WARDHAMAN NAGAR
Account Head Details	**Amount In Rs.**	**Road/Street**	CENTRAL AVENUE
0030072201 SEARCH FEE	325.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	ATHARVA NAGARI V KH NO 155-1 MAUZA PIPLA TAHSIL NAGPUR RURAL DIST NAGPUR
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019071211614	CKJ9863441
Cheque/DD No.		Bank Date	RBI Date	12/07/2019-18:00:45	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. : 9373103103

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 नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 12-07-2019 06:00:42

04. That, said Smt. Mainabai Ramaji Banait expired on 11.10.1999 and Smt. Sumitra Deoraoji Mendhe, Smt. Shantabai Deoraoji Zalake, Smt. Satyabhamabai Govindrao Bhoyar, Smt. Gayabai Shyamraoji Gotmare relinquished their rights, title and interest in the said properties in favour of their brothers Shri Pandurang, Shyamrao, Manohar and Baban by Deed of Release, Relinquishment dt. 08.12.1999 registered with Sub Registrar, Nagpur (Rural) at Book No. 1 at Sr. No. 2336 dt. 08.12.1999.

05. That, a family partition took place between brothers Shri Pandurang, Shyamrao, Manohar and Baban by a Deed of Family Partition dt. 16.02.2000 and by virtue of the family partition dt. 16.02.2000, part of Agricultural land bearing Survey No. 155/1 admeasuring about 0.44 Hectares gone to the share of Shri Baban Ramaji Banait and land admeasuring about 2.92 Hectares gone to the share of Shri Shyamrao Ramaji Banait.

06. That, said Shri Shyamrao Ramaji Banait sold his share of land admeasuring about 2.92 Hectares to Shri Kishore Hansraj Jham by Sale Deed dt. 12.10.2001, registered with Sub Registrar Nagpur -1 at Book No. 1 at Sr No. 2868 dt. 12.10.2001 and Shri Baban Ramaji Banait sold his share of land admeasuring about 0.44 Hectares to Shri Kishore Hansraj Jham by Sale Deed dt. 23.05.2007, registered with Sub Registrar Nagpur -7 at Book No. 1 at Sr No. 3230 dt. 25.05.2007 and Shri Kishore Hansraj Jham became the owner of said entire land of 155/1 by virtue of Sale Deeds dt. 12.010.2001 and 25.05.2007.

07. That, Shri Kishore Hansraj Jham sold portion of land admeasuring about 1.21 Hectares to Netlinks Reality Private Limited by Sale Deed dt. 20.01.2007 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 510 dt. 20.01.2007 and also sold the portion of land admeasuring about 1.30 Hectares to Shri Shyam Kashiprasad Borele by Sale Deed dt. 24.08.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 3918 dt. 24.08.2007 and after sale of the said portions, Shri Kishore Hansraj Jham remained the owner of land admeasuring about 0.85 H. R.

08. That the user of the said land is converted from agricultural into non agricultural i.e. residential purposes from Collector, Nagpur in Rev. Case No. 214/NAP-34/2012-2013 by Order dt. 14.01.2013 wherein as per the Zone Plan approved by Nagpur Improvement Trust, Nagpur (Metro), the portion of land admeasuring about 850.09 Sq. Mtrs. is under the Open Space, land admeasuring about 1275.06 Sq. Mtrs. is under the Amenity Space, portion of land admeasuring about 1589.11 Sq. Mtrs. is under lay out Road and Plotable area is of 4794.14 Sq. Mtrs.

M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR- WARDHAMAN NAGAR, NAGPUR

which has sanctioned by the Nagpur Improvement Trust, Nagpur (Metro) and the same was revised by the Nagpur Metropolitian Region Development Authority vide Building Permit & Commencement Certificate bearing No. BE(NMRDA)/B/P 170 dt. 24.05.2019 and under the same the Gross Plot area (after deduction of DP Road widening) is 8145.896 Sq. Mtrs., Recreational Open Space is 815.121 Sq. Mtrs., Amenity Space is 850.516 Sq. Mtrs., Internal Road area is 1373.997 Sq. Mtrs. and thus the net plotable area considered for FSI is 8024.918 Sq. Mtrs. and as per 7/12 abstract 5161.86 Sq. Mtrs.

09. That under the said sanctioned Plan, the FSI for area of D. P. Road Widening admeasuring about 552.232 Sq. Mtrs. and the FSI related to Amenity Space admeasuring 1701.032 Sq. Mtrs. has been sanctioned under the building plans approved by Nagpur Metropolitian Region Development Authority vide Building Permit & Commencement Certificate bearing No. BE(NMRDA)/B/P 170 dt. 24.05.2019. Thus the total Built up area as per sanctioned Plan is 10278.182 Sq. Mtrs.

10. That Shri Kishore Hansraj Jham entered into an Agreement of Development dt. 05.07.2019 with M/s Atharva Infrastructures, a Partnership Firm having registered office at Shubham Tower, 1st Floor, Plot No. 6, R.P.T.S. Road, Ajani Square, Nagpur - 440025 in respect of the said property registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6276 dt. 05.07.2019 wherein the land owner and Developer has specifically agreed to share the construction between themselves and also entrusted all the powers related to the said project.

11. That, in pursuance to the said Agreement of Development the Developer M/s Atharva Infrastructures is developing the said land in four buildings as sanctioned and submitted the said entire project under the provisions of the Maharashtra Apartment Ownership Act, 1970 u/s 2 by executing a Deed of Declaration dt. 08.07.2019 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6315 dt. 08.07.2019 and the said entire project is known as "ATHARVA NAGARI - V"

12. That, by virtue of the aforesaid Agreement of Development and Power of Attorney M/s Atharva Infrastructures has all rights to develop the said property into multistoried buildings and has all rights, powers to sell the proposed Apartments, constructed premises to various prospective buyers / Purchasers.

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13. We have satisfied that the property is heritable and transferable and the owner / Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay / Maharashtra Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

14. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as "ATHARVA NAGARI – V", the same is now owned by M/s Atharva Infrastructure as Developer as stated here-in-above.

The Title is good, valid, marketable, Clear and salable.

(S.M. KHEDKAR)

ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR