

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **M/S. NATIONAL BUILDERS AND DEVELOPERS (PAN – AAGFN9726N)**, A Partnership Firm, having its Registered Office at 181, Thaware Colony, Nagpur, through its Partners (1) **SHRI. KUNAL S/o DINKARRAO NISWADE**, (2) **SHRI. VIKAS S/o DINKARRAO NISWADE**, (3) **MRS. BHARTI W/o DINKARRAO NISWADE**, All Residents of 181, Thaware Colony, Jaripatka, Kamptee Road, Nagpur-440014, Tahsil and District – NAGPUR; AND (4) **MRS. PRADHNYA W/o UTTAM SHIYALE**, Resident of 24, Shivneri Apartment, Khamla, Nagpur-440025, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement **4419.65 Sq.Ft. (OR 409.76 Sq.Mtrs.)** being a portion of the entire land bearing **Kh. No. 47** of **Mouza – BESA**, P.S.K. 38, situate at Manohar Society, Besa, within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to Shri. Kishor S/o Nagorao Khadse, having Purchased the same by him from Manohar Gruha Nirman Sahakari Sanstha Maryadit, Nagpur by a Sale Deed Dated 16-09-2005, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 5688 on even date.

(2) THAT Shri. Kishor S/o Nagorao Khadse lateron transferred the aforesaid property by way of sale to M/s. National Builders and Developers by a Sale Deed Dated 15-10-2018, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 9225 on 16-10-2018.

(3) THAT the aforesaid Plot No. 1 is covered under the Nagpur Metropolitan Region Development Authority Scheme of the Government of Maharashtra.

(4) THAT the Release Letter regarding the aforesaid Plot No. 1 is issued by the Executive Engineer (NMRDA), vide his Release Letter No. DPC/126, Dated 20-12-2018. In Tracking No. 2018111766 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 1 is shown and declared as 409.76 Sq. Mtrs. Thus the area of the said Plot No. 1 is at present 409.76 Sq. Mtrs.; AND

(5) THAT in the like manner THAT ALL THAT Piece and Parcel of land bearing Plot No. 2 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement **4346.07 Sq.Ft. (OR 403.76 Sq.Mtrs.)** being a portion of the entire land bearing **Kh. No. 47 of Mouza – BESA, P.S.K. 38**, situate at Manohar Society, Besa, within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Manish S/o Bhiwaji Raut, having Purchased the same by him from Manohar Gruha Nirman Sahakari Sanstha Maryadit, Nagpur by a Sale Deed Dated 16-09-2005, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 5689 on even date.

(6) THAT Shri. Manish S/o Bhiwaji Raut lateron transferred the aforesaid property by way of sale to M/s. National Builders and Developers by a Sale Deed Dated 15-10-2018, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 9226 on 16-10-2018. As a result therefore the said **M/s. National Builders and Developers** has now become an exclusive, absolute and full Owner of the aforesaid Plot Nos. 01 and 02 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(7) THAT aforesaid Plot No. 2 is covered under the Nagpur Metropolitan Region Development Authority Scheme of the Government of Maharashtra.

(8) THAT the Release Letter regarding the aforesaid Plot No. 2 is issued by the Executive Engineer (NMRDA), vide his Release Letter No. DPC/127, Dated 20-12-2018. In Tracking No. 2018111765 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 2 is shown and declared as 402.04 Sq. Mtrs. Thus the area of the said Plot No. 2 is at present 402.04 Sq. Mtrs.

(8) THAT in due course of time the Plot Nos. 01 and 02 are Amalgamated by the Nagpur Metropolitan Region Development Authority vide its Amalgamation Letter No. DPC/145 Dated 21-01-2019. As per the said Amalgamation Letter Dated 21-01-2019 the area of the said Plot Nos. 01 and 02 is shown and declared as **811.80 Sq.Mtrs.**

(9) THAT the entire land of aforesaid Kh. No. 47 of Mouza-Besa converted for Non-Agricultural use as per the Letter of the Collector, Nagpur bearing No. Prastut/Collector/KV/2003, Dated 6-01-2003, in the Revenue Case No. 174/NAP-34/2002-2003.

(10) THAT the Layout plan of the aforesaid Kh. No. 47 of Mouza-Besa is also sanctioned by the Department of Town Planning as per the Permit No. Akrushi/Mouza Besa /Survey No. 47/Sansanag/77, Dated 12-05-2003 from Asst. Director, Department of Town Planning, Nagpur.

(11) THAT the aforesaid Owner namely **M/s. National Builders and Developers** lateron decided to develop the aforesaid Plot Nos. 01 and 02 into a **RESIDENTIAL ESTATE** by constructing a Multistoreyed Building thereon comprising of various self contained separate Apartments therein.

(12) THAT in pursuance the said **M/s. National Builders and Developers** has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot Nos. 01 and 02 and to be known and styled as "**ROYAL ENCLAVE**" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. BE(NMRDA)/B.P. 138 Dated 28-3-2019.

(13) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3195 on 02-04-2019.

(14) 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 for the period 2007 to 2019 by depositing a necessary fees vide Receipt No. 1111517596 Dated 30-03-2019 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(15) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 1 and 2 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "ROYAL ENCLAVE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(16) 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.

NAGPUR :

DATED : 02-04-2019


(ASHISH. M NAGPURE)
Advocate