Anilchandra M. Babhule
Advocate & NOTARY
अनिलचंद्र म. बाभुळे
अॅडव्होकेट एवम् नोटरी

Mob. : 9860047064
Resi. : Near Navyug High School Kothi Road, Mahal, Nagpur
नवयुग शाळेजवळ, कोठी रोड, महाल,नागपूर.
Court.: Old Building, Bar Room, District Court, Nagpur.
दगडी बिल्डींग, बार रुम, डिक्ट्रीक्ट कार्ट, नागपूर

Ref. No.

Date : 1-4-19

Title Verification & Search Report

Having been given the task to conduct Title Verification and Search of the property bearing on PLOT NO. 04 B (Four B) from out of the entire sanctioned layout out of the land bearing Kh./Survey Nos. 145/1, 145/2, 145/6, 145/7, 144/2/2, 177/1, 177/2, 178/1, 178/2, 178/3/2, 181/1/2 and 181/2/1 bearing City Survey No. 514, Sheet No. 777, Mouza Chinchbhuvan, Tahsil and Dist. Nagpur, I wish to submit as under :

1. M/s. Rachana Construction Co. (Nagpur) Pvt. Ltd., having their office on 4th Floor, LOTUS, WHC Road, Dharampeth, Nagpur 440010 have obtained title over the said property by virtue of **Sale Deed** dated **14.10.2016 registered at Sr. No. 6858-2016** at the office of Sub Registrar Nagpur the PROMOTERS are the Owners of all that piece and parcel of Land property admeasuring about 8835.61 Sq. Mtrs bearing PLOT NO. 04 (Four) from out of the entire sanctioned layout on land bearing Kh./Survey Nos. 145/1, 145/2, 145/6, 145/7, 144/2/2, 177/1, 177/2, 178/1, 178/2, 178/3/2, 181/1/2 and 181/2/1 bearing City Survey No. 514, Sheet No. 777, Mouza Chinchbhuvan, Tahsil and Dist. Nagpur.

2. The above property is out of the entire portion of All THOSE Pieces and Parcels of Land bearing Khasra / Survey Nos. 145/1, 145/2, 145/6, 145/7, 144/2/2, 177/1, 177/2, 178/1, 178/2, 178/3/2, 181/1/2 and 181/2/1 bearing City Survey Nos. 365, 366, 369, 514, 517 and 518, Mouza Chinchbhuvan, Tahsil and Dist. Nagpur totally admeasuring 117997.62 Sq.Mtrs which belongs to M/s. Rachana Constructions, by virtue of various title deeds dated 21.07.2012 and Deeds of Correction to the same dated 07.08.2012.

3. NA Order for the entire property, to be used for residential purpose, has been obtained vide **order Prastutkar/Jilladhikari/Kavi No. 516/2016 on 18.05.2016** vide Revenue Case No. 148/NAP/34/2015-16.

4. **Layout Plan** on the said property has been approved by Nagpur Municipal Corporation vide **approval No. NMC/TP/Final/14 dated 28.12.2015** in line with their Agreement with M/s. Rachana Constructions (the earlier Owner) on even date and as per the sanctioned Layout Plan the entire property has been demarcated into 9 different Plots including spaces for Roads, PU, ULC share etc.,

5. In order to prudentially utilize the property the Owners have subdivided Plot No. 4 into two as 4 A and 4 B, necessitating revision in the sanctioned layout plan which has also been duly sanctioned by Nagpur Municipal Corporation vide **approval No. NMC/TP/Final/28 dated 10.02.2017** in which Plot No. 4 stands subdivided as 4 A and 4 B and the Open Space B which was to the South of Plot No. 4 has now been shifted to

the portion in between Plot No. 4 A and 4 B, and, the Layout Plan was once again revised to rectify the areas of Plot No. 4 A and 4 B and this **revised Layout Plan** has been approved vide **approval bearing No. NMC/TP/Final/14 dated 13.03.2018. As per this final revised Layout sanction the Plot Area of Plot No. 4B is 3816.85 Sq.Mtrs.**

6. In order to record the above sub-division of the Plot, a **Rectification Deed** to the Sale Deed for Plot No. 04 (Four) dated 14.10.2016 was **executed on 31.05.2017 and 25.06.2018** and registered on **05.07.2017 at Sr. 2251-2017 and on 26.06.2018 at Sr. No. 3708-2018 respectively.**

7. The said PLOT NO. 04 (Four) owned by M/s. Rachana Construction Co. (Nagpur) Pvt. Ltd., is released by Nagpur Municipal Corporation vide letter of **release No. Ma.Na.Pa/Naravi/485 dated 04.06.2016** and the **subdivided Plots 4A and 4B** have been **released** vide NMC release **bearing No. Ma.Na.Pa./Naravi/2451 dated 10.03.2017.**

8. M/s. Rachana Construction Co. (Nagpur) Pvt. Ltd., have constructed one Building of the Scheme RACHANA SAHIRA by name of Rachana Sahira A on a portion of Plot 4B, which duly sanctioned vide **Building permit No. 47/BP/Chinchbhuvan/TP/NMC/295 dated 30.06.2017** by the Asst. Director Town Planning, Nagpur Municipal Corporation.

9. A Deed of Declaration for this Rachana Sahira Wing A was registered as per requirements of Maharashtra Apartment Ownership Act, 1970, which is duly registered at Sr. No. **Sr. No. 5949-2016 on 11.11.2016 and to accommodate required changes and corrections in the sanctions and the Layout, Deeds of Correction** to the Deed of Declaration are also registered at the Office of Sub Registrar Nagpur 4 at **Sr. No. 3829-2017 on 21.07.2017 and Sr. No. 3709-2018 on 26.06.2018 respectively.**

10. In the above Deed of Declaration and its Deeds of Correction, a proposed FSI of 7111.42 Sq.Mtrs with a Carpet Area of 4893.80 Sq.Mtrs has already been allocated for a proposed Residential Wing B in Plot 4B by the Owners.

11. Wing A of the Scheme Rachana Sahira was registered with MAHARERA as an independent project with registration Number P50500001307 valid upto 31.10.2019 and this Wing has already been completed and Occupancy Certificate for the same has been received on 13.12.2018 vide certificate bearing No. NMC/TPD/OC/34.

12. Now the Owners M/s. Rachana Construction Co. (Nagpur) Pvt. Ltd., have obtained Building Permit and Commencement Certificate from Asst. Director – Town Planning Department of Nagpur Municipal Corporation, bearing **No.**

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554/BP/Chinchbhuvan/Tp/NMC/656 dated 28.03.2019 for Wing B of Rachana Sahira and propose to construct the Wing B as per the plans sanctioned.

13. I have examined the Original Title Deeds of the property of M/s. Rachana Construction Co. (Nagpur) Pvt. Ltd., and that the documents of title referred to in this report are valid evidence of Right, title and Interest and that the said property has clear, valid and marketable title without any encumbrance whatsoever.

14. I have examined the Documents in detail, taking into account all the Guidelines for conducting search for verification of title of the property.

15. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Waif Board (wherever applicable). I do not find anything adverse which would affect or encumber the sale, transfer or development of the property.

16. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

17. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1989 to 2019** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

18. Minor/(s) and his/their interest in the property(ies) is to the extent of NIL (Specify the share of the Minor with Name). (Strike out if not applicable).

19. In line with the above sanction of residential project Rachana Sahira Wing B, Rachana Construction Co. (Nagpur) Pvt. Ltd., have the right to sell and transfer independent Apartment Units as carved out in the said sanctioned Building Plans to prospective buyers in line with the terms and conditions of Building Permit and Commencement Certificate.

20. Mortgage if created, will be available to Financial Institutions for the Liability of the **Intending Purchasers / Borrowers** of Apartments situated in the Scheme known as

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"RACHANA SAHIRA B" developed by M/s. Rachana Construction Co. (Nagpur) Pvt. Ltd., on the said property.

21. I certify that **Intending Purchasers / Borrowers** of Apartment Units to be constructed on the residential project scheme known as **"RACHANA SAHIRA B"** shall have an absolute, clear and Marketable title over the Schedule property/(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PLOT PROPERTY

ALL that piece and parcel of Land property admeasuring about **3816.85 Sq.Mtrs** bearing PLOT NO. 04 B (Four B) from out of the entire sanctioned layout out of the land bearing Kh./Survey Nos. 145/1, 145/2, 145/6, 145/7, 144/2/2, 177/1, 177/2, 178/1, 178/2, 178/3/2, 181/1/2 and 181/2/1 bearing City Survey No. 514, Sheet No. 777, Mouza Chinchbhuvan, Tahsil and Dist. Nagpur, which is bounder as under :

ON THE EAST	:	**18 Mtr DP Road**
ON THE WEST	:	**Open Space B & Plot No. 4 A**
ON THE NORTH	:	**Rachana Sahira A Building & 12 Mtr Wide Road Beyond**
ON THE SOUTH	:	**18 Mtr Road & Remaining Land of Kh. No.144**

(Boundaries of each independent Apartment shall vary from Apartment to Apartment)

Date : 01.04.2019

Place : NAGPUR

1-4-19

(Adv. Anilchandra M Babhule)

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