K. M. KHUMKAR
ADVOCATE

9422103894
OFF: F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033

TO WHOMSOEVER IT MAY CONCERN
ENCUMBRANCE CERTIFICATE

Project Details:

Shri Arun Vitthalrao Panchpatkar, R/o Plot No. 6, Opp. VNIT Girls Hostel, Bajaj Nagar, Nagpur-440010 (Owner) and Ms. Ashish Constructions, Nagpur through its Proprietor Shri Ashish S/o Prabhakarrao Londhe R/o Madhu-Prabha, Kothi Road, Mahal, Nagpur-440032 (Promoter) having a residential cum commercial Project in the name "Prajakta Ikebana" located at Plot No. 6, Bajaj Nagar Layout of N.I.T., Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, bearing Nagpur Municipal Corporation House No. 311/B/6, Ward No. 74, situated at Opp. VNIT Girls Hostel, Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, in Tahsil and District: Nagpur, State: Maharashtra.

After going through the relevant documents related to title such as Property Card, NMC Tax receipt, Sale Deed of the Owner/Promoter, other documents, sanctioned plans and the financial accounts maintained by him, I hereby certifiy as under:

- No litigation is pending related to any right, title and interest in the ongoing project of the Owner/Promoter.
- The proposed project is matketable and free from encumbrances.

Nagpur
Dated: 12-04-2019

(K.M. Khumkar)
Advocate

K M KHUMKAR
ADVOCATE
F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Phone No. 0712-2533409, Mobile: 9422103894

CLEAR TITLE / NON ENCUMBRANCE CERTIFICATE

From the records placed before me and from the inspection of registration records made available to me by the Sub Registrar Office for the years 2007 to 2019 i.e. for 13 years, I have to state:

1. That, Shri Arun S/o Vitthalrao Panchpatkar is Lessee of ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. in Civil Station Expansion Scheme, Bajaj Nagar Layout, Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, bearing Nagpur Municipal Corporation House No. 311/B/6, Ward No. 74, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur more specifically and elaborately described in the Schedule of Property hereunder.

2. That, originally Shri Prabhat S/o Vinayakrao Gokhale acquired ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. in Civil Station Expansion Scheme, Bajaj Nagar Layout, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur from Nagpur Improvement Trust, Nagpur on leasehold rights for a term commencing from 20-12-1961 and ending on 31-03-1992 vide Lease Indenture dated 10-01-1964 registered at Sr. No.194 in Addl. Book No. 1, Volume No. 9 on Pages 181 to 183 on 23-01-1964 with Sub Registrar Nagpur.

3. That, the said Shri Prabhat S/o Vinayakrao Gokhale lateron transferred the aforesaid Plot No. 6 admeasuring 445.93 Sqr. Mtrs. by way of Sale to Shri Vitthalrao S/o Raghobaji Panchpatkar, by a Transfer Deed dated 27-07-1966, registered at Sr. No. 4286 in Addl. Book No. 1, on 27-07-1966 with Joint Sub Registrar Nagpur.

4. That, during his lifetime the said Shri Vitthalrao S/o Raghobaji Panchpatkar executed his last WIIL on 16-11-1989 and thereby he had bequeathed the aforesaid entire property to his son Shri Arun S/o Vitthalrao Panchpatkar, the Owner hereinabove named, absolutely forever with heritable and transferable rights therein. The said Will dated 16-11-1989 is duly registered at Sr. No. 13271 (P) in Book No. 3, Volume No. 11 on 16-11-1989 with Sub Registrar Nagpur City-1.

5. That, on expiration of the Original term of Lease, the Nagpur Improvement Trust has extended the same for a further term commencing from 01-04-1992 and ending on 31-03-2022 by executing a Renewed Indenture of Lease regarding the aforesaid Plot No. 6 in favor Shri Vitthalrao S/o Raghobaji Panchpatkar on 21-11-1992, which is duly registered at Sr. No. 3677 in Addl. Book No. 1, Volume No. 103 on Pages 195 to 197 on 21-11-1992 with Sub Registrar Nagpur No. 8.

6. That, the aforesaid Shri Vitthalrao S/o Raghobaji Panchpatkar breathed his last on 08-09-1997 and consequent upon his demise, the said Shri Arun S/o Vitthalrao Panchpatkar, the Owner hereinabove named, has now become an exclusive, absolute

and full owner of the aforesaid entire property with heritable and transferable rights therein in term of the said Will dated 16-11-1989.

7. That, the link of transaction is established.

8. That, the names of Lessee mutated in City Survey, Nagpur Improvement Trust and Nagpur Municipal Corporation Records in respect of abovesaid Plot.

9. That, there are no any pending case in the Court of Law or with any Statutory Authority in respect of the said plot of land.

10. That, it is also hereby certified that the above-mentioned land is not hit by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 as it is below the holding limit prescribed by the Authority.

11. That the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur has sanctioned Building Plan for construction of Multistory Building on the abovesaid Plot vide its Building Permit No. 547/BP/Ambazari/TP/NMC/294 dated 27-03-2019.

12. That, Shri Arun S/o Vitthalrao Panchpatkar has entered into Agreement of Development with M/s. Ashish Constructions, Nagpur though its Proprietor Shri Ashish S/o Prabhakarrao Londhe on 04-04-2019 registered at Sr. No. 2300/2019 in Book No. 1 on 04-04-2019 with Sub Registrar No. 4, Nagpur in respect of development of abovesaid Plot by constructing multistory building thereon agreeing inter-alia to transfer by way of sale the Undivided Proportionate Share and Interest related to Built Up Area of Apartment in the said Plot in favour of Buyers of Apartments in the Building.

13. That, the Owner has also executed General Power of Attorney in favour of M/s. Ashish Constructions, Nagpur though its Proprietor Shri Ashish S/o Prabhakarrao Londhe on 04-04-2019 registered at Sr. No. 2301/2019 in Book No. 1 on 04-04-2019 with Sub Registrar No. 4, Nagpur for implementing the Scheme and execution of documents in respect of the abovesaid property.

14. That M/s. Ashish Constructions, Nagpur though its Proprietor Shri Ashish S/o Prabhakarrao Londhe is Developer of the Plot having registered Agreement of Development and registered Power of Attorney with the Owner and is entitle to book Apartments in the building, receive the consideration and execute the relevant documents in respect of the abovesaid property (except One Commercial Shop on First Floor and Two Residential Apartments on Second Floor which is agreed to be retained by the Owner) .

Thus on inspection of registration records and verification of documents, I, K M Khumkar, Advocate do hereby certify that the title of Shri Arun S/o Vitthalrao Panchpatkar to the abovesaid property is clear, marketable and unencumbered.

The receipt of the relevant searches is enclosed herewith.

K.M. KHUMKAR
ADVOCATE

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 6 admeasuring 445.935 Sqr. Mtrs. in Civil Station Expansion Scheme, Bajaj Nagar Layout, Mouza: Ambazari, City Survey No. 1941, Sheet No. 71, bearing Nagpur Municipal Corporation House No. 311/B/6, Ward No. 74, situated at Bajaj Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur and bounded as under:

TOWARDS EAST	:	Plot No. 13
TOWARDS WEST	:	Road
TOWARDS NORTH	:	Plot No. 5
TOWARDS SOUTH	:	Plot No. 7

Hence this Certificate,

Nagpur
Dated: 12-04-2019

K. M. KHUMKAR ADVOCATE

(K. M. Khumkar)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH000106133201920E	BARCODE		Date	03/04/2019-14:16:40	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Adv K M Khumkar
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	F 25 Sai Regency
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Ravi Nagar Square
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	Search Fee for the year 2007 to 2019 Mouza Ambazari Plot No. 6 CTS No 1941
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.	00040572019040306705	IK00ZSWMH3
Cheque/DD No.		Bank Date	RBI Date	03/04/2019-14:17:20	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. : 9422103894

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 03-04-2019 02:17:20