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Dated : 20th May, 2019

To,

M/s. LANDMARK GLV INFRAVENTURES LLP,

Registered Office at Flat No. 401, Royal Orchid Apartment,
Plot No. 38, Kachimet, Nagpur-440023

Kind Attention: Mrs. Manujsha Vinod Nalamwar & Mr. Gajanan Anandrao Kotawar

Subject: Title Verification/Search report of Plot No. 58 (Fifty Eight) being a part of the entire land bearing Khasra Nos. 41 of Mouza - Kachimet, City Survey No. 32, Sheet No. 23, Corporation House No. 1758/G/58 situated at Nagpur Syndicate Layout, Kachimet, Nagpur.

Madam/Sir,

1. We have been asked to furnish a title verification & search report of the property consisting of Plot No. 58 (Fifty Eight) being a part of the entire land bearing Khasra Nos. 41 of Mouza - Kachimet, City Survey No. 32, Sheet No. 23, Corporation House No. 1758/G/58 situated at Nagpur Syndicate Layout, Kachimet, Nagpur (Hereinafter called to and referred as said 'Plot' or 'Property' and more particularly described in the Schedule hereunder written). Accordingly, we have examined the matter, based on the information given to us, photocopies of the documents placed before us, and Search taken in the office of Joint Sub Registrar subject to confines and limits.

2. As per the documents supplied to us, it is observed that:

a) That, originally the said Plot was owned by Shri Jagatkishor S/o. Umedlal Kothari, being his separate property, which he has sold to Shri Suryabhan Ramaji Awachat and Smt. Tarabai Suryabhan Awachat, Both Resident of New Shukrawari, Mahal, Nagpur vide Sale Deed dated 06/03/1984 duly registered in the office of Joint Sub Registrar Nagpur No. 3 in Book No. 1 at Serial No. 1252 on even date; AND

b) That, Shri Suryabhan Ramaji Awachat and Smt. Tarabai Suryabhan Awachat have sold the said Plot to M/s. Gandhi Gas Agency, a Partnership Firm, having its registered office at Shop No. 9 & 10, Yash Complex, Telangkheddi Layout, Amraoti Road, Nagpur by executing Sale Deed dated 17/04/1997 duly registered in the office of Joint Sub Registrar Nagpur No. 8 in Addl. Book No. 1, Volume No. 719 on pages 97 to 99 Document No. 1480 on 21/05/1997; AND

c) That, the aforesaid Plot was covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur and is regularized by the Nagpur Improvement Trust vide Permit No. BE(NE)/4227/457/4223/3844 of 2003 dated 18/07/2003 in File No. 572/4227/1457; AND



d) That, M/s. Gandhi Gas Agency has submitted building plan of proposed building thereon for sanction in the office of Nagpur Improvement Trust; AND

e) That, M/s. Landmark GLV Infraventures LLP, duly registered / incorporated as per Limited Liability Partnership Act, 2008 (Incorporation Certificate No. AAN-4020 & Permanent Account No. AAHFL8861D) having its Registered Office at Flat No. 401, Royal Orchid Apartment, Plot No. 38, Kachimet, Nagpur-440023 acting / represented through its Designated Partners 1) Mrs. Manjusha Vinod Nalamwar & 2) MR. Gajanan Anandrao Kotawar (Hereinafter referred as 'Owner') has purchased the said Plot from M/s. Gandhi Gas Agency vide Sale Deed dated 01/11/2018 duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 4779/2018 on even date and accordingly its name was duly mutated on Government Records.

f) That, the building plan of the proposed building was duly sanctioned by the Building Engineer, Nagpur Improvement Trust vide Building Permit No. B.E. (West)/Case No. AB-W-7113/Tracking No. 2018111658/2063/636 dated 04/05/2019.

g) That, the proposed building was submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by the Owner by executing Deed of Declaration dated 14/05/2019, duly registered in the office of the Sub-Registrar, Nagpur No. 04 bearing document No. 3264/2019 on 15/05/2019.

h) That, the proposed building is named and styled as "Orchid Emerald" (Hereinafter called to and referred as the said 'Scheme' or 'Building' or 'Apartment Scheme' or 'Multi-storied building' or 'Project') as per aforesaid Deed of Declaration.

3. We have perused the photo copies of the following mentioned documents:

i) Sale Deed dated 06/03/1984 duly registered in the office of Joint Sub Registrar Nagpur No. 3 in Book No. 1 at Serial No. 1252 on even date.

ii) Sale Deed dated 17/04/1997 duly registered in the office of Joint Sub Registrar Nagpur No. 8 in Addl. Book No. 1, Volume No. 719 on pages 97 to 99 Document No. 1480 on 21/05/1997.

iii) Release Letter issued by the Nagpur Improvement Trust vide Permit No. BE(NE)/4227/457/4223/3844 of 2003 dated 18/07/2003 in File No. 572/4227/1457.

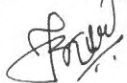
iv) Sale Deed dated 01/11/2018 duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 4779/2018 on even date.

v) Building Permit No. B.E. (West)/Case No. AB-W-7113/Tracking No. 2018111658/2063/636 dated 04/05/2019.

vi) Deed of Declaration dated 14/05/2019, duly registered in the office of the Sub-Registrar, Nagpur No. 04 bearing document No. 3264/2019 on 15/05/2019.

vii) Akhiv Partrika issued by the City Survey Department.

viii) Municipal Corporation Tax Receipts.



4. We have examined the photocopies of deeds/documents as mentioned above. We have also taken search of Index II registers for the last 13 (Thirteen) years (only those made available and excluding the record not made available to me) in respect of said Plot by depositing necessary charges through GRAS vide Receipt No. MH001663722201920E on 18/05/2019. The Original Receipt is attached with this search report as a part and parcel of this report.

5. Based on the aforesaid facts, events, evidence placed before us and on the basis of the inspection of the registration records & the deeds/documents provided to us for perusal, no adverse entry / circumstances / documents were noticed. We could not find any acquisition or reservation on said Plot. We could not find any entry of mortgage/encumbrances. As per the deeds/documents made available to us, we state that presently M/s. Landmark GLV Infraventures LLP is owner of said Plot on record having all rights and interest to develop the said Plot and to sale Units of the proposed Scheme to be constructed on the said Plot.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and parcel of property consisting of Malik Makbuja Land bearing Plot No. 58 (Fifty-Eight) admeasuring about 1008 Sq. Mtrs. (10850.11 Sq. Ft.) in the sanctioned lay-out of Nagpur Housing Syndicate (B.U. Kothari & Brothers Layout) being a part of the entire land bearing Khasra Nos. 41 of Mouza – Kachimet, City Survey No. 32, Sheet No. 23, Corporation House No. 1758/G/58 situated at Nagpur Syndicate Layout, Kachimet, Nagpur Tahsil and District – Nagpur within the limit of Nagpur Municipal Corporation Ward No. 73 and Nagpur Improvement Trust including all other easementary rights appurtenant and belonging thereto and bounded as under:-

ON THE NORTH	-	Road
ON THE SOUTH	-	Road
ON THE EAST	-	Plot No. 59, 60
ON THE WEST	-	Plot No. 57



Shashikant B. Toal
ADVOCATE

Enclosure: Receipt No. MH001663722201920E Dated 18/05/2019