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, M/s. L K Construction through its Proprietor Shri Subhash S/o Motiramji Kasulkar is owner and in possession of ALL THAT piece and parcel of land bearing Plot No. 5 admeasuring 163.12 Sqr. Mtrs., Plot No. 6 admeasuring 157.50 Sqr. Mtrs., Plot No. 7 admeasuring 157.50 Sqr. Mtrs., & Plot No. 8 admeasuring 191.04 Sqr. Mtrs. all the Plots total admeasuring 669.160 Sqr. Mtrs. in the sanctioned layout, being a part and portion of entire land bearing Khasra Nos. 189 and 191, P.H. No. 46, Mouza: Wanadongri, bearing Nagar Parishad House No. 16054, situated at Village Wanadongri within the limits of Nagar Parishad Wanadongri in Tahsil: Higna and District: Nagpur.

2. THAT, originally ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 189, P.H. No. 46, Mouza: Wanadongri, having an area of 0.87 HR, Rental Rs. 248.00, held in Occupancy Class-1 Rights, situated at Village Wanadongri, within the limits of Nagar Parishad Wanadongri in Tahsil: Hingna, District: Nagpur belonged to Shri Kushal Pannalal Mehta as per Revenue Record,

3. THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 191, P.H. No. 46, Mouza: Wanadongri, having an area of 0.98 HR, Rental Rs. 281.00, held in Occupancy Class-1 Rights, situated at Village Wanadongri, within the limits of Nagar Parishad Wanadongri in Tahsil: Hingna, District: Nagpur jointly belonged to (1) Shri Kushal Pannalal Mehta and (2) Shri Tarasingh S/o Bhimnsingh Rajput as per Revenue Record,

4. THAT, the Layout Plan of the abovesaid Land consisting of various Plots of different sizes therein, bearing Khasra Nos. 189 and 191, Mouza: Wanadongri, Tahsil: Hingna, District: Nagpur is approved by the Assistant Director, Town Planning Department, Nagpur vide his Letter No. Sasanag/4112 dated 24-12-2009.

5. THAT, the land admeasuring 1.85 HR (18,500 Sqr. Mtrs.) bearing Khasra No. 189 and 191, Mouza: Wanadongri, P.H. No. 46, Tahsil: Hingna, District: Nagpur is converted to Residential Non-Agriculture Use by the Collector, Nagpur vide his Order No. Prastut/Zilladhikari/Kavi – 457/2010 in Revenue Case No. Ra. Ma. Kra. 414/NAP-34/2009-10 dated 19-03-2010,

6. THAT, (1) Shri Kushal Pannalal Mehta and (2) Shri Tarasingh S/o Bhimnsingh Rajput have sold the abovesaid Plot No. 5 admeasuring 163.12 Sqr. Mtrs., Plot No. 6 admeasuring 157.50 Sqr. Mtrs., Plot No. 7 admeasuring 157.50 Sqr. Mtrs., & Plot No. 8 admeasuring 195.61 Sqr. Mtrs. all the Plots total admeasuring 673.73 Sqr. Mtrs.. out of the abovesaid layout to the Vendor hereinabove named vide Sale Deed dated 31-12-2010 registered at Sr. No. 37/2011 in Book No. 1 on 03-01-2011 with Sub Registrar Hingna.



7. THAT, the link of transaction is established.

8. THAT, the name of Owner is mutated in Revenue Records 7/12 Extract.

9 THAT, the name of Owner is mutated in Nagar Parishad Wanadongri Records and the Taxes are paid for the year 2018-19.

10. THAT, the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur (Special Planning Authority appointed by the Government of Maharashtra vide Notification No. TPS-2409/2890/CE-356/09/UD-9 Dated 31-08-2010 and vide Government Gazette Notification dated 02-09-2010 for Nagpur Metropolitan Area Under MRTP Act 1966) regularized the abovesaid Plot No. 5, 6, 7 and 8 vide Release Letter No. BE-02 (Metro)- 73 Dated 29-07-2013. As per Regularization Letter regularized area of Plot No. 5 is 163.12 Sqr. Mtrs., Plot No. 6 is 157.5 Sqr. Mtrs., Plot No. 7 is 157.5 Sqr. Mtrs. and Plot No. 8 is 191.04 Sqr. Mtrs.

11. THAT, the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur Amalgamated abovesaid Four Plots into One Plot vide his Letter No. BE-02/ Metro/466 dated 08-01-2014 and as per Amalgamation Letter the Plot Area on Amalgamation is 669.160 Sqr. Mtrs.,

12. THAT, the Owner has decided to develop the aforesaid Plots into a RESIDENTIAL ESTATE by constructing One Multistoried Building thereon consisting of various self contained separate Apartments therein.

13. THAT, Building Engineer (Metro), Nagpur Improvement Trust, Nagpur has sanctioned Building Plan for construction of One Multistory Building on the abovesaid Plots vide his Building Permit No. B.E.(Metro)/West/Hingna Tahsil/Case No. MB-1443/201606271/919 dated 06-09-2016,

14. THAT, the the Owner has placed the abovesaid Plots alongwith Multistory Building thereon titled "MANJUSHA AURA" under the Apartment Ownership Scheme and executed a Deed of Declaration under Maharashtra Apartment Ownership Act, 1970 registered at Sr. No. 4638/2018 in Book No. 1 on 03-11-2018 with Sub Registrar, Hingna.

15. THAT, the Owner has not transferred the said Plot by way of Gift, Mortgage, Sale etc. and an Affidavit to that effect has been obtained from him by me.

16. THAT, there are no any pending cases in the Court of Law or with any Statutory Authority in respect of the said plot of land.

17. 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.

18. THAT, the Owner is entitle to construct building, book Apartments in the building, receive the consideration and execute the relevant documents of transfer in favour of prospective purchasers in respect of the abovesaid property.

K. M. KHUMKAR
ADVOCATE

Thus on inspection of registration records and verification of documents, I, K. M. Khumkar, Advocate do hereby certify that the title of M/s. L K Constructions through its Proprietor Shri Subhash S/o Motiramji Kasulkar to the abovesaid property is clear, marketable and unencumbered.

The receipt of the relevant searche is enclosed herewith.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Plot No. 5 admeasuring 163.12 Sqr. Mtrs., Plot No. 6 admeasuring 157.50 Sqr. Mtrs., Plot No. 7 admeasuring 157.50 Sqr. Mtrs., & Plot No. 8 admeasuring 191.04 Sqr. Mtrs. all the Plots total admeasuring 669.160 Sqr. Mtrs. in the sanctioned layout, being a part and portion of entire land bearing Khasra Nos. 189 and 191, P.H. No. 46, Mouza: Wanadongri, bearing Nagar Parishad House No. 16054, situated at Village Wanadongri within the limits of Nagar Parishad Wanadongri in Tahsil: Higna and District: Nagpur and bounded as under:

TOWARDS EAST	:	Other Layout
TOWARDS WEST	:	9.00 Meter Wide Road
TOWARDS NORTH	:	6.00 Meter Wide Road
TOWARDS SOUTH	:	Plot Nos. 4,11,10,9

Hence this Certificate,

Nagpur
Dated: 04-09-2019

(K.M. Khumkar)
ADVOCATE

K. M. KHUMKAR
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH005967563201920E	BARCODE	Date	04/09/2019-12:49:51	Form ID

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	HGN_HINGNA SUB REGISTRAR
Location	NAGPUR
Year	2019-2020 One Time

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	
Full Name	Adv K M Khumkar
Flat/Block No. Premises/Building	F 25 Sai Regency
Road/Street	Ravi Nagar Square
Area/Locality Town/City/District	Nagpur
PIN	4 4 0 0 3 3

Remarks (If Any)

Mouza Wanadongri Khasra No 189 191 Plot No 5 6 7 8

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572019090456760	IK0AFGYUO5
Bank Date	RBI Date	04/09/2019-12:24:50	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9422103894

Department ID :

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 04-09-2019 12:50:28