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Ashwin R. Patil

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

ADDITYA INFRA, a Proprietary Concern, having its Office at Laxmi Nagar, West High Court Road, Nagpur acting through its Proprietor **MR. SACHIN SURYABHAN MOON**, Resident of 402, Swapnil Tarangini, J-12, Laxminagar, Nagpur, Pin Code No. 440022, Tahsil and District – Nagpur sought Verification report from me for the title of ALL THAT Piece and Parcel of land admeasuring 1.62 Hectare R. being a Eastern Portion of Khasra No. 34/2 having an total area of 3.70 Hectares R., Rental Rs. 9.01/- held in Occupancy Class – 1 Rights, Account No. 112 of **Mouza – GAWSI MANAPUR**, Patwari Halka No. 42, TOGETHERWITH all other easementary rights appurtenant and belonging thereto, situated at Village – Gawsli Manapur in Tahsil – Nagpur (Rural) and District – NAGPUR. I Ashwin R. Patil Advocate R/o Sawarkar Nagar, Nagpur do hereby submit my report as follows:-

- (1) THAT, Additya Infra, acting through its Proprietor Mr. Sachin Suryabhan Moon is the absolute owner of the property comprising ALL THAT Piece and Parcel of land admeasuring 1.62 Hectare R. being a Eastern Portion of Khasra No. 34/2 having an total area of 3.70 Hectares R., Rental Rs. 9.01/- held in Occupancy Class – 1 Rights, Account No. 112 of **Mouza – GAWSI MANAPUR**, Patwari Halka No. 42, TOGETHERWITH all other easementary rights appurtenant and belonging thereto, situated at Village – Gawsli Manapur in Tahsil – Nagpur (Rural) and District – NAGPUR (The property is more specifically described in the schedule Annexed herewith)
- (2) The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of Document.
- (3) The 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule.

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(4) THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 34/2 having an area of 3.70 Hectares R., Rental Rs. 9.01/- held in Occupancy Class – 1 Rights, Account No. 112 of Mouza – GAWSI MANAPUR, Patwari Halka No. 42, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Gawsli Manapur in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (1) Mr. Baba Nilkanth Dongre, (2) Mr. Manoj Nilkanth Dongre, (3) Smt. Chindhabai Nilkanth Dongre, (4) Mrs. Shubhamala Sopan Bondade, (5) Mrs. Kalpana Shankar Shende, being their ancestral property.

(5) THAT (1) Smt. Chindhabai Nilkanth Dongre, (2) Mrs. Shubhamala Sopan Bondade, (3) Mrs. Kalpana Shankar Shende relinquished their share in the aforesaid Khasra No. 34/2 having area of 3.70 Hectare R. in favour of remaining Owners (1) Mr. Baba Nilkanth Dongre, (2) Mr. Manoj Nilkanth Dongre by Registered Relinquishment/Release Deed dated 14-06-2006, which is duly Registered in the office of the Sub Registrar Nagpur (Rural) in Book No. 1 at Registered Serial No. 3345/2006 on 16-06-2006.

(6) THAT the aforesaid Mr. Manoj Nilkanth Dongre left for heavenly abode on 26-05-2016 and consequent upon his death/demise his share in the aforesaid Khasra No. 34/2 devolved upon his Widow Smt. Bharti Manoj Dongre, Son Ku. Shobhit Manoj Dongre, by way intestate succession being the legal heirs of the deceased.

(7) THAT, during the course of time aforesaid land bearing Khasra No. 34/2 of Mouza – GAWSI MANAPUR, Patwari Halka No. 42, having an area of 3.70 Hectare R. is converted for Occupation Class 2 (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur (Rural) vide its Order passed in the Revenue Case No. 150/LND-18/2017-18 dated 27-07-2018.

(8) THAT (1) Mr. Baba Nilkanth Dongre, (2) Smt. Bharti Manoj Dongre, (3) Ku. Shobhit Manoj Dongre the aforesaid No. (3) acting through his Guardian Mother Smt. Bharti Manoj Dongre lateron transferred/sold the land admeasuring

Attested by

1.62 Hectare R. being a Eastern Portion of Khasra No. 34/2 having an total area of 3.70 Hectares R. of Mouza – GAWSI MANAPUR, in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Additya Infra acting through its Proprietary Mr. Sachin Suryabhan Moon, by a Sale Deed Dated 17-05-2019, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 4805/2019 on 17-05-2019.

(9) THAT, Additya Infra acting through its Proprietary Mr. Sachin Suryabhan Moon lateron decided to develop the said Piece of land admeasuring 1.62 Hectare R. being a Eastern Portion of Khasra No. 34/2 of Mouza – GAWSI MANAPUR into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the proposed Layout Plan of the said land admeasuring 1.62 Hectare R. being a Eastern Portion of Khasra No. 34/2 by carving out various Plots of different sizes therein known and styled as **"ADDITYA RESIDENCY"** and the said layout is finally sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his letter No. E.E./N.M.R.D.A./3020 Dated 10-12-2019.

(10) THAT, the aforesaid Joint Owners informed that they have not agreed to sale, sold, transferred or mortgaged the said property. They further affirmed that any litigation, dispute etc are not pending or decided in any court in respect of the said property and title is clear and marketable.

(11) While searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under registration Act. 1908 is incomplete. On the basis of searches made by me and certified copies of the title documents placed before me, I certify that the property referred in schedule is owned by Additya Infra acting through its Proprietary Mr. Sachin Suryabhan Moon and free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title.

(12) That, all the relevant documents of title placed before me are original and genuine.

(13) I am satisfied that the property is heritable and transferable and the mortgager has right to mortgage. Facts and events material to title have been satisfactorily proved.


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 Advocate

(14) I have also confirmed from Govt. and public land acquisition authorities that the property described in the schedule is not subject to any acquisition or requisition from the authorities.

(15) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of the present owner Additya Infra acting through its Proprietary Mr. Sachin Suryabhan Moon is Clear and marketable.

(16) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH006227076201920E Dated 12.09.2019 in the office of Sub- Registrar, Nagpur Rural.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land admeasuring 1.62 Hectare R. being a Eastern Portion of Khasra No. 34/2 having an total area of 3.70 Hectares R., Rental Rs. 9.01/- held in Occupancy Class – 1 Rights, Account No. 112 of Mouza – GAWSI MANAPUR, Patwari Halka No. 42, TOGETHERWITH all other easementary rights appurtenant and belonging thereto, situated at Village – Gawsi Manapur in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :

On the East	-	Khasra No. 34/1 of M/s. Urich Gress Infrastructure Pvt. Ltd.
On the West	-	Remaining portion of Khasra no. 34/2
On the North	-	Khasra No. 40 of Mr. Bagle
On the South	-	Pandhan Road

Nagpur.

Dated : 06.01.2020


(Ashwin Patil)

Advocate

ASHWIN R. FATIL
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