

Res. : 54 Sawarkar Nagar,  
Khamla Road, Nagpur-15

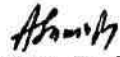
**Ashwin R. Patil**  
ADVOCATE

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**TITLE REPORT**  
**AND**  
**NON ENCUMBRANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

Under instruction from my client M/S. NANI'S BUILDCON PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, having its Office at J-13, Ground Floor, West High Court Road, Between Aathrasta to Laxmi Nagar Square, Laxminagar, Nagpur-440022, acting through its authorized Director SHRI YASHWANT S/O AJABRAO KHODKE, Resident of Plot No. 7, Vikas Nagar, Nagpur, Pin Code No. 440015, Tahsil and District - Nagpur. I have investigated the title relating to ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 143-144-163-164 out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 1500 Sq. Mtrs. (i.e. 16146 Sq. Ft.), being a portion of the entire land bearing Kh. No. 9/2, of Mouza : SONEGAON, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT GARNET", bearing Corporation House Nos. 3866/B/143, 3866/B/144, 3866/B/163 and 3866/B/164, City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR and my findings are as under :

- (1) THAT, ALL THAT Piece and Parcel of land bearing Kh. No. 9/2 having an area of 10.00 Acres, of Mouza : SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated at Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR, Originally belonged to Mr. Kamalprasad Keshavprasad Awasthi, who lateron transferred/sold the same by way of sale to The Swagat Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 23/04/1993, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur : 11 in Addl. Book No. 6, Volume No. 690 on Pages 34 & 35 at Sr. No. 2156(P) on even date.
- (2) THAT, the aforesaid land is converted for Non Agricultural (Residential) use by the Tahsildar, Nagpur vide his Order Dated 17/05/1996 passed in Revenue Case No. 12/NAP-36/95-96 of Mouza : Sonegaon.
- (3) THAT, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur lateron prepared a layout of the aforesaid Kh. No. 9/2 by carting out various Plots of different sizes therein for the allotments to its share holder members.
- (4) THAT, by an Agreement to Sell Dated 20/09/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 143 out of its aforesaid layout to one of its share holder member namely Mr. Prakash Pooranprasad Dixit

  
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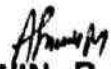
upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mr. Prakash Pooranprasad Dixit paid the requisite Stamp Duty of Rs. 1,620/- and Penalty of Rs. 2,310/- vide Challan No. 27128 Dated 29/07/2005 and thereby regularized the said instrument.

(5) THAT on the basis of the aforesaid Agreement Dated 20/09/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 143, containing by admeasurement 300.00 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 9/2, of Mouza : SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR by way of sale to Mr. Prakash Pooranprasad Dixit, by a Sale Deed Dated 27/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4687 on 27/12/2005.

(6) THAT the aforesaid Plot No. 143 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur. the aforesaid Plot No. 143 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)1900U/L/12355/1525 Dated 24/08/2009 in Case No. 2005121627 and Layout No. 1900/W/Son/545 in favour of Mr. Prakash Pooranprasad Dixit. As per the aforesaid Regularization Letter Dated 24/08/2009 the area of the said Plot No. 143 is shown and declared as 300.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 143 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5593/NAP-34/2012-13 of Mouza : Sonegaon.

(7) THAT, by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 144 out of its aforesaid layout to one of its share holder member namely Mr. Prakash Pooranprasad Dixit upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mr. Prakash Pooranprasad Dixit paid the requisite Stamp Duty of Rs. 1,620/- and Penalty of Rs. 2,270/- vide Challan No. 27130 Dated 29/07/2005 and thereby regularized the said instrument.

(8) THAT on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 144, containing by admeasurements 300.00 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 9/2, of Mouza : SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR by way of sale to Mr. Prakash Pooranprasad Dixit, by a Sale Deed Dated 27/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4688 on 27/12/2005.

  
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(9) THAT the aforesaid Plot No. 144 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur. The aforesaid Plot No. 144 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)/1900(U/L)/18539/368 Dated 28/02/2011 in Case No. 2005121628 and Layout No. 1900/W/Son/545 in favour of Mr. Prakash Pooranprasad Dixit. As per the aforesaid Regularization Letter Dated 28/02/2011 the area of the said Plot No. 144 is shown and declared as 300.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 144 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5592/NAP-34/2012-13 of Mouza : Sonegaon.

(10) THAT, by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 163 out of its aforesaid layout to one of its share holder member namely Mrs. Reena Akhilesh Awasthi upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mrs. Reena Akhilesh Awasthi paid the requisite Stamp Duty of Rs. 2,430/- and Penalty of Rs. 3,410/- vide Challan No. 30152 Dated 29/07/2005 and thereby regularized the said instrument.

(11) THAT, on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 163, containing by admeasurements 450.00 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 9/2, of Mouza : SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR by way of sale to Mrs. Reena Akhilesh Awasthi, by a Sale Deed Dated 23/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4625 on 23/12/2005.

(12) THAT, the aforesaid Plot No. 163 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur. The aforesaid Plot No. 163 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)/1900U/L/12352/1526 Dated 24/08/2009 in Case No. 200303082734 and Layout No. 1900/W/Son/545 in favour of Mrs. Reena Akhilesh Awasthi. As per the aforesaid Regularization Letter Dated 24/08/2009 the area of the said Plot No. 163 is shown and declared as 450.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 163 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5598/NAP-34/2012-13 of Mouza : Sonegaon.

  
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(13) THAT, by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 164 out of its aforesaid layout to one of its share holder member namely Mrs. Reena Akhilesh Awasthi upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mrs. Reena Akhilesh Awasthi paid the requisite Stamp Duty of Rs. 2,430/- and Penalty of Rs. 3,410/- vide Challan No. 30151 Dated 29/07/2005 and thereby regularized the said Instrument.

(14) THAT, on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 164, containing by admeasurements 450.00 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 9/2, of Mouza : SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR by way of sale to Mrs. Reena Akhilesh Awasthi, by a Sale Deed Dated 23/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4627 on 23/12/2005.

(15) THAT, the aforesaid Plot No. 164 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur. The aforesaid Plot No. 164 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)1900U/L/12362/1524 Dated 24/08/2009 in Case No. 200303082724 and Layout No. 1900/W/Son/545 in favour of Mrs. Reena Akhilesh Awasthi. As per the aforesaid Regularization Letter Dated 24/08/2009 the area of the said Plot No. 164 is shown and declared as 450.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 164 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5599/NAP-34/2012-13 of Mouza : Sonegaon.

(16) THAT, Mr. Prakash Pooranprasad Dixit lateron transferred/sold the aforesaid Plot No. 143 containing by total admeasurements 300 Sq. Mtrs. by way of sale to M/s. Nani's Buildcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, by a Sale Deed Dated 10-05-2019, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3156/2019 on even date.

(17) THAT, Mr. Prakash Pooranprasad Dixit lateron transferred/sold the aforesaid Plot No. 144 containing by total admeasurements 300 Sq. Mtrs. by way of sale to M/s. Nani's Buildcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, by a Sale Deed Dated 10-05-2019, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3155/2019 on even date.

(18) THAT, Mrs. Reena Akhilesh Awasthi lateron transferred/sold the aforesaid Plot No. 163 containing by total admeasurements 450 Sq. Mtrs. by way of sale to M/s. Nani's

  
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Buidcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, by a Sale Deed Dated 14-05-2019, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3243/2019 on even date.

(19) THAT, Mrs. Reena Akhilesh Awasthi lateron transferred/sold the aforesaid Plot No. 164 containing by total admeasurements 450 Sq. Mtrs. by way of sale to M/s. Nani's Buidcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, by a Sale Deed Dated 14-05-2019, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3242/2019 on even date.

(20) As a result therefore M/s. Nani's Buidcon Private Limited has now become an exclusive, absolute and full Owner of the Plot Nos. 143, 144, 163 and 164 with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records.

(21) THAT, M/s. Nani's Buidcon Private Limited acting through its Director Shri. Yashwant Ajabrao Khodke lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 143, 144, 163 and 164 into single unit. Considering his request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 143, 144, 163 and 164 into single unit. And accordingly an Amalgamation Letter to that effect is also issued by the Building Engineer, Nagpur Improvement Trust, Nagpur in favour of M/s. Nani's Buidcon Private Limited vide its Amalgamation Letter No. इ.अ.प./356 Dated 31-08-2019. As per the said Amalgamation letter Dated 31-08-2019 the Plot Number mentioned as 143-144-163-164 containing by, total admeasurements 1500 Sq. Mtrs.

(22) THAT, the aforesaid the then Owner namely M/s. Nani's Buidcon Private Limited lateron decided to develop the said Amalgamated Plot No. 143-144-163-164 into a Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(23) THAT, M/s. Nani's Buidcon Private Limited accordingly prepared a building plan of a Multistoreyed Building then proposed to be constructed on the said Amalgamated Plot No. 143-144-163-164 and to be known and styled as "VEDANT GARNET" and the same is duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur, vide his Building Permit No. 875/BP/Sonegaon/TP/NMC/406 Dated 16-12-2019.

(24) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Nani's Buidcon Private Limited thereof holds good, valid and marketable title thereto.

  
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**CHALLAN**  
**MTR Form Number-6**



|                                                     |  |                                                                                                  |                      |                                  |                                                                |                          |  |
|-----------------------------------------------------|--|--------------------------------------------------------------------------------------------------|----------------------|----------------------------------|----------------------------------------------------------------|--------------------------|--|
| <b>GRN</b> MH009543075201920E                       |  | <b>BARCODE</b>  |                      | <b>Date</b> 16/12/2019-15:37:19  |                                                                | <b>Form ID</b>           |  |
| <b>Department</b> Inspector General Of Registration |  |                                                                                                  |                      | <b>Payer Details</b>             |                                                                |                          |  |
| <b>Search Fee</b>                                   |  |                                                                                                  |                      | <b>TAX ID (If Any)</b>           |                                                                |                          |  |
| <b>Type of Payment</b> Other Items                  |  |                                                                                                  |                      | <b>PAN No.(If Applicable)</b>    |                                                                |                          |  |
| <b>Office Name</b> NGP1_HQR SUB REGISTRAR NAGPUR 1  |  |                                                                                                  |                      | <b>Full Name</b>                 |                                                                | Adv Ashwin Patil         |  |
| <b>Location</b> NAGPUR                              |  |                                                                                                  |                      | <b>Flat/Block No.</b>            |                                                                | 54                       |  |
| <b>Year</b> 2019-2020 From 01/04/2019 To 31/03/2020 |  |                                                                                                  |                      | <b>Premises/Building</b>         |                                                                |                          |  |
| <b>Account Head Details</b>                         |  |                                                                                                  | <b>Amount In Rs.</b> |                                  | <b>Road/Street</b>                                             |                          |  |
| 0030072201 SEARCH FEE                               |  |                                                                                                  | 375.00               |                                  | Sawarkar Nagar                                                 |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Area/Locality</b>                                           |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | Nagpur                                                         |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Town/City/District</b>                                      |                          |  |
|                                                     |  |                                                                                                  |                      |                                  |                                                                |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>PIN</b>                                                     |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | 4 4 0 0 1 5                                                    |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Remarks (If Any)</b>                                        |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | Years 2005 to 2019 Plot No. 143-144-163-164 Mouza SONEGAON CTS |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | 24 Sheet No. 257/4 Dist. Nagpur                                |                          |  |
|                                                     |  |                                                                                                  |                      |                                  |                                                                |                          |  |
|                                                     |  |                                                                                                  |                      |                                  |                                                                |                          |  |
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|                                                     |  |                                                                                                  |                      |                                  |                                                                |                          |  |
| <b>Total</b>                                        |  |                                                                                                  | 375.00               |                                  | <b>Amount In</b> Three Hundred Seventy Five Rupees Only        |                          |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Words</b>                                                   |                          |  |
| <b>Payment Details</b> STATE BANK OF INDIA          |  |                                                                                                  |                      | <b>FOR USE IN RECEIVING BANK</b> |                                                                |                          |  |
| <b>Cheque-DD Details</b>                            |  |                                                                                                  |                      | <b>Bank CIN</b>                  |                                                                | <b>Ref. No.</b>          |  |
|                                                     |  |                                                                                                  |                      | 00040572019121634162             |                                                                | IK0AJGBWW6               |  |
| <b>Cheque/DD No.</b>                                |  |                                                                                                  |                      | <b>Bank Date</b>                 |                                                                | <b>RBI Date</b>          |  |
|                                                     |  |                                                                                                  |                      | 16/12/2019-15:24:37              |                                                                | Not Verified with RBI    |  |
| <b>Name of Bank</b>                                 |  |                                                                                                  |                      | <b>Bank-Branch</b>               |                                                                | STATE BANK OF INDIA      |  |
| <b>Name of Branch</b>                               |  |                                                                                                  |                      | <b>Scroll No. , Date</b>         |                                                                | Not Verified with Scroll |  |

Department ID :

Mobile No. : 9822936551

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

(25) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Amalgamated Plot No. 143-144-163-164 together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "VEDANT GARNET" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s. Nani's Buildcon Private Limited.

(26) 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. MH009543075201920E Dated 16-12-2019 in the office of Sub- Registrar Nagpur-1.

**SCHEDULE REFERRED TO ABOVE**

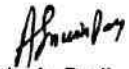
ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 143-144-163-164 out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 1500 Sq. Mtrs. (i.e. 16146 Sq. Ft.), being a portion of the entire land bearing Kh. No. 9/2, of Mouza : SONEGAON, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT GARNET", bearing Corporation House Nos. 3866/B/143, 3866/B/144, 3866/B/163 and 3866/B/164, City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District : NAGPUR and bounded as under :

**AMALGAMATED PLOT NO. 143-144-163-164**

|              |   |                       |
|--------------|---|-----------------------|
| ON THE EAST  | - | PLOT NO. 142 & 165,   |
| ON THE WEST  | - | PLOT NO. 145 & 162,   |
| ON THE NORTH | - | 9.00 MTRS. WIDE ROAD, |
| ON THE SOUTH | - | 9.00 MTRS. WIDE ROAD, |

Nagpur.

Dated : 16.12.2019

  
Ashwin Patil

Advocate

**ASHWIN R. PATIL**

Advocate

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