S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.

ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 02-03-2020

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "GREEN CITY – 4" situated on ALL THAT piece and parcel of land bearing Kh. Survey No. 14/2/1, admeasuring about 0.624383 H. R. (i.e. 6242.83 Sq. Mtrs.), Land Revenue Rs. 624.00 with Occupant Class I Bhumiswami rights, situated at Mauza : GOTAL - PANJRI, P. H. No. 38/A, Tahsil : NAGPUR (RURAL), District : NAGPUR owned by Mrs. Veena w/o Rajendra Mandaviya, and Mrs. Yamini w/o Narendra Mandaviya, Both Resident of East Wardhaman Nagar, Nagpur – 440008 and being under development by M/S GREEN SPACE INFRA VENTURES, a Partnership Firm having it's office at Akshay Heights - II, Shop NO. T-07, E-4, Sainath Sai Onkar, Nagar, Nagpur - 440009. Our Findings are as under:

01. That, the land bearing Old Kh. No. 50, admeasuring about 1.80 Hectares and Kh. No. 44/1 admeasuring about 2.86 Hectares was owned by Shri Baburao Dhaondba Sabare having retained by him on partition dt. 16.09.1975 as per record of Adhikar Abhilekh prepared under Madhya Pradesh Land Revenue Code, 1954 and under the re-survey and re-measurement of the lands carried out by the Govt. in the year 1978-79 under the Consolidation and Fragmentation, the said old Field Survey Number 44/1, admeasuring about 2.86 Hectares have been given as New Survey No. 14 admeasuring about 2.84 Hectares.

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR

MTR Form Number-6

GRN	MH012829045201920E	BARCODE		Date	02/03/2020-19:26:54	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2019-2020 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	WARDHAMAN NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	GREEN CITY - 4 MAUZA GOTAL PANJARI P H NO 38 A TAHSIL NAGPUR RURAL DIST NAGPUR
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.	00040572020030277105	CKM3738985
Cheque/DD No.		Bank Date	RBI Date	02/03/2020-19:24:27	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. : 9373103103

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 02-03-2020 07:27:36

02. That, Shri Baburao Dhaondba Sabare sold portion of agricultural land admeasuring about 0.82 Hectares out of entire land of Kh No. 14 to Shri Vilas Uttamrao Patne, Shri Ashok Pannalal Gupta, Shri Suresh Narayanrao Chahande, and Smt. Savita Sureshrao Chahande by Sale Deed dt. 10.08.2006 registered with Sub Registrar Nagpur-10 (Gramin) at Book No. 1 at Sr. No. 4076 dt. 10.08.2006 and their name was mutated in revenue records vide Fer Far No. 276 dt. 23.01.2007 and the said land admeasuring about 0.82 Hectares is renumbered as Kh Survey No. 14/2.

03. That, said Shri Vilas Uttamrao Patne, Shri Ashok Pannalal Gupta, Shri Suresh Narayanrao Chahande, and Smt. Savita Sureshrao Chahande sold the sad land to Shri Atul Manoharrao Ingle, Shri Manoharrao Natthuji Ingle, Shri Vilash Uttmrao Patne, Shri Shanshak Dattatray Deoulkarand Shri Dattatray Baliram Deoulkar by Sale Dt. 28.06.2007 registered with Sub Registrar Nagpur-7 at Book No. 1 at Sr. No. 4113 dt. 29.06.2007 and their names were mutated in revenue records of patwari vide Fer Far No. 317 dt. 10.08.2007.

04. That, said Shri Atul Manoharrao Ingle, Shri Manoharrao Natthuji Ingle, Shri Vilash Uttmrao Patne, Shri Shanshak Dattatray Deoulkar and Shri Dattatray Baliram Deoulkar further sold the said agricultural land to Shri Kiran Vasantrao Panke, Shri Atul Manoharrao Ingle and Shri Sanjay Dinanth Zode by Sale Deed dt. 03.07.2009 registered with Sub Registrar Nagpur -7 at Book No. 1 at Sr. No. 4700 dt. 03.07.2009.

05. That, said Shri Kiran Vasantrao Panke, Shri Atul Manoharrao Ingle and Shri Sanjay Dinanth Zode further sold / transferred the said agricultural land to Smt. Veena Rajndra Mandaviya and Smt. Yamini Narendra Mandaviya by Sale Deed dt. 20.04.2013 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 4586 dt. 20.04.2013 and the names of Smt. Veena Rajendra Mandaviya and Smt. Yamini Narendra Mandaviya were mutated in revenue records as the co-owners of the said land vide Ferfar No. 565.

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR
WARDHAMAN NAGAR, NAGPUR

06. That, Smt. Veena Rajndra Mandaviya and Smt. Yamini Narendra Mandaviya entered into Agreement of Development dt. 24.01.2020 in respect of the said land of Kh. No. 14/2 on certain terms and conditions with M/S GREEN SPACE INFRA VENTURES, a Promoter / Developer registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 683 dt. 24.01.2020.

07. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitian Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitian Region Development Authority as the Development Authority u/s 42D thereof for the said area.

08. That, the user of the said land of Kh. No. 14/2 is converted into Non agricultural Use i.e. for residential purposes u/s 42-A of The Maharashtra Land Revenue Code, 1966, by virtue of Order dt. 18.12.2019 by The Collector, Nagpur in Revenue Case No. 102/NAP-34/Mauza : Gotal – Panjari / 2019-2020 and the residential lay out on the said land entire approved from the Assistant Engineer, Nagpur Metropolitan Region Development Authority, vide Letter dt. 10.09.2019.

09. That, the Promoter has also got the sanction of the Apartments Scheme under the Group Housing Scheme on the said lands wherein three Separate buildings viz. Hibiscus in Block-A, Tulip – 1 in Block-C and Tulip – 2 in Block-D have been approved and sanctioned by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur, vide Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/ No. M.B.-NG-GOTAD-1/201908211/1898 dt. 24-Feb-2020.

10. That, the Owners through Developer / Promoter submitted the said project and buildings to the provisions of the Maharashtra Apartment Ownership Act, 1970, by executing Deed of Declaration dt. 02.03.2020 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 1762 dt. 02.03.2020.

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11. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

12. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as GREEN CITY – 4 the same is now owned by M/s Green Space Infra Ventures as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR