

**D. A. JASHNANI,
ADVOCATE**

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Ref. No.

Date : 21/07/2014

TO WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION REPORT

Having been asked by M/S NANIK ENTERPRISES, DEVELOPERS FIRM, address Plot No. 496, "Nanik Ashtavinayak Aradhana", Power Grid Chowk, Ring road, Nari, Nagpur, I have verified the Index/record from the office of the Joint Sub-Registrar, Nagpur-1, for period from year 2000 to 2014 (15 years), vide Receipt bearing e-challan No. MH001882019201415E, dated 19/07/2014. (E-challan receipt is duly attached herewith).

Pertaining to all that piece and parcel of land bearing amalgamated Plot Nos. 17, 18, 19 & 20, total admeasuring 1372.213 sq. mtrs., out of Khasara bearing No. 83/2, mouza Gorewada, bearing city survey No. 237, sheet No. 73, Patwari Halka no. 8-A, Ward No. 61, NMC House No. 1645/R/14 to 23, Tahsil and District Nagpur and these plots are bounded as under. :-

TOWARDS EAST	:	PLOT NO. 21
TOWARDS WEST	:	6 MTR. WIDE ROAD
TOWARDS NORTH	:	9 MTR. WIDE ROAD
TOWARDS SOUTH	:	PLOT NO. 7 TO 13

(hereinafter referred to and called the said property)

I do hereby submit the title verification report as under:

The following documents of aforesaid property were placed in my hands for verification of title;

- A. Building permit and sanctioned map, dated 10/06/2014, Original
- B. Akhiv Patrika, in the name of M/S NANIK ENTERPRISES, DEVELOPERS FIRM, dated 12/06/2014, Original
- C. Release letter issued by the Nagpur Improvement Trust, dated 11/01/2010, Original
- D. NMC tax receipt, paid upto 31/03/2014, dated 29/03/2014, Original
- E. Sale Deed in favour of M/S NANIK ENTERPRISES, DEVELOPERS FIRM, dated 18/01/2010, Original
- F. Sanctioned layout plan and agreement with Nagpur Improvement Trust, dated 05/04/2008, Original
- G. General power of attorney by Smt. Yamunabai Ramrao Shingne, Smt. Shilpa Dhananjay Pund & Smt. Indubai Daulatrao Pund, dated 27/12/2007, Xerox
- H. WILL, executed and registered by Smt. Yamunabai Ramrao Shingne, dated 01/11/2007, Xerox
- I. Sanction of amalgamation by Nagpur Improvement Trust, dated 17/06/2011, Original
- J. N.A. order, dated 03/12/2005, Xerox
- K. ULC order, dated 05/07/2004, Xerox
- L. ULC final order, dated 22/06/2007, Xerox



That, the title history of the said property for the last 15 years (year 2000 to 2014) from above detailed documents shows the following chain of transactions.

- i) That, initially, the said property was belonging to Smt. Yamunabai Ramrao Shingne, Smt. Shilpa Dhananjay Pund and Smt. Indubai Daulatrao Pund.
- ii) That, ULC, duly excepted the said land from acquisition vide its provisional order dated 12/03/2004 and final order dated 22/06/2007.
- iii) That, said property was duly converted into N.A. vide order bearing Revenue Case No. 56/NAP-34/2005-2006, dated 03/12/2005.
- iv) That, M/s Muniraj Developers duly entered into agreement for development with the owners i.e. Smt. Yamunabai Ramrao Shingne, Smt. Shilpa Dhananjay Pund and Smt. Indubai Daulatrao Pund, which was duly registered at Sr. No. 7090, on 18/12/2007, before the sub-registrar, Nagpur-8.
- v) That, Smt. Yamunabai Ramrao Shingne, Smt. Shilpa Dhananjay Pund and Smt. Indubai Daulatrao Pund duly executed and registered Power of attorney in favour of M/s Muniraj

A handwritten signature in black ink is written over a circular official stamp. The stamp contains text in Marathi, including 'नगरपालिका' (Municipality) and 'नगरपालिका' (Municipality), but it is mostly illegible due to the signature and fading.

Developers which is duly registered at Sr. No. 7091, before the sub-registrar, Nagpur-8 on 18/12/2007.

vi) That, Smt. Yamunabai Ramrao Shingne, executed a WILL in favour of Shri Dhananjay Daulatrao Pund, which is duly registered at Sr. No. 6455, before the sub-registrar, Nagpur-1 on 01/11/2007.

vii) That, the Nagpur Improvement Trust duly sanctioned the layout plan on 05/04/2008, bearing No. ADTP/PL./623.

viii) That, Smt. Yamunabai Ramrao Shingne expired on 19/09/2008, and hence, Shri Dhananjay Daulatrao Shingne became the owner of her property.

ix) That, Nagpur Improvement Trust duly release the said plots vide release letter dated 11/01/2010, bearing No. EE(WEST)/606.

x) That, later on, M/s Muniraj Developers and owners i.e. Smt. Yamunabai Ramrao Shingne, Smt. Shilpa Dhananjay Pund and Smt. Indubai Daulatrao Pund, sold the said property to M/S NANIK ENTERPRISES, DEVELOPERS FIRM vide Sale Deed duly registered at sr. No. 378, before the sub-registrar, Nagpur-8 on 18/01/2010.



xi) That, M/S NANIK ENTERPRISES, DEVELOPERS FIRM, applied for amalgamation of the said four plots bearing No. 17, 18, 19 & 20, before the Nagpur Improvement Trust and Nagpur Improvement Trust duly granted the permission for the same vide its sanctioned letter bearing No. ADTP/PL./4865, dated 17/06/2011.

xii) That, being desirous of constructing various apartments/units thereon, a multi-storied building thereon, M/S NANIK ENTERPRISES, DEVELOPERS FIRM applied for the same before Town planning, Nagpur Improvement Trust, which was duly allowed by the NIT, by sanctioned of plan by it, vide Building permit bearing No. BE(WEST)/Case No. AB1397/Tracking No. 201310315/7811/3175, dated 10/06/2014.

THAT, The mutations of all the owners in link are tallied in the city survey records as mutated in accordance to their transfer deeds. The recent entry is in the name of the present owner M/S NANIK ENTERPRISES, DEVELOPERS FIRM.

THAT, the link in the chain of titles and transactions have been properly established and all the transactions have been duly verified for 15 years from the office of registrar of documents and other relevant records.



I CERTIFY THAT M/S NANIK ENTERPRISES, DEVELOPERS FIRM HAS AN ABSOLUTE, CLEAR AND MARKETABLE TITLE OVER THE SAID PROPERTY THAT THE SAME IS ABSOLUTELY FREE FROM ALL THE ENCUMBRANCES.

Hence, this Title Verification Report.

Dated: 21/07/2014


D.A. JASHNANI,
ADVOCATE