K M KHUMKAR
ADVOCATE
Reg. No. MAH/8118/2010

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 2008 to 2020 i.e. for 13 years, I have to state:

1. That, HM Infra having its Office at Plot No. 226, Yashodeep Colony, Kamptee Road, Mahendra Nagar, Nagpur-440017 and acting through its Partners (1) Shri Harikesh Reddy S/o Sivakumar Reddy and (2) Shri Mayank Sharma S/o Vishnusagar Sharma are Lessee of ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 430 admeasuring 600 Sqr. Mtrs. (OR 6458.40 Sqr. Fts.) in Wanjri Housing Accommodation Scheme, being a portion of entire land bearing Khasra No. 13, Mouza: Binaki, City Survey No. 54, Sheet No. (448)12, bearing Nagpur Municipal Corporation House No. 1559/E/430, Ward No. 43, situated at Yadav Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur more specifically and elaborately described in the Schedule of Property hereunder.

2. That, originally Vertex Infrastructure through its Partners (1) Mohammad Ishaque Taufeeque, (2) Sanjay Vishnuprasad Shulka, (3) Habib Jamadar Mirza and (4) Wajahat Khan Fasahat Khan acquired the abovesaid Plot Nagpur from Nagpur Improvement Trust, Nagpur on leasehold rights for a term commencing from 31-10-2013 and ending on 30-10-2043 vide Lease Indenture dated 04-09-2019 registered at Sr. No. 4320/2019 in Book No. 1 on 05-09-2019 with Sub Registrar Nagpur No. 3.

2. That, Vertex Infrastructure have purchased 200 Sqr. Mtrs. of F.S.I. out of T.D.R. Certificate No. 023 dated 07-12-2018 vide Transfer Deed dated 18-11-2019 registered at Sr. No. 7827/2019 in Book No. 1 on 18-11-2019 with Sub Registrar Nagpur No. 4.

3. That, Vertex Infrastructure lateron transferred the aforesaid property by way of Sale to the Lessee hereinabove named vide Sale Deed dated 16-12-2019 registered at Sr. No. 8536/2019 in Book No. 1 on 16-12-2019 with Sub Registrar Nagpur No. 4.

4. That, the link of transaction is established.

5. That, the names of Lessee are mutated in City Survey Records in respect of abovesaid Plot.

6. That, there are no any pending case in the Court of Law or with any Statutory Authority in respect of the said plot of land.

7. 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 as it is below the holding limit prescribed by the Authority.

Khumkar

8. That the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur has sanctioned Building Plan for construction of Multistory Building on the abovesaid Plot vide its Building Permit No. 645/BP/Binaki/TP/NMC/502 dated 03-03-2020.

9. That, the Lessee have dedicated the Project titled "HM Enclave" proposed to be constructed on the abovesaid Plot to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration U/s 2 of the said Act is duly registered at Sr. No. 3367/2020 in Book No. 1 on 17-07-2020 with Sub Registrar No. 4, Nagpur.

10. That HM Infra through its Partners (1) Shri Harikesh Reddy S/o Sivakumar Reddy and (2) Shri Mayank Sharma S/o Vishnusagar Sharma are Lessee/Promoters of the Plot and are entitled to book Apartments in the building, receive the consideration and execute & register the relevant documents of transfer in respect of the abovesaid property.

11. That, I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub Registrar Nagpur and found that the said property is absolutely free from encumbrances of all kinds whatsoever and that the present Lessee thereof holds good, valid and marketable title thereto. The receipt of the relevant searches is enclosed herewith.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 430 admeasuring 600 Sqr. Mtrs. (OR 6458.40 Sqr. Fts.) in Wanjri Housing Accommodation Scheme, being a portion of entire land bearing Khasra No. 13, Mouza: Binaki, City Survey No. 54, Sheet No. (448)12, bearing Nagpur Municipal Corporation House No. 1559/E/430, Ward No. 43, situated at Yadav Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur and bounded as under:

TOWARDS EAST	:	Plot No. 429
TOWARDS WEST	:	Plot No. 431
TOWARDS NORTH	:	Plot Nos. 457 and 458
TOWARDS SOUTH	:	Road

Hence this Certificate,

Nagpur
Dated: 18-07-2020

K. M. KHUMKAR ADVOCATE

(K. M. Khumkar)
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH002383993202021E	BARCODE		Date	18/07/2020-13:05:17	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Adv K M Khumkar
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	F 25 Sai Regency
		Premises/Building	
		Road/Street	Ravi Nagar Square
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	Plot No 430 Survey No 13 Mouza Binaki CTS No 54 Tahsil and District Nagpur

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
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.	00040572020071837556 / IK0APPTRG9
Cheque/DD No.		Bank Date / RBI Date	18/07/2020-13:24:05 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9850233876

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 18-07-2020 01:05:55