

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
9822936551

Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s A. B. BUILDERS**, A Proprietary Concern, having its Office at G/2, Mahakalkar Complex, Dighori, Nagpur, Pin Code No. 440024 acting through its Proprietor **SHRI. AKSHAY S/o SURESH BHANGE**, Resident of Plot No. 236, Om Nagar, Umred Road, Nagpur : 440024, Tahsil and District - NAGPUR. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold **Amalgamated Plot No. 121 and Conservancy Lane**, in Industrial Basti Scheme, containing by total admeasurements **293.91 Sq. Mtrs.** (i.e. 3163.6472 Sq. Ft.), being a portion of the entire land bearing Kh. No. 509 of **Mouza - NAGPUR**, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "SURESH APARTMENTS", bearing Corporation House Nos. 505 & 505/A, City Survey No. 192 and Sheet No. 316 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 9 in Tahsil and District - NAGPUR, and my findings are as under :

(1) HAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 121, in Industrial Basti Scheme, containing by admeasurements 2825.00 Sq. Ft. (OR 262.448 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 509 of Mouza - NAGPUR, bearing Corporation House No. 505, City Survey No. 192 and Sheet No. 316 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 9 in Tahsil and District - NAGPUR, originally belonged to Smt. Ashalatadevi W/o Dr. Sushil Chandra Mukherjee, having acquired the same by her from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 16/12/1950 and ending on 31/03/2011 by an Indenture of Lease Dated 04/01/1958, which is duly registered in the Office of the Joint Sub Registrar, Nagpur.

(2) THAT, the aforesaid Smt. Ashalatadevi W/o Dr. Sushil Chandra Mukherjee lateron transferred/sold the said NIT Leasehold Plot No. 121 by way of sale to Shri Rajendra S/o


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Yadavrao Nakade by a Sale Deed dated 17/02/1961, which is duly registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 94 on even date.

(3) THAT, the aforesaid Shri Rajendra Yadavrao Nakade lateron constructed a Single Storeyed Residential House on the said NIT Leasehold Plot No. 121 covering a Built-up area of 1000 Sq. Ft. (OR 92.90 Sq. Mtrs.), bearing Corporation House No. 505, City Survey No. 192 and Sheet No. 316 of Mouza – Nagpur in accordance with the Plan duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. IA/846/5712 dated 20.06.1964.

(4) THAT, the aforesaid Shri Rajendra Yadavrao Nakade executed his LAST WILL AND TESTAMENT on 20/01/1989 and thereby he gave and bequeathed his aforesaid entire property bearing NIT Leasehold Plot No. 121 Togetherwith the structure standing thereto, situated at Hanuman Nagar, Nagpur in Tahsil and District - Nagpur to his son namely Shri Jatindra Rajendra Nakade. The said Will is duly registered in the Office of the Joint Sub Registrar, Nagpur 1 in Book No. 5, on pages 87 and 88 at Sr. No. 1075(P) on even date.

(5) THAT, during the course of time the aforesaid Shri Rajendra Yadavrao Nakade executed a Sale Deed on 01/02/2001 and thereby he transferred/sold All That Terrace above the then existing Single Storeyed Residential House admeasuring 1000 Sq. Ft. (OR 92.9 Sq. Mtrs.) with a right to construct the structure thereon, bearing Corporation House No. 505, City Survey No. 192 and Sheet No. 316, situated at Hanuman Nagar, Nagpur to his son Shri Jatindra Rajendra Nakade and the said Sale Deed is duly registered in the Office of the Sub Registrar, Nagpur : 2 in Addl. Book No. 1, Volume No. 571 on Pages 155 to 159 at Sr. No. 480 on even date. The said Terrace above the Ground Floor was allotted Corporation House No. 505/A by the Nagpur Municipal Corporation.

(6) THAT, the aforesaid Shri Rajendra Yadavrao Nakade left for heavenly abode on 31/10/2003 and consequent upon his demise his aforesaid son Shri Jatindra Rajendra Nakade became an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid Will Dated 01/02/2001.

(7) THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01/04/2011 and ending on 31/03/2041 by executing a Renewed Indenture of Lease in respect of the said property in favour of Shri Jatindra Rajendra Nakade on 13/07/2011, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 4392 on 03/08/2011.

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(8) THAT, Shri Jatindra Rajendra Nakade lateron acquired and purchased a Conservancy Lane closely adjacent to the said NIT Leasehold Plot No. 121 containing by admeasurement 70.27 Sq. Mtrs. (OR 756.39 Sq. Ft.) from the Nagpur Improvement Trust, Nagpur. And accordingly the Nagpur Improvement Trust has executed an Indenture of Lease regarding the said Conservancy Lane for a term commencing from 30/07/2016 and ending on 29/07/2046 in favour of Shri Jatindra Rajendra Nakade on 07/11/2016, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5499 on 17/10/2016.

(9) THAT Shri Jatindra Rajendra Nakade lateron transferred/sold Plot No. 121, in Industrial Basti Scheme, containing by admeasurements 2825.00 Sq. Ft. (OR 262.448 Sq. Mtrs.) (As per Property Card of City Survey Records area of 246.6 Sq. Mtrs) and a Conservancy Lane closely adjacent to the said NIT Leasehold Plot No. 121, containing by admeasurement 756.39 Sq. Ft. (OR 70.27 Sq. Mtrs.), in Industrial Basti Scheme and thus total admeasurement 3581.39 Sq. Ft. (OR 332.719 Sq. Mtrs.) (i.e. 2825 + 756.39 = 3581.39 Sq. Ft.), being a portion of the entire land bearing Kh. No. 509 of Mouza - NAGPUR TOGETHERWITH the existing more than 40 years old Residential House standing thereon covering a total Built-up area of 1000 Sq. Ft. (OR 92.90 Sq. Mtrs.), including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 505 & 505/A, City Survey No. 192 and Sheet No. 316 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 9 in Tahsil and District - NAGPUR by way of sale to M/s A. B. Builders acting through its Proprietor Shri. Akshay Suresh Bhange, by a Sale Deed Dated 18-01-2020, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 437/2020 on 18-01-2020.

(10) THAT, the aforesaid Plot No. 121 and Conservancy Lane lateron Amalgamated by the Nagpur Municipal Corporation, Nagpur in single unit and accordingly a Amalgamation letter top that effect is also issued by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Letter No. मनपाना/नरवि/अंतिम मंजूरी/38 Dated 05-10-2019. As per Amalgamation Letter the area of the said Plot No. 121 and Conservancy Lane is shown and declared as 293.791 Sq. Mtrs.

(11) THAT, M/s A. B. Builders has accordingly prepared the Plan of the Multistoreyed Building proposed to be constructed on the said Amalgamated Plot No. 121 and Conservancy Lane and Building known and styled as "SURESH APARTMENTS" and the


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same is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur, vide Building Permit No. 560/BP/Nagpur/TP/NMC/240 Dated 22-01-2020.

(12) 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 thereof holds good, valid and marketable title thereto and M/s A. B. Builders have absolute powers to develop, sale and to receive consideration in respect of all the apartments excluding apartment retained by the Owner.

(13) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(14) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee vide GRN Challan in the office of Sub- Registrar Nagpur.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold **Amalgamated Plot No. 121 and Conservancy Lane**, in Industrial Basti Scheme, containing by total admeasurements **293.91 Sq. Mtrs.** (i.e. 3163.6472 Sq. Ft.), being a portion of the entire land bearing Kh. No. 509 of **Mouza - NAGPUR**, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "SURESH APARTMENTS", bearing Corporation House Nos. 505 & 505/A, City Survey No. 192 and Sheet No. 316 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 9 in Tahsil and District – NAGPUR and bounded as under as per amalgamation map:-

ON THE EAST	-	9.00 MTRS. ROAD.
ON THE WEST	-	PLOT NO. 64.
ON THE NORTH	-	9.00 MTRS. ROAD.
ON THE SOUTH	-	PLOT NO. 120.

Nagpur

Dated : 23.03.2020


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