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**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 "PRIME PROPERTIES" to be developed on ALL THAT piece and parcel of land bearing Khasra Survey No.84/4, admeasuring about 0.60 Hectars Land Revenue Rs 2.70 Per Year with occupant Class-I rights situated at P.H. No.45, Mouza - Raipur, Tahsil - Hingna, District - Nagpur owned by Shri Gopal Narayandasji Rathi, Shri Vijay Vitthaldasji Mniyar and Umesh Tukaramji Ambatkar, Resident of Nagpur440012. Our Finding are as under.

That Originally the lands bearing old Kh Survey Nos.19/1,19/2,20,22/1,13/2, Admeasuring about 3.04 Hectares were owned by Bhiva Paiku Khadse as per records of adhikar Abhilekh Panji Prepared U/s 5 115 of madhya pradesh Land Revenue Code 1954.

That, under Consolidation proceedings carried out by the govt, in the year 1979-80, old survey number was renumbered as kh.No.84. That As Per Mentioned in the sale deed Dated 13.03.2018 Bearing 901/2018 the said Shri Bhiva paiku Khadse Divided the said khasra No.84 with there Son Namely 1) Prabhakar Bhiva Khadse, 2) Nathu Bhiva Khadse, 3) Nilkanth Bhiya Khadse 4) manohar bhiva Khadse and Grand son Namely 5) Amol Madhukar Khadse with a equally share of 0.6 per Hectares. And Accordingly Khasra Survey 84 Divided as 84/1,84/2,84/3,84/4& 84/5 in the above Namely Share Holders and accordingly mutated in revenue records as the owner of the said land.

That, said Shri Nathu Bhiwa Khadse, expired on 21/05/1995 and on his death the said land bearing khasra no. 84/4 admeasuring were inherited by their legal heirs-widow Smt Maalti W/o Nathu Khadse, Son Shri Manoj Nathu Khadse, Daughter Smt Manjusha gajanan endewar, Daughter Manisha Dilip

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Chichmalkar and daughter Smt Kanchan Rajesh Ghode and their names were mutated in revenue records as the co-owners of the said land vide ferfar no.291 dated 25/08/1989.

That all the co-owner viz 1) shri Shri Manoj Nathu Khadse, 2) Smt Manjusha gajanan bendewar 3) Smt Manisha Dilip Chichmalkar 4) Smt Kanchan Rajesh Ghode agreed to sell the entire land of khasra No. 84/4 in all admeasuring about 0.60 hectares to Shri Gopal Narayandasji Rathi, Shri Vijay Vitthaladasji Mniyar and Umesh TukaramjiAmbatkar By Registered sell Deed Dated 13.03.2018 registered with Sub-registrar Hingna at Book No.1 at Sr No.0901 dated 13.03.2018 Became the sole and exclusive owner of the said land.

That Said Shri Amol Madhukar Khadse Agreed to Sell the entire land of Khasra No.84/2 in all admeasuring About 0.60 Hector Vide Ferfar No.802 to Shri Shri Gopal Narayandasji Rathi, Shri Vijay Vitthaladasji Maniyar and Umesh TukaramjiAmbatkar By Registered sell Deed Dated 13.03.2018 registered with Sub-registrar Hingna at Book No.1 at Sr No.0901 dated 13.03.2018 Became the sole and exclusive owner of the said land.

That the said After Execution of sale deed of Khasra No.84/2 & 84/4 Shri Gopal Narayandasji Rathi, Shri Vijay Vitthaladasji Mniyar and Umesh Tukaramji Ambatkar After Execution of sale deed Mutated Their Company Name i.e Prime Properties on 7/12 Extract Land Record vide Ferfar No. 876 and 875.

That the urban development Department in accordance with the NMRDA Act.2016 Published the Notification dated 04/03/2017 bearing No. NMRDA/3316/C.R.55/UD/7 wherein planning authority called NMRDA Authority has been appointed for the area aforesaid and rescinds the government Notification, urban Development Department No.TPS/2413/451/CR231/UD-9 Dated 23/12/2014 by which the Nagpur Improvement Trust , Nagpur Has been Declared development Area Under Sec 42(A) of

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the MRTP Act and Appointed NMRDA As the Development Authority Under Sec 42(D) thereof the Said Area.

That NMRDA Has Tentatively Sanctioned the Residential Layout of Khasra No.84/4 and 84/2 Vide letter dated ससनर / ना.म.प्र.वि.प्रा/३६४७ दिनांक १२.०३.२०१८ and the owner has applied for conversion of user the said land into Non-Agriculture I.e for Residential Purpose since the said land are under the residential zone under the sanctioned development plan of Nagpur region Sanction. Later by Nagpur Metropolitan regional development Authority order Vide क्र का अभि / ना.म.प्र.वि.प्रा/3884 dated 17.02.2020 Grant the permission for the khasra No.84/2 and 84/4 as residential Zone.

That Collector Has Grant the Permission U/s 42A of Maharashtra Land Revenue Code by Planning Authority for Development of the Said Layout. Vide Order No. रा.मा.क्र २०७/एन.पी-३४/मौजा-रायपूर २०१९-२०/ जा.क्र.प्रस्तु/जिल्हाधिकारी/कावी-३८२/२०२० by collector office nagpur dated 08.06.2020.

We have satisfied that the property is heritable and transferable and the owner have the right to transfer the same all the necessary party have been joined and the document have been desired effect we have also confirmed from the government and public Land acquisition Authority that the property above mentioned isn't subject to any acquisition or requisition from any authority. We also certified that Document are duly Stamped in accordance with the Maharashtra(Bombay Stamp Act),1958 and necessary registration fee is /Are Paid Under Provision of Indian Registration Act 1908.

We have taken the search in respect of the aforesaid property from the record of registrar of rights , from the concerned Sub-Registrar Office Nagpur. The relevant Said Document of Titles are genuine. We have verified and tallied the said document and other document and paper Placed before us from the records of patvari revenue record and registrar of Assurances,. That Fact and Event matrial to search made by us and the document placed before us of the entire

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property now known as "PRIME PROPERTIES" a layout to be developed on said Khasra No. 84/4 and 84/2 of mouza -Raipur if now owned by "PRIME PROPERTIES" as stated herein above.

Title is clear Marketable, and free from all the encumbrances

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