

K. M. KHUMKAR

ADVOCATE

F-25, Sal Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Phone No. 0712-2533409, Mobile: 9850233876

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 2001 to 2020 i.e. for 20 years, I have to state:

1. THAT, M/s. Radhe Buldcon, a Partnership Firm registered under the provisions of The Partnership Act 1932 represented through all Partners (1) Shri Brajesh S/o Shankar Murarka and (2) Shri Arvind S/o Ukha Patil are Lessee/Owners of ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 356 admeasuring 394.740 Sqr. Mtrs. in Civil Station Expansion Scheme, being a portion of entire land bearing Khasra Nos. 73 to 78, City Survey No. 558, Sheet No. 34 of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 981, Ward No. 73, situated at Gandhi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur.
2. THAT, originally Shri Tarapada Pulinchandra Mitra acquired the abovesaid Plot No. 356 admeasuring 394.740 Sqr. Mtrs. from Nagpur Improvement Trust, Nagpur on leasehold rights for a term commencing from 24-03-1955 and ending on 31-03-1985 vide Lease Indenture dated 15-04-1958.
3. THAT, Shri Tarapada Pulinchandra Mitra constructed Residential House on abovesaid Plot as per the Building Plan sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide Permit No. CS/2200/3613 dated 04-03-1958.
4. THAT, the aforesaid Lessee Shri Tarapada Pulinchandra Mitra during his lifetime executed a Will on 05-08-1983 in respect of abovesaid Plot No. 356 alongwith construction thereon and thereby he bequeathed the same to Smt. Aratisingh Suryabhansingh. On the death of Shri Tarapada Pulinchandra Mitra, the said Smt. Aratisingh Suryabhansingh has become an owner of the abovesaid Plot in term of the said Will dated 05-08-1983.
5. THAT, Shri Jagmohan Bajranglal Agrawal purchased the abovesaid Plot No. 356 admeasuring 394.740 Sqr. Mtrs. alongwith construction thereon from Smt. Aratisingh Suryabhansingh vide Sale Deed registered at Sr. No. 8172 on 07-012-1984 with Sub Registrar Nagpur.
6. THAT, Shri Jagmohan Bajranglal Agrawal re-constructed Residential House on the aboveasaid Plot No. 356 having Built Up Area of 131.44 Sqr. Mtrs. as per the Building Plan sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide Permit No. CS/616/3613 dated 29-01-1986.
7. THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust has extended the same for a further term commencing from 01-04-1985 and ending on 31-03-2015 by executing a Indenture of Lease regarding the aforesaid Plot No. 356, which is duly registered at Sr. No. 5390/2010 in Book No. 1 on 21-10-2010 with Sub Registrar Nagpur No. 1.



8. THAT, on expiration of the abovesaid term of Lease, the Nagpur Improvement Trust has extended the same for a further term commencing from 01-04-2015 and ending on 31-03-2045 by executing a Indenture of Lease Renewal regarding the aforesaid Plot No. 356, which is duly registered at Sr. No. 5426/2017 in Book No. 1 on 10-08-2017 with Sub Registrar Nagpur No. 1.

9. THAT, the Owners have purchased the abovesaid Plot No. 356 admeasuring 394.740 Sqr. Mtrs. alongwith construction thereon from Shri Jagmohan Bajranglal Agrawal vide Sale Deed dated 26-09-2019 registered at Sr. No. 6655/2019 in Book No. 1 on 26-09-2019 with Sub Registrar Nagpur No. 4, and prior to that Agreement to Sell dated 26-10-2018 registered at Sr. No. 4692/2018 in Book No. 1 on 26-10-2018 with Sub Registrar Nagpur No. 3 by paying requisite Stamp Duty of Rs. 18,90,000/- & Registration Fee of Rs. 30,000/- thereon.

10. THAT, the link of transaction is established.

11. 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 Building Permit No. 301/BP/Ambazari/TP/NMC/549 dated 31-08-2019.

12. THAT, the Owners have placed the abovesaid Plot alongwith Multistory Building thereon titled "RADHE ENCLAVE" under the Apartment Ownership Scheme and executed a Deed of Declaration under the Maharashtra Apartment Ownership Act, 1970 registered at Sr. No. 6656/2019 in Book No. 1 on 26-09-2019 with Sub Registrar Nagpur No. 4.

13. THAT, the Owners have floated a scheme for construction of Multistory Building on the abovesaid Plot titled "RADHE ENCLAVE".

14. THAT, M/s. Radhe Buildcon are Owners of the Plot and are entitle to construct building, book Apartments in the building, receive the consideration from the prospective purchaser/s and execute the relevant documents of transfer in respect of the Apartments in the abovesaid property.

15. 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 aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof hold good, valid and marketable title therto.

The receipt of the relevant searches is enclosed herewith.

SCHEDULE OF PROPERTY

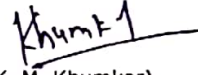
ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 356 admeasuring 394.740 Sqr. Mtrs. in Civil Station Expansion Scheme, being a portion of entire land bearing Khasra Nos. 73 to 78, City Survey No. 558, Sheet No. 34 of Mouza Ambazari, bearing Nagpur Municipal Corporation House No. 981, Ward No. 73, situated at Gandhi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur and bounded as under:



TOWARDS EAST : Road
TOWARDS WEST : Road
TOWARDS NORTH : Plot No. 355-A
TOWARDS SOUTH : Plot No. 356-A

Hence this Certificate,

Nagpur
Dated: 08-07-2019


(K. M. Khumkar)
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH002129796202021E	BARCODE			Date	09/07/2020-15:45:26		Form ID	
Department				Inspector General Of Registration					
Search Fee				Payer Details					
Type of Payment				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	
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				500.00		Road/Street		Ravi Nagar	
						Area/Locality		Nagpur	
						Town/City/District			
						PIN		4 4 0 0 3 3	
						Remarks (If Any)			
						Plot No 356 Survey No 73 to 78 Mouza Ambazari Cts No 558			
Total				500.00		Amount In		Five Hundred Rupees Only	
						Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details						Bank CIN		Ref. No.	
						00040572020070968629		IK0APHCTT1	
Cheque/DD No.						Bank Date		RBI Date	
						09/07/2020-15:24:46		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. : 9850233876
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "युडए ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.