KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. 267, Reshimbag, NGP. ,Court : 214, II Floor, Nyaya Mandir, NGP.

ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN :-

DESCRIPTION OF PROPERTY

All that piece and parcel of land bearing Plot Nos. 12, 13, 18 & 19, Total admeasuring 557.41 Sq. Mtrs. of Khasara No. 99, P.S.K. No. 39 A, Mouza – Manewada, Sheet No. 40, City Survey No. 398, Ward No. 14, Corporation House No. 6662/12+13+18+19 situated in the layout of Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and bounded as under :-

On the East by	:	Road
On the West by	:	Road
On the North by	:	Plot Nos. 14 & 17
On the South by	:	Plot Nos. 11 & 20

1) I have taken the search for last 13 years, i.e. from 2008 to 2020 vide Challan No. MH005126220202021E dated 04/10/2020.

2) A the1) Smt. Asha Wd/o Prabhakar Diwan, 2) Shri Rajesh S/o Prabhakar Diwan, 3) Shri Sachin S/o Prabhakar Diwan & 4) Smt. Rajshree D/o Prabhakar Diwan Married Name Smt. Rajshree W/o Madhav Kanago, are the exclusive, absolute and full Owner of the property comprising all that piece and parcel of land bearing Plot Nos. 12, 13, 18 & 19, admeasuring 557.41 Sq. Mtrs. of Khasara No. 99, P.S.K. No. 39 A, Mouza – Manewada, Sheet No. 40, City Survey No. 398, Corporation House No. 6662/12+13+18+19, Ward No. 14, situated in the layout of Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur

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and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and more particularly described in the First Schedule hereunder written

b) That, Originally the said Khasara No. 99 was belonged to Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur. After the purchase of the aforesaid land the said Society has put a layout with various sizes of plots for selling to it's members.

c) That, thereafter Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur sold the aforesaid property to 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan, by virtue of registered Sale Deed dated 16/06/1993 which is registered on the same date in the office of Sub-Registrar Nagpur No. 11 having Registration No. 3317 (P).

d)That, thereafter Shri Prabhakar S/o Ganpatrao Diwan expired on 28/10/2004 leaving behind his legal heirs namely 1) Smt. Asha Wd/o Prabhakar Diwan, 2) Shri Rajesh S/o Prabhakar Diwan, 3) Shri Sachin S/o Prabhakar Diwan & 4) Smt. Rajshree D/o Prabhakar Diwan Married Name Smt. Rajshree W/o Madhav Kanago, who are the Owners herein became sole and absolute owners of the aforesaid property.

e)That, the said property came under the unauthorized layout Govt. namely as 1900 layout and the Govt. has handing over the development activities through Nagpur Improvement Trust as per Maharashtra Gunthewari Developements (Regulations, Upgradation and Control) Act, 2001 and Board Resolution No. 15 dated 27/01/2001 and B. R. No. 10/977 dated 28/05/2001 and B. R. No. 8/1003 dated 02/04/2003.

f)That on the basis of the aforesaid development act, Nagpur Improvement Trust has issued a demand of Rs 83,752/- for Plot No. 12, Rs. 83,752/- for Plot No. 13, Rs. 83,752/- for Plot No. 18 and Rs. 83,752/- for Plot No. 19 infavour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan.

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g)That, on the basis of the aforesaid development act, Nagpur Improvement Trust has issued a demand of Rs. 83,752/- for Plot No. 18 and Rs. 83,752/- for Plot No. 19 infavour of 1) Shri Prabhakar S/o Ganpatrao Diwan 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan.

h)That thereafter M/S KALYANI DEVELOPERS deposited the amount demanded by Nagpur Improvement Trust on 17/07/2019 for Plot Nos. 12, 13, 18 & 19. On behalf of the Vendors.

i)That thereafter Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 12 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1647 dated 19/07/2019.

j)That Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 13 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1659 dated 24/07/2019.

k)That Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 18 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1648 dated 19/07/2019.

l)That Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 19 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1660 dated 24/07/2019.

m)That, the Owners entered into an Agreement Of Development with the **M/S KALYANI DEVELOPERS** in respect of Plot No.12 and Plot No.13 on **01/08/2019** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. **3744 - 2019.** n)That, the Owners entered into an Agreement Of Development with the **M/S KALYANI DEVELOPERS** in respect of Plot No.18 and Plot No.19 on **01/08/2019** & the same is registered

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on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. **3745 - 2019**

o)That, the Owners also executed Power of Attorney in favour of **M/S KALYANI DEVELOPERS** in respect of the said Property i.e. Plot No. 12, 13, 18 and Plot No. 19 on **01/08/2019** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. **3746 - 2019.**

p)That the Property has been submitted to the Provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a **DEED OF DECLARATION** under section 2 in the form-A in the said Act and same is registered in the office of the Joint Sub-Registrar Nagpur No. 4 at document Registration No. **3248-2020** On **05/10/2020** AND

3) That, the said Land is earmarked for the purpose of building a residential project, comprising a multistoried apartment building and the said project shall be known as **"SHREE GAJANAN KRUPA".**

4) That, from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice . From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely .

5) On the basis of searches made by me, I certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.Hence this encumbrance certificate is issued subject to terms and conditions mentioned in the documents regarding this property.

NAGPUR.

Dtd. - 22/10/2020

(ADV. K. S. GAUTAM)

KISHOR S. GAUTAM
Advocate
Ph:No. 2745131
SITABULDI, NAGPUR

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