

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

**Ashwin R. Patil**  
ADVOCATE

Mb.9822936551  
E.mail – [ashwinpatil70@gmail.com](mailto:ashwinpatil70@gmail.com)

**TITLE REPORT**  
**AND**  
**NON ENCUMBRANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

Under instruction from my client **M/S. NANI'S BUILDCON PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956, having its Office at J-13, Ground Floor, West High Court Road, Between Aathrasta to Laxmi Nagar Square, Laxminagar, Nagpur-440022, acting through its authorized Director **SHRI YASHWANT S/o AJABRAO KHODKE**, Resident of Plot No. 7, Vikas Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – Nagpur. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Plot No. 151-152-155-156, out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 1500.00 Sq. Mtrs. (i.e. 16146 Sq. Ft.), being a portion of the entire land bearing Khasra No. 9/2, of Mouza - SONEGAON, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT TANZANITE", including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR and my findings are as under :

(1) THAT, M/s. Nani's Buildcon Private Limited own and possess the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 151-152-155-156, out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 1500.00 Sq. Mtrs. (i.e. 16146 Sq. Ft.), being a portion of the entire land bearing Khasra No. 9/2, of Mouza - SONEGAON, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written; AND

(2) THAT, ALL THAT Piece and Parcel of land bearing Kh. No. 9/2 having an area of 10.00 Acres, of Mouza - SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated at Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR, Originally belonged to Shri Kamalaprasad Keshavprasad Awasthi, who lateron transferred/sold the same by way of sale to The Swagat Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 23/04/1993, which is duly registered in the Office of the Joint

  
**ASHWIN R. PATIL**  
Advocate  
54, Sawarkar Nagar,  
Khamla Road, Nagpur-15

Sub-Registrar, Nagpur-11 in Addl. Book No. I, Volume No. 690 on Pages 34 & 35 at Sr. No. 2156(P) on even date.

(3) THAT, the aforesaid land is converted for Non Agricultural (Residential) use by the Tahsildar, Nagpur vide his Order Dated 17/05/1996 passed in Revenue Case No. 12/NAP-36/95-96 of Mouza - Sonegaon;.

(4) THAT, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur lateron prepared a layout of the aforesaid Kh. No. 9/2 by carting out various Plots of different sizes therein for the allotments to its share holder members.

(5) THAT, by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 151 out of its aforesaid layout to one of its share holder member namely Mrs. Arachna Brejendra Tiwari upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 30/07/2005 and the said Mrs. Arachna Brejendra Tiwari paid the requisite Stamp Duty of Rs. 1,620/- and Penalty of Rs. 2,270/- vide Challan No. 27129 Dated 19/07/2005 and thereby regularized the said instrument.

(6) THAT, on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 151, being a portion of the entire land bearing Kh. No. 9/2, of Mouza- SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Mrs. Arachna Brejendra Tiwari, by a Sale Deed Dated 23/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4618 on 23/12/2005 and the same is also accordingly mutated in her name in all relevant records.

(7) THAT, the aforesaid Plot No. 151 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur.

(8) THAT, the aforesaid Plot No. 151 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)/1900(U/L)/18545/64, Dated 18/01/2011, Case No. 2005121623 and Layout No. 1900/W/Son/545 in favour of Mrs. Arachna Brejendra Tiwari.

  
**ASHWIN R. PATIL**  
Advocate  
54, Sawarkar Nagar,  
Khamla Road, Nagpur-15

(9) THAT, as per the aforesaid Regularization Letter Dated 18/01/2011 the area of the said Plot No. 151 is shown and declared as 300.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 151 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5609/NAP-34/2012-13 of Mouza – Sonegaon.

(10) THAT, the aforesaid Mrs. Arachna Brejendra Tiwari lateron executed General Power of Attorney on 02-12-2006 thereby appoint Mr. Rajendra Kamalprasad Awasthi as his duly Constituted Attorney to execute Sale Deed and the said General Power of Attorney is also registered in the Office of the Sub Registrar Nagpur-2 in Book No. 4 at Registered Serial No. 6702/2006 on 02-12-2006.

(11) THAT, the aforesaid Mrs. Arachna Brejendra Tiwari acting through her duly constituted Attorney Mr. Rajendra Kamalprasad Awasthi lateron transferred/sold her aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 151 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by total admeasurements 300.00 Sq. Mtrs. (i.e. 3229.20 Sq. Ft.), being a portion of the entire land bearing Kh. No. 9/2, of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District- NAGPUR, by way of sale to M/s. Nani's Buildcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, the Vendor named hereinabove, by a Sale Deed Dated 04.09.2020, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 4391/2020 on 04.09.2020.

(12) THAT, in the like manner by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 152 out of its aforesaid layout to one of its share holder member namely Mr. Brejendra Ramkumar Tiwari upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mr. Brejendra Ramkumar Tiwari paid the requisite Stamp Duty of Rs. 1,620/- and Penalty of Rs. 2,270/- vide Challan No. 30154 Dated 29/07/2005 and thereby regularized the said instrument.

(13) THAT, on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 152, being a portion of the entire land bearing Kh. No. 9/2, of Mouza - SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Mr. Brejendra Ramkumar Tiwari, by a Sale Deed Dated 23/12/2005,

  
**ASHWIN R. PATIL**  
 Advocate  
 54, Sawarkar Nagar,  
 Khamla Road, Nagpur-15

which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4617 on 23/12/2005 and the same is also accordingly mutated in his name in all relevant records.

(14) THAT, the aforesaid Plot No. 152 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur; AND

(15) THAT, the aforesaid Plot No. 152 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)/1900(U/L)/18508/743, Dated 06/10/2010, Case No. 2005121624 and Layout No. 1900/W/Son/545 in favour of Mr. Brejendra Ramkumar Tiwari.

(16) THAT, as per the aforesaid Regularization Letter Dated 06/10/2010, the area of the said Plot No. 152 is shown and declared as 300.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 152 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5610/NAP-34/2012-13 of Mouza – Sonegaon.

(17) THAT, the said Mr. Brejendra Ramkumar Tiwari lateron executed General Power of Attorney on 02-12-2006 thereby appoint Mr. Rajendra Kamalprasad Awasthi as his duly Constituted Attorney to execute Sale Deed and the said General Power of Attorney is also registered in the Office of the Sub Registrar Nagpur-2 in Book No. 4 at Registered Serial No. 6703/2006 on 02-12-2006.

(18) THAT, the aforesaid Mr. Brejendra Ramkumar Tiwari Dixit acting through his duly constituted Attorney Mr. Rajendra Kamalprasad Awasthi lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 152 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by total admeasurements 300.00 Sq. Mtrs. (i.e. 3229.20 Sq. Ft.), being a portion of the entire land bearing Kh. No. 9/2, of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR, by way of sale to M/s. Nani's Buildcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, the Vendor named hereinabove, by a Sale Deed Dated 04.09.2020, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 4390 on 04.09.2020.

  
**ASHWIN R. PATIL**  
Advocate  
54, Sawarkar Nagar,  
Khamla Road, Nagpur-15

(19) THAT, in the like manner by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 155 out of its aforesaid layout to one of its share holder member namely Mrs. Anita Ashvini Awasthi upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mrs. Anita Ashvini Awasthi paid the requisite Stamp Duty of Rs. 2,430/- and Penalty of Rs. 3,410/- vide Challan No. 30121 Dated 01/08/2005 and thereby regularized the said instrument.

(20) THAT, on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 155, being a portion of the entire land bearing Kh. No. 9/2, of Mouza - SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Mrs. Anita Ashvini Awasthi, by a Sale Deed Dated 23/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4628 on 23/12/2005 and the same is also accordingly mutated in her name in all relevant records.

(21) THAT, the aforesaid Plot No. 155 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur.

(22) THAT, the aforesaid Plot No. 155 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)1900U/L/18540/27, Dated 06/01/2011, Case No. 2006020838 and Layout No. 1900/W/Son/545 in favour of Mrs. Anita Ashvini Awasthi.

(23) THAT, as per the aforesaid Regularization Letter Dated 06/01/2011 the area of the said Plot No. 155 is shown and declared as 450.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 155 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5594/NAP-34/2012-13 of Mouza – Sonegaon.

(24) THAT, in the like manner by an Agreement to Sell Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 156 out of its aforesaid layout to one of its share holder member namely Mrs. Anita Ashvini Awasthi upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur on 19/08/2005 and the said Mrs. Anita Ashvini Awasthi paid the requisite Stamp Duty of Rs. 2,430/- and Penalty of Rs. 3,410/- vide Challan No. 30153 Dated 29/07/2005 and thereby regularized the said instrument.

  
**ASHWIN R. PATIL**  
Advocate  
54, Sawarkar Nagar,  
Khamla Road, Nagpur-15

(25) THAT, on the basis of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred/sold the aforesaid Plot No. 156, being a portion of the entire land bearing Kh. No. 9/2, of Mouza - SONEGAON, P.S.K. 44, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR by way of sale to Mrs. Anita Ashvini Awasthi, by a Sale Deed Dated 23/12/2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4629 on 23/12/2005 and the same is also accordingly mutated in her name in all relevant records.

(26) THAT, the aforesaid Plot No. 156 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur.

(27) THAT, the aforesaid Plot No. 156 is also regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (W), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE(W)1900U/L/12358/1528, Dated 24/08/2009, Case No. 2006020837 and Layout No. 1900/W/Son/545 in favour of Mrs. Anita Ashvini Awasthi.

(28) THAT, as per the aforesaid Regularization Letter Dated 06/01/2011 the area of the said Plot No. 156 is shown and declared as 450.00 Sq. Mtrs. In the like manner the aforesaid Plot No. 156 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 07/05/2013 passed in Revenue Case No. 5595/NAP-34/2012-13 of Mouza – Sonegaon.

(29) THAT, the Mrs. Anita Ashvini Awasthi lateron transferred/sold her aforesaid properties comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 155 and 156 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by total admeasurements 450.00 Sq. Mtrs. (i.e. 4843.80 Sq. Ft.) and 450.00 Sq. Mtrs. (i.e. 4843.80 Sq. Ft.) respectively, thus the total admeasurements of Plot Nos. 155 and 156 is 900 Sq. Mtrs. (i.e. 9687.60 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9/2, of Mouza - SONEGAON, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3866/B/155, City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR, by way of sale to M/s. Nani's Buildcon Private Limited through its Authorised Director Mr. Yashwant Ajabrao Khodke, by a Sale Deed Dated 04.09.2020, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 4389 on 04.09.2020.

  
**ASHWIN R. PATIL**  
Advocate  
54, Sawarkar Nagar,  
Khamla Road, Nagpur-15

(30) THAT, as a result therefore M/s. Nani's Buildcon Private Limited has now become an exclusive, absolute and full Owner of the Plot Nos. 151, 152, 155 and 156 with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records.

(31) THAT, the said M/s. Nani's Buildcon Private Limited lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 151, 152, 155 and 156 into single unit. Considering its request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 151, 152, 155 and 156 into single unit. And accordingly an Amalgamation Letter to that effect is also issued by the Building Engineer, Nagpur Improvement Trust, Nagpur in favour of Mrs. Archana Rajendra Tiwari, Mr. Brejendra Ramkumar Tiwar and Mrs. Anita Ashvini Awasthi vide its Amalgamation Letter No. सहाय्यक संचालक नगर रचना/61/एकत्रीकरण Dated 01.10.2020. As per the said Amalgamation letter Dated 01.10.2020, the Plot Number mentioned as 151-152-155-156 containing by total admeasurements 1500 Sq. Mtrs.

(32) TAHT, the aforesaid the then Owner namely M/s. Nani's Buildcon Private Limited, lateron decided to develop the said Amalgamated Plot No. 151-152-155-156 into a Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(33) THAT, the said M/s. Nani's Buildcon Private Limited has accordingly prepared a building plan of a Multistoreyed Building then proposed to be constructed on the said Amalgamated Plot No. 151-152-155-156 and to be known and styled as "VEDANT TANZANITE" and the same is duly sanctioned and approved by the Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur, vide his Building Permit No. ADTP (Laxmi Nagar Zone) AB-W-SON-151/Tracking No. 202011203/707 Dated 26-11-2020; AND

(34) 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 M/s. Nani's Buildcon Private Limited thereof holds good, valid and marketable title thereto.

(35) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Amalgamated Plot No. 151-152-155-156 together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "VEDANT TANZANITE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s. Nani's Buildcon Private Limited.

  
**ASHWIN R. PATIL**  
Advocate  
54, Sawarkar Nagar,  
Khamla Road, Nagpur-15



(36) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH007576478202021E Dated 28.11.2020 in the office of Sub- Registrar Nagpur-1.

**SCHEDULE REFERRED TO ABOVE**

ALL THAT Piece and Parcel of land bearing Plot No. 151-152-155-156, out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 1500.00 Sq. Mtrs. (i.e. 16146 Sq. Ft.), being a portion of the entire land bearing Khasra No. 9/2, of Mouza - SONEGAON, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "VEDANT TANZANITE", including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR and bounded as under :

**AMALGAMATED PLOT NO. 151-152-155-156 -**

|              |   |                       |
|--------------|---|-----------------------|
| ON THE EAST  | - | PLOT NO. 150 & 157,   |
| ON THE WEST  | - | PLOT NO. 153 & 154,   |
| ON THE NORTH | - | 9.00 MTRS. WIDE ROAD, |
| ON THE SOUTH | - | 9.00 MTRS. WIDE ROAD, |

Nagpur.

Dated : 28.11.2020



**Ashwin Patil**

Advocate

**ASHWIN R. PATIL**

Advocate

54, Sawarkar Nagar,  
Khamla Road, Nagpur-15