

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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NAGPUR
DATE : 19-02-2021

TITLE CERTIFICATE

This is to Certify that M/s. NANI'S BUILDCON PRIVATE LIMITED, a Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, Corporate Identification Number is (CIN) U45200MH2006PTC160105, PAN AACCN2749Q, is the Owner of the property comprising ALL THAT piece and parcel of Amalgamated Plot No. 149, 150, 151, 152 & 155, 156, 157, 158 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length East-West 60.00 Mtrs. and Breadth North-South 50.00 equal to 3000 Sq.Mtrs. being a portion the entire land bearing Kh. No. 9/2 of Mouza - Sonegaon, P.S.K. 44 bearing Corporation House Nos. 3866/B/149, 3866/B/150, 3866/B/151, 3866/B/152, 3866/B/155, 3866/B/156, 3866/B/157, 3866/B/158, City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Lay-out, Sonegaon, New Sahkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.75, in Tahsil and District – NAGPUR.

The said Owner proposed to construct a Multistoreyed Building thereon to be known and styled as "VEDANT TANZANITE", in accordance with the plans sanctioned and approved by the Dy. Engineer, Town Planning Section of the Nagpur Municipal Corporation, Nagpur vide its Permit No. ADTP(Laxmi Nagar Zone) AB-W-SON-149/Tracking No. 2021020418/1071 Dated 17/02/2021.

The said Project is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai vide Registration No. P50500027413.

Please refer to detailed Title Report separately issued.

Hence this Certificate.



(SANDEEP SHASTRI)
ADVOCATE



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NAGPUR

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TITLE VERIFICATION REPORT

Under instructions and authority from our Clients M/s. NANI'S BUILDCON PRIVATE LIMITED, a Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, Corporate Identification Number is (CIN) U45200MH2006PTC160105, PAN AACCN2749Q, acting through its Authorised Director SHRI. YASHWANT S/o AJABRAO KHODKE, DIN 00487402 Resident of Plot No. 7, Behind Sai Mandir, Vikas Nagar, Wardha Road, Nagpur, Tahsil and District – NAGPUR, We have investigated the title relating to the property ALL THAT piece and parcel of Amalgamated Plot No. 149, 150, 151, 152 & 155, 156, 157, 158 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length East-West 60.00 Mtrs. and Breadth North-South 50.00 equal to 3000 Sq.Mtrs. being a portion the entire land bearing Kh. No. 9/2 of Mouza - Sonegaon, P.S.K. 44 bearing Corporation House Nos. 3866/B/149, 3866/B/150, 3866/B/151, 3866/B/152, 3866/B/155, 3866/B/156, 3866/B/157, 3866/B/158, City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Lay-out, Sonegaon, New Sahkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.75, in Tahsil and District - NAGPUR, and our findings are as under :-

(A) TITLE HISTORY :

(1) THAT, ALL THAT Piece and Parcel of Land bearing Khasra No. 9/2 having an area of 10.00 acres of Mouza - Sonegaon, P.S.K. No.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 Kamalprasad Keshavprasad Awasthi, who lateron transferred 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 registered in the Office of the Joint Sub-

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Registrar, Nagpur - 11 in Addl. Book No. 1, Volume No. 690 on Pages 34 & 35 at Sr. No. 2156(P) on 23/04/1993.

(2) 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.

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

PLOT NO. 149 :

(i) That, The Swagat Co-operative Housing Society Limited, Nagpur sold the Plot No. 45 (Old) admeasuring 266.25 Sq.Mtrs. out of the aforesaid layout to one of its shareholder member namely Mrs. Shahabano Niyaz Khan by a Sale Deed dated 02/09/1993, which is registered in the office of the Sub-Registrar, Nagpur - 11 in Addl. Book No. 1, Volume No. 727 on pages 78 to 79 at Sr. No. 4840 on 02/09/1993.

(ii) THAT, due to revision of the said layout, the Plot Number and the dimensions and Boundaries of the aforesaid plot No. 45 are changed and The Swagat Co-operative Housing Society Limited, Nagpur lateron executed Correction Deed on 17/12/2005 in favour of Mrs. Shahabano Niyaz Khan, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 4433 on 17/12/2005 upon payment of requisite Stamp Duty. Another Correction Deed was executed on 28/12/2005, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 4706 on 28/12/2005. Subsequently a Correction Deed was also executed on 12/09/2011, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 6218 on 15/09/2011. As a result therefore the description, dimension and boundaries of the said property came to be corrected as Plot No. 149 admeasuring 300 Sq.Mtrs.

(iii) THAT, the aforesaid Plot No. 149 is covered under the Scheme 1900 layout of Nagpur Improvement Trust, Nagpur.

(iv) THAT the aforesaid Plot No. 149 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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)/18643/1997, Dated 26/09/2011, Case No. 200303082762 and Layout No. 1900/W/Son/545, in favour of Mrs. Shahabano Niyaz

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Khan. As per the aforesaid Regularization letter Dated 26/09/2011 the area of the said Plot No. 149 is shown and declared as 300.00 Sq. Mtrs.

(v) THAT the aforesaid Plot No. 149 is converted for Non-Agricultural (Residential) use by the Tahsildar, Nagpur vide his order Dated 07/05/2013 passed in Revenue Case No. 5605/NAP-34/2012-13 of Mouza - Sonegaon.

(vi) THAT the aforesaid Mrs. Shahabano Niyaz alias Niazuddin Khan by a Sale Deed dated 22/12/2020 transferred above said Plot No. 149 containing by admeasurement 300 Sq.Mtrs. to M/S. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Joint Sub-Registrar, Nagpur - 3 in Book No. 1 at Sr. No. 5335 on 22/12/2020.

PLOT NO. 150 :

(i) That, by an agreement to Sell dated 10/07/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur had agreed to sell Plot No. 150 containing by admeasurement 300 Sq.Mtrs. out of the aforesaid layout to one of its shareholder member namely Mr. Niyaz alias Niazuddin Sirazuddin Khan upon several terms and conditions contained therein. The said Agreement was impounded by the Collector of Stamps, Nagpur and the said Mr. Niyaz alias Niazuddin Sirazuddin Khan paid the requisite Stamp Duty of Rs. 1,620/- and Penalty of Rs.2,400/- vide Challan No. 33/24 Dated 25/08/2005 and thereby regularized the said instrument on 31/08/2005.

(ii) THAT, in furtherance of the aforesaid Agreement Dated 10/07/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the aforesaid Plot No. 150 containing by admeasurement 300 Sq.Mtrs., 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 Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur by way of sale to Mr. Niyaz Sirazuddin Khan, by a Sale Deed dated 21/12/2005, which is registered in the office of the Joint Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 4543 on 21/12/2005. A Deed of Correction to the Sale Deed on 12/09/2011 is also registered in the office of the Joint Sub-Registrar, Nagpur-1 in book No.1 at Sr. No. 6219/2011 on 15/09/2011 and thereby dimensions of said Plot No. 150 were corrected.

(iii) THAT, the aforesaid Plot No. 150 is covered under the Scheme 1900 layout of Nagpur Improvement Trust, Nagpur.

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(iv) THAT the aforesaid Plot No. 150 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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)/18644/1998, Dated 26/09/2011, Case No. 2005121622 and Layout No. 1900/W/Son/545, in favour of Mr. Niyaz Sirazuddin Khan. As per the aforesaid Regularization letter Dated 26/09/2011 the area of the said Plot No. 150 is shown and declared as 300.00 Sq. Mtrs.

(v) THAT the aforesaid Plot No. 150 is converted for Non-Agricultural (Residential) use by the Tahsildar, Nagpur vide his order Dated 07/05/2013 passed in Revenue Case No.5600/NAP-34/2012-13 of Mouza - Sonegaon.

(vi) THAT the said Mr. Niyaz alias Niazuddin Sirazuddin Khan later on by a Sale Deed dated 22/12/2020 transferred above said Plot No. 150 containing by admeasurement 300 Sq.Mtrs. to M/s. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Joint Sub-Registrar, Nagpur - 3 in Book No. 1 at Sr. No. 5337 on 22/12/2020.

PLOT NO. 151 :

(i) 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 containing by admeasurement 300 Sq.Mtrs. out of the aforesaid layout to one of its shareholder member namely Mrs. Arachana Brejendra Tiwari upon the several terms and conditions contained therein. The said Agreement was impounded by the Collector of Stamps, Nagpur and the said Mrs. Arachana Brejendra Tiwari paid the requisite Stamp Duty of Rs. 1,620/- and Penalty of Rs. 2,270/- vide Challan No. 27/29 Dated 19/07/2005 and thereby regularized the said instrument on 30/07/2005.

(ii) THAT, in furtherance of the aforesaid Agreement Dated 20/10/1999, the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the aforesaid Plot No. 151 containing by admeasurement 300 Sq.Mtrs., 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 Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur by way of sale to Mrs. Arachana Brejendra Tiwari, by a Sale Deed dated 23/12/2005, which is registered in the office of the Joint Sub-Registrar, Nagpur No.4 in Book No. 1 at Sr. No.4618 on 23/12/2005.

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

(iv) THAT the aforesaid Plot No. 151 is also regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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. Arachana Brejendra Tiwari. 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.

(v) THAT 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.

(vi) THAT the aforesaid Mrs. Arachana Brejendra Tiwari has executed General Power of Attorney in favour of Mr. Rajendra Kamalprasad Awasthi and appointed him as her Constituted Attorney to execute Sale Deed relating to said property and the said General Power of Attorney is registered in the office of the Joint Sub-Registrar, Nagpur-2 in Book No. 4 at Sr. No. 6702/2006 on 02/12/2006.

(vii) THAT Mrs. Arachana Brejendra Tiwari, through her Constituted Attorney by a Sale Deed dated 04/09/2020 transferred the said Plot No. 151 containing by admeasurement 300 Sq.Mtrs. to M/s. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Joint Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr.No.4391 on 04/09/2020.

PLOT NO. 152 :

(i) 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. 152 containing by admeasurement 300 Sq.Mtrs. out of the aforesaid layout to one of its shareholder member namely Mr. Brejendra Ramkumar Tiwari upon several terms and conditions contained therein. The said Agreement was impounded by the Collector of Stamps, Nagpur 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. 30/54 Dated 29/07/2005 and thereby regularized the said instrument on 19/08/2005.

(ii) THAT, in furtherance of the aforesaid Agreement Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the

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aforesaid Plot No. 152 containing by admeasurement 300 Sq.Mtrs., 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 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, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 4617 on 23/12/2005.

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

(iv) THAT the aforesaid Plot No. 152 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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. 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.

(v) THAT 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.

(vi) THAT Mr. Brejendra Ramkumar Tiwari executed a General Power of Attorney in favour of Mr. Rajendra Kamalprasad Awasthi and appointed him as his Constituted Attorney to execute Sale Deed relating to said property and the said General Power of Attorney is registered in the office of the Sub-Registrar, Nagpur-2 in Book No. 4 at Sr.No.6703/2006 on 02/12/2006.

(vii) THAT Mr. Brejendra Ramkumar Tiwari, through his Constituted Attorney by a Sale Deed dated 04/09/2020 transferred above said Plot No. 152 containing by admeasurement 300 Sq.Mtrs. to M/s. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4390 on 04/09/2020.

PLOT NOS. 155 & 156 :

(i) 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. 155 containing by admeasurement 450 Sq.Mtrs. out of its aforesaid layout to one of its shareholder

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member namely Mrs. Anita Ashvini Awasthi upon the several terms and conditions contained therein. The said Agreement was impounded by the Collector of Stamps, Nagpur 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. 30/21 Dated 01/08/2005 and thereby regularized the said instrument on 19/08/2005.

(ii) THAT, in furtherance of the aforesaid Agreement Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred/sold the aforesaid Plot No. 155 containing by admeasurement 450 Sq.Mtrs., 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 Nagpur Municipal Crporation Ward No. 75, in Tahsil and District Nagpur by way of sale to said Mrs. Anita Ashvini Awasthi, by a Sale Deed dated 23/12/2005, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No.4628 on 23/12/2005.

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

(iv) THAT the aforesaid Plot No. 155 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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/18540/27, Dated 06/01/2011, Case No. 2006020838 and Layout No. 1900/W/Son/545, in favour of said Mrs. Anita Ashvini Awasthi. 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.

(v) THAT 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.

(vi) 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. 156 out of its aforesaid layout to one of its shareholder member namely Mrs. Anita Ashvini Awasthi upon several terms and conditions contained therein. The said Agreement was impounded by the Collector of Stamps, Nagpur 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. 30/53 Dated 29/07/2005 and thereby regularized the said instrument on 19/08/2005.

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(vii) 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 Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur by way of sale to said Mrs. Anita Ashvini Awasthi, by a Sale Deed dated 23/12/2005, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No.4629 on 23/12/2005.

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

(ix) THAT the aforesaid Plot No. 156 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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/12358/1528, Dated 24/08/2009, Case No. 2006020837 and Layout No. 1900/W/Son/545, in favour of said Mrs. Anita Ashvini Awasthi. 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.

(x) THAT 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.5595/NAP-34/2012-13 of Mouza - Sonegaon.

(xi) THAT the said Mrs. Anita Ashvini Awasthi lateron by a Sale Deed dated 04/09/2020 transferred above said Plot Nos. 155 and 156 containing by admeasurement 450 Sq.Mtrs. and 450 Sq.Mtrs. i.e. in all 900 Sq.Mtrs. to M/s. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Joint Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr.No.4389 on 04/09/2020.

PLOT NO. 157 :

(i) 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. 157 containing by admeasurement 450 Sq.Mtrs., out of its aforesaid layout to one of its shareholder member namely Mrs. Anita Mukesh Jain upon the several terms and conditions contained therein. The said Agreement was impounded by the Collector of Stamps, Nagpur and the said Mrs. Anita Mukesh Jain paid the requisite Stamp Duty of Rs. 2,430/- and Penalty of Rs.3,410/- vide Challan No. 30/27 Dated 01/08/2005 and thereby regularized the said instrument on 19/08/2005.

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(ii) THAT, in furtherance 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. 157 containing by admeasurement 450 Sq.Mtrs., 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 Nagpur Municipal Crporation Ward No. 75, in Tahsil and District Nagpur by way of sale to Mrs. Anita Mukesh Jain, by a Sale Deed dated 22/12/2005, which is registered in the office of the Sub-Registrar, Nagpur No.4 in Book No. 1 at Sr. No.4593 on 22/12/2005.

(iii) THAT, the aforesaid Plot No. 157 is covered under the Scheme 1900 layout of Nagpur Improvement Trust, Nagpur.

(iv) THAT the aforesaid Plot No. 157 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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)/12357/1588, Dated 01/09/2009, Case No. 200303082750 and Layout No. 1900/W/Son/545, in favour of Mrs. Anita Mukesh Jain. As per the aforesaid Regularization letter Dated 01/09/2009 the area of the said Plot No. 157 is shown and declared as 450.00 Sq. Mtrs.

(v) THAT the aforesaid Plot No. 157 is converted for Non-Agricultural (Residential) use by the Tahsildar, Nagpur vide his order Dated 07/05/2013 passed in Revenue Case No.5608/NAP-34/2012-13 of Mouza - Sonegaon.

(vi) THAT the aforesaid Mrs. Anita Mukesh Jain, lateron by a Sale Deed dated 22/12/2020 transferred above said Plot No. 157 containing by admeasurement 450 Sq.Mtrs. to M/s. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Joint Sub-Registrar, Nagpur -3 in Book No. 1 at Sr. No. 5339 on 22/12/2020.

PLOT NO. 158 :

(i) 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. 158 containing by admeasurement 450 Sq.Mtrs., out of its aforesaid layout to one of its shareholder member namely Mr. Harshul S/o Anantkishor Mishra upon the several terms and conditions contained therein. The said Agreement further impounded by the Collector of Stamps, Nagpur and the said Mr. Harshul S/o Anantkishor Mishra paid the requisite

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Stamp Duty of Rs. 2,430/- and Penalty of Rs.3,410/- vide Challan No. 27/28 Dated 19/07/2005 and thereby regularized the said instrument on 30/07/2005.

(ii) THAT, in furtherance of the aforesaid Agreement Dated 20/10/1999 the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur further transferred the aforesaid Plot No. 158, 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 Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur by way of sale to Mr. Harshul S/o Anantkishor Mishra, by a Sale Deed dated 22/12/2005, which is registered in the office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 4597 on 22/12/2005.

(iii) THAT, the aforesaid Plot No. 158 is covered under the Scheme 1900 layout of Nagpur Improvement Trust, Nagpur.

(iv) THAT the aforesaid Plot No. 158 is regularized by the Nagpur Improvement Trust under the Scheme of Maharashtra Gunthewari Developments (Regulations, 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)/12360/1530, Dated 24/08/2009, Case No. 200303082745 and Layout No. 1900/W/Son/545, in favour of Mr. Harshul S/o Anantkishor Mishra. As per the aforesaid Regularization letter Dated 01/09/2009 the area of the said Plot No. 158 is shown and declared as 450.00 Sq. Mtrs.

(v) THAT the aforesaid Plot No. 158 is converted for Non-Agricultural (Residential) use by the Tahsildar, Nagpur vide his order Dated 07/05/2013 passed in Revenue Case No. 5607/NAP-34/2012-13 of Mouza - Sonegaon.

(vi) THAT the aforesaid Mr. Harshul S/o Anantkishor Mishra, lateron by a Sale Deed dated 22/12/2020 transferred above said Plot No. 158 containing by admeasurement 450 Sq.Mtrs. to M/s. NANI'S BUILDCON PRIVATE LIMITED, which is registered in the office of the Sub-Registrar, Nagpur - 3 in Book No. 1 at Sr.No.5338 on 22/12/2020.

(B) SANCTIONS / PERMISSIONS :

(i) THAT the aforesaid Owner/Promoter/Developer - M/s. NANI'S BUILDCON PRIVATE LIMITED applied to the Nagpur Municipal Corporation, Nagpur for amalgamation of Plot No. 149, 150, 151, 152 & 155, 156, 157, 158 into Single Plot.

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Considering the request, the Dy. Engineer of Nagpur Municipal Corporation, Nagpur approved the Amalgamation of said plots of land vide its Letter No. Asst. Director Town Planning/Amalgamation/136 Dated 03-02-2021. As per the said Amalgamation Letter Dated 03-02-2021, the area of the said Amalgamated Plot of land is shown and declared as 3,000 Sq. Mtrs.

(ii) THAT the said Owner/Promoter/Developer has proposed to construct on the said land Multistoreyed Building to be known and styled as "VEDANT TANZANITE", having Ground Floor and Seven Upper Floors consisting of various self-contained separate Apartments therein in accordance with the plans which are sanctioned and approved by the Dy. Engineer, Town Planning Section of the Nagpur Municipal Corporation, Nagpur vide its Permit No. ADTP(Laxmi Nagar Zone) AB-W-SON-149/Tracking No. 2021020418/1071 Dated 17/02/2021.

(iii) THAT the Airport Authority of India has issued its No Objection Certificate for Height Clearance for Amalgamated Plot Nos. 151,152,155,156 vide NOC ID NAGP/WEST/B/100720/501684 Dated 16/10/2020 and for Amalgamated Plot Nos. 149, 150,157,158 vide NOC ID NAGP/WEST/B/011021/522116 Dated 20/01/2021.

(C) REGISTRATION WITH REAL ESTATE REGULATORY AUTHORITY :

THAT the Owner/Promoter/Developer has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai vide Registration No. P50500027413.

(D) TITLE SEARCH :

(i) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT piece and parcel of Amalgamated Plot No. 149, 150, 151, 152 & 155, 156, 157, 158 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length East-West 60.00 Mtrs. and Breadth North-South 50.00 equal to 3000 Sq.Mtrs. being a portion the entire land bearing Kh. No. 9/2 of Mouza - Sonegaon, P.S.K. 44 bearing Corporation House Nos. 3866/B/149, 3866/B/150, 3866/B/151, 3866/B/152, 3866/B/155, 3866/B/156, 3866/B/157, 3866/B/158, City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Lay-out, Sonegaon, New Sahkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.75, in Tahsil and District - NAGPUR, are provided to us:-

Contd. ...



- a) Sale Deed Dated 02/09/1993 (Plot No. 149 Old No. 45)
- b) Correction Deed Dated 17/12/2005, 28/12/2005, 12/09/2011 (Plot No. 149)
- c) Regularisation Letter Dated 26/09/2011 (Plot No. 149)
- d) Non-Agriculture Order Dated 07/05/2013 (Plot No. 149)
- e) Sale Deed dated 22/12/2020 (Plot No. 149)
- f) Agreement Dated 10/07/1999 (Plot No. 150)
- g) Sale Deed Dated 15/09/2011 (Plot No. 150)
- h) Regularisation Letter Dated 26/09/2011 (Plot No. 150)
- i) Non-Agriculture Order Dated 07/05/2013 (Plot No. 150)
- j) Sale Deed dated 22/12/2020 (Plot No. 150)
- k) Agreement Dated 20/10/1999 (Plot No. 151)
- l) Sale Deed Dated 23/12/2005 (Plot No. 151)
- m) Regularisation Letter Dated 18/01/2011 (Plot No. 151)
- n) Non-Agriculture Order Dated 07/05/2013 (Plot No. 151)
- o) General Power of Attorney Dated 02/12/2006
- p) Sale Deed dated 04/09/2020 (Plot No. 151)
- q) Agreement Dated 20/10/1999 (Plot No. 152)
- r) Sale Deed Dated 23/12/2005 (Plot No. 152)
- s) Regularisation Letter Dated 06/10/2010 (Plot No. 152)
- t) Non-Agriculture Order Dated 07/05/2013 (Plot No. 152)
- u) General Power of Attorney Dated 02/12/2006
- v) Sale Deed dated 04/09/2020 (Plot No. 152)
- w) Agreement Dated 20/10/1999 (Plot No. 155)
- x) Sale Deed Dated 23/12/2005 (Plot No. 155)
- y) Regularisation Letter Dated 06/01/2011 (Plot No. 155)
- z) Non-Agriculture Order Dated 07/05/2013 (Plot No. 155)
- aa) Agreement Dated 20/10/1999 (Plot No. 156)
- bb) Sale Deed Dated 23/12/2005 (Plot No. 156)
- cc) Regularisation Letter Dated 06/01/2011 (Plot No. 156)
- dd) Non-Agriculture Order Dated 07/05/2013 (Plot No. 156)
- ee) Sale Deed dated 04/09/2020 (Plot No. 155 & 156)
- ff) Agreement Dated 20/10/1999 (Plot No. 157)
- gg) Sale Deed Dated 22/12/2005 (Plot No. 157)
- hh) Regularisation Letter Dated 01/09/2009 (Plot No. 157)
- ii) Non-Agriculture Order Dated 07/05/2013 (Plot No. 157)
- jj) Sale Deed dated 22/12/2020 (Plot No. 157)
- kk) Agreement Dated 20/10/1999 (Plot No. 158)
- ll) Sale Deed Dated 22/12/2005 (Plot No. 158)
- mm) Regularisation Letter Dated 24/08/2009 (Plot No. 158)
- nn) Non-Agriculture Order Dated 07/05/2013 (Plot No. 158)
- oo) Sale Deed dated 22/12/2020 (Plot No. 158)

Contd. ...



- pp) Amalgamation Letter Dated 03-02-2021
- qq) Copy of Sanctioned Building Plan Dated 17/02/2021.
- rr) No Objection Certificate for Height Clearance by Airport Authority of India Dated 16/10/2020 and 20/01/2021.
- ss) City Survey Property Card
- tt) N.M.C. Tax Receipts.

(ii) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.

(iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 24 of MOUZA – SONEGAON for the period of 13 (Thirteen) Years (i.e. from 2009 to 2021) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH011865042202021E Dated 18/02/2021 and Receipt No. 1111963337. The Receipt of the same is enclosed herewith.

(iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

(v) THAT, with the result we are of the Opinion that the aforesaid present Owner M/s. NANI'S BUILDCON PRIVATE LIMITED has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon and sell the various Apartments proposed to be constructed thereon to the prospective buyers.

(vi) THAT, any prospective buyer/purchaser who desires to purchase a Built-up premise in the Scheme proposed to be constructed on said Plot of land shall also acquire equally good, valid and marketable title thereto on obtaining a proper and registered Sale Deed from the present Owner.

(vii) THAT, it is needless to mention here that on obtaining a proper Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/its property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

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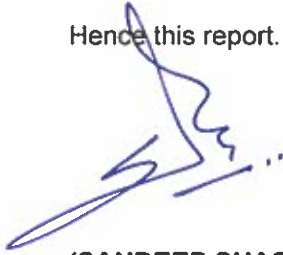


SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT piece and parcel of Amalgamated Plot No. 149, 150, 151, 152 & 155, 156, 157, 158 out of the layout of THE SWAGAT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length East-West 60.00 Mtrs. and Breadth North-South 50.00 equal to 3000 Sq.Mtrs. being a portion the entire land bearing Kh. No. 9/2 of Mouza - Sonegaon, P.S.K. 44 bearing Corporation House Nos. 3866/B/149, 3866/B/150, 3866/B/151, 3866/B/152, 3866/B/155, 3866/B/156, 3866/B/157, 3866/B/158, City Survey No. 24 and Sheet No. 257/4, situated at Swagat Society's Lay-out, Sonegaon, New Sahkar Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.75, in Tahsil and District - NAGPUR and bounded as under :

ON THE EAST	-	PLOT NO.148, 159,
ON THE WEST	-	PLOT NO.153, 154,
ON THE NORTH	-	9.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	9.00 MTRS. WIDE ROAD.

Hence this report.



(SANDEEP SHASTRI)
ADVOCATE



