

Annexure to Formate - A

**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 building Scheme known as "AYODHYA EXOTICA" to be developed on ALL THAT piece and parcel of land being amalgamated Plot Nos. 14+15+16, in all admeasuring about 3093.087 Sq. Mtrs. in the lay-out carved on ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares i.e. about 8100.00 Sq. Mtrs., Land Revenue Rs. 1.00 per year, with Occupant Class 1 Bhumiawami Rights, bearing City Survey No. 54, Sheet No. 41, 45, Mauza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 68, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur, owned by AYODHYA REALTOR LLP, a limited liability Partnership concern having registered Office at 119, Ayodhya, Bajej Nagar, Nagpur - 440010. Our Findings are as under:

01. That earlier we have issued a Title Verification Report And Non Encumbrances Certificate in respect of the said property on 05.05.2021 and this Title Verification Report And Non Encumbrances Certificate is in continuation / Addendum to the same.

02. That, Amer Sahag Co-Operative Housing Society Limited, a Society incorporated under the provisions of the Maharashtra Co-Operative Societies Act, 1960 bearing registration No. NGP/CTY/HSO/TC/479/86-87, having registered Office at Shop No. 9, Vyapar Sankul, Mhada Complex, Bharat Nagar, Nagpur - 440010 was the owner of ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares i.e. about 8100.00 Sq. Mtrs., Land Revenue Rs. 1.00 per year, with Occupant Class 1 Bhumiawami Rights, bearing City Survey No. 54, Sheet No. 41, 45 Mauza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 68, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.



03. That, the SOCIETY purchased the said land from Shri Mohd. Sudhakar Hartalkar by Sale Deed dt. 08.07.1987 registered with Joint Sub Registrar, Nagpur - 1 at Doc. Sr. No. 2395 (hereafter registered at Book No. Addl.-1, Volume No. 647 at pages 36 to 39 at Sr. No. 3011 dt. 18.05.2001.

04. That the Society prepared the residential lay out on the said land and agreed to sell the Plots bearing No. 16, admeasuring approx. about 1234.35 Sq. Mtrs., Plot No. 21, admeasuring approx. about 1490.00 Sq. Mtrs. and Plot No. 22, admeasuring approx. about 1490.00 Sq. Mtrs. all plots jointly / together admeasuring about 4214.35 Sq. Mtrs. to Smt. Tulsidevi Ramrao Sarda, Resident of Plot No. 29, Sarda Bhawan, Gandhibagh, Nagpur - 440002 by Agreement To Sell dt. 05.02.1988 as old member of the SOCIETY and the said Agreement was regularised u/s 33 of the Maharashtra Stamp Act, 1958 by the Joint District Registrar and Collector of Stamps, Nagpur City under the Evasion Case No. 247/2019 on paying necessary Stamp Duty as well as penalty.

05. That, the SOCIETY had agreed to sell the Plots bearing No. 14, admeasuring about 788.30 Sq. Mtrs. (i.e. 8485.00 Sq. Ft.) and Plot No. 15, admeasuring about 1088.45 Sq. Mtrs. (i.e. 11715.00 Sq. Ft.) to Smt. Ushadewi Ashokkumar Sarda Resident of Plot No. 29, Sarda Bhawan, Gandhibagh, Nagpur - 440002 by Agreement To Sell dt. 22.01.1988 as old member of the SOCIETY and the said Agreement was regularised u/s 33 of the Maharashtra Stamp Act, 1958 by the Joint District Registrar and Collector of Stamps, Nagpur City under the Evasion Case No. 246/2019 on paying necessary Stamp Duty as well as penalty.

06. That, the said plots being in the 1900 unauthorised lay outs, the owners applied to the Nagpur Improvement Trust for regularisation of the said unauthorised plot as per Maharashtra Gunthawari Developments (Regulation, Upgradation and Control) Act 2001 and N.I.T. Resolution No. 15 dt. 27.01.2001.

07. That, Amar Suhag Co-Operative Housing Society Limited, at the request of Smt. Ushadewi Ashokkumar Sarda executed Sale Deed of Plot No. 14 in favour of Shri Kapil Vijay Chandra, Resident of Cement Road, Shivaji Nagar, Nagpur - 440010 by Sale Deed dt. 25.09.2020 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2929 dt. 25.09.2020.



08. That, Amar Sahag Co-Operative Housing Society Limited, at the request of Smt. Ushadevi Ashokkumar Sarda executed Sale Deed of Plot No. 15 in favour of Shri Dewesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare, both Resident of Resident of Jagat Apartments, Kavinagar Square, Nagpur - 440010 by Sale Deed dt. 25.09.2020 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2628 dt. 25.09.2020.

09. That, Amar Sahag Co-Operative Housing Society Limited, at the request of Smt. Tuladevi Ramratan Sarda executed Sale Deed of Plot No. 16 in favour of AYODHYA REALTOR LLP, by Sale Deed dt. 25.09.2020 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2627 dt. 25.09.2020.

10. That, said Shri Kapil Vijay Chandak further transferred / sold the said Plot No. 14 to AYODHYA REALTOR LLP, by Sale Deed dt. 17.03.2021 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2181 dt. 19.03.2021.

11. That, said Shri Dewesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare further transferred / sold the said Plot No. 15 to AYODHYA REALTOR LLP, by Sale Deed dt. 17.03.2021 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2179 dt. 19.03.2021.

12. That, the said plots being in the 1900 unauthorized lay outs, the Nagpur Municipal Corporation for regularisation of the said unauthorized plot as per Maharashtra Duthewari Developments (Regulation, Upgradation and Control) Act 2001 and N.I.T. Resolution No. 15 dt. 27.01.2001 the Nagpur Improvement Trust under the said Scheme of regularisation of unauthorized plots regularised the said Plots vide (i) Permit No. NMC/ADTP/RL/341 dt. 23.11.2020 for Plot No. 14 and the area was regularized at 783.8340 Sq. Mtrs. (ii) Permit No. NMC/ADTP/RL/338 dt. 20.11.2020 for Plot No. 15 and the area was regularized at 1088.3230 Sq. Mtrs. and (iii) Permit No. NMC/ADTP/RL/619 dt. 16.03.2021 for Plot No. 16 and the area was regularized at 1218.9230 Sq. Mtrs.

13. That, AYODHYA REALTOR LLP, became the owner of the said three plots by virtue of the aforesaid Sale Deeds. That the owners of all the said plots i.e. Plot No. 14, Plot No. 15 and Plot No. 16 got amalgamated in to a single plot and the total area of new amalgamated Plot Nos. 14+15+16 is now 3091.08 Sq. Mtrs. as per Letter of Amalgamation issued by Dy. Engineer, Nagpur Municipal Corporation, vide Letter bearing No. ADTP/Amalgamation/169 dt. 05.03.2021.



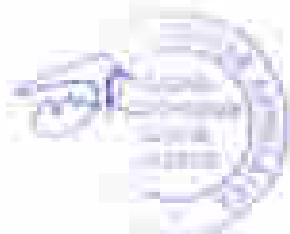
14. That the owners got the sanction of the proposed building plan approved by Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur, vide Building Permit & Commencement Certificate bearing No. ADTP (Dharampatti Zone) AB-W-HAJ-1A,15,16 / Tracing No. 2021032622/154 dt. 29.04.2021 and the same is revised vide Building Permit & Commencement Certificate approved by Building Engineer (W), Nagpur Improvement Trust, Nagpur, vide Building Permit & Commencement Certificate bearing No. B. E. (WEST)/Case No. BUL-G-681 / Tracing No. 20210720124/354 dt. 10.02.2022 and the said proposed building is to be known as Ayodhya Exotica - I.

15. That the owner submitted the said land and building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 07.06.2021 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 3222 dt. 07.06.2021 and due to revision in the Building Plans, the Deed of Declaration is revised by Deed of Correction /Amendment dt. 15.02.2022 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 939 dt. 15.02.2022.

16. That in respect of the said building we found four Agreements in respect of the constructed premises was registered with Sub Registrar, Nagpur. The details are as under:

(i) That the owner Ayodhya Realtor LLP agreed to sell the Apartment No. 703 (WING - A) admeasuring about 68.508 Sq. Mtrs. of Carpet area on Seventh Floor to Shri Samar Dongre s/o Ramesh Dongre and Smt. Pallavi Dongre w/o Samar Dongre by Agreement To Sell dt. 07.10.2021 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 5392 dt. 07.10.2021 for a consideration of Rs. 40,00,000/-

(ii) That the owner Ayodhya Realtor LLP agreed to sell the Apartment No. 604 (WING - A) admeasuring about 68.508 Sq. Mtrs. of Carpet area on Sixth Floor to Ms. Manjot d/o Manjestaingh Bajwa nee Mrs. Manjot w/o Arjun Singh Vachher by Agreement To Sell dt. 18.10.2021 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 5624 dt. 18.10.2021 for a consideration of Rs. 40,50,000/-



(iii) That the owner Ayudhya Realtor LLP agreed to sell the Apartment No. 303 (WING - A) admeasuring about 68.508 Sq. Mtrs. of Carpet area on Third Floor to Ms. Archana Dongre d/o Vilas Dongre by Agreement To Sell dt. 20.12.2021 registered with Sun Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 7007 dt. 20.12.2021 for a consideration of Rs. 40,50,000/-

(iv) That the owner Ayudhya Realtor LLP agreed to sell the Apartment No. 603 (WING - A) admeasuring about 68.508 Sq. Mtrs. of Carpet area on Sixth Floor to Shri Digant Puri s/o Prakash Puri and Smt. Tara Puri w/o Prakash Puri by Agreement To Sell dt. 22.12.2021 registered with Sun Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 7074 dt. 22.12.2021 for a consideration of Rs. 40,00,000/-

17. We have satisfied that the property is heritable and transferable and the owner / Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents is / are duly stamped in accordance with the Bombay / Maharashtra Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

18. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property including proposed construction known as "Ayudhya-Entica- 1", the same is now owned by M/S Ayudhya Realtor LLP as stated here-in-above.

The Title is good, valid, marketable, Clear and salable.

(S.M. KHEDKAR)

ADVOCATE

