

Sunil S. Shinde

B.Sc. B.Ed. LL.M.

ADVOCATE

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Ref. No. 01/2021

Date 29.06.2021

TO WHOME SOEVER IT MAY CONCERN

With reference to the title Search Report issued by me, dated 18.06.2021, I the undersigned issued this certificate of title and clarification about the consideration received by the owners in lieu of the rights of development assigned to the promoter.

As per the details mentioned in the title search Report, dated 18.06.2021, the original owners of the entire property alongwith their title documents are as under ;

Sr. No.	Khasara Number	Area	Title Document Details	Owner
1	70	4.82 HR	Registered Sale Deed SRO Hingna at Sr. No. 43/2015 date 02.01.2015	M/s Om Shivam Buildcon Pvt. Ltd.
2	71	4.04 HR	Registered Sale Deed SRO Hingna Sr. No. 2769/2012 date 21.06.2012	(1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse
3	72	3.06 HR	Registered Sale Deed SRO Hingna Sr. No. 2873 dated 20/05/2011	M/s Om Shivam Buildcon Pvt. Ltd.
4	73	1.88 HR	Registered Sale Deed SRO Hingna Sr. No. 2873 dated 20/05/2011	M/s Om Shivam Buildcon Pvt. Ltd.
5	74	0.65 HR	Registered Sale Deed SRO Hingna, Sr. No. 1994/2014 dated 12/05/2014	M/s Om Shivam Buildcon Pvt. Ltd.
6	75	1.34 HR	Registered Sale Deed SRO-Hingna, at Sr. No. 3348/2017, dated 29.07.2017.	M/s Om Shivam Buildcon Pvt. Ltd.
7	76/1/A	1.00 HR	Registered Sale Deed SRO-Hingna, at Sr. No. 3348/2017, dated 29.07.2017.	M/s Om Shivam Buildcon Pvt. Ltd.
6	76/1B	0.60 HR	Registered Sale Deed SRO at Sr. No. 1189/2012, dated 16/03/2012	Shri Chandrashekahr Kisanrao Kapse
7	76/2	1.78 HR	Registered Sale Deed SRO Hingna Sr. No. 3906/2012 dated 04/09/2012	M/s. Om Shivam Buildcon Pvt. Ltd.
8	76/3	1.60 HR	Registered Sale Deed, SRO Hingna at Sr. No. 3908/2012 dated	M/s. Om Shivam Buildcon Pvt. Ltd.



			04/09/2012	
9	77/1A	1.85 HR	Registered Sale Deed, SRO Hingna Sr. No. 5249/2012 dated 15/12/2012	1) Shri Kisanrao Mahadeorao Kapse 2) Mrs. Suryakanta Kisan Kapse 3) Smt. Laxmi Chandrashekhar Kapse
Total Area		22.62 HR		

That the aforesaid owners thereafter intended to developed the aforesaid entire land and accordingly on 17.06.2019, the onwers of the aforesaid entire land i.e. 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse had executed the registered Joint Development Agreement with M/s Om Shivam Buildcon Private Ltd. Acting through its director Shri Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3398/2019, dated 17.06.2019. thereby assigned the developments works of the entire land to said M/s Om Shivam Buildcon Private Ltd. Acting through its director Shri Ravindra Kisanrao Kapse.

That as per the aforesaid Joint Development Agreement, dated 17.06.2019, the owners have got the consideration in amount as well as in kind, the details of the same is as under ;

Sr. No.	Name of Party	Consideration in kind	Amount agreed to be Paid
1	Shri. Kisandrao Mahadeorao Kapse and Mrs. Suruyakanta Kisanrao Kapse	Flat No. 1601, admeasuring 87.69 Sq. Mtr. situated on 16 th Floor of the Tower "KAPILA" in Building No. 10	In addition to the aforesaid flats agreed to be constructed by the promoter, The promoter/Devlopers had agreed to pay an
2	Shri. Ravindra Kisanrao Kapse and Mrs. Pallavi Ravindra Kapse	Flat No. 1602, admeasuring 85.74 Sq. Mtr. situated on 16 th Floor of the Tower "KAPILA" in Building No. 10	amount of Rs. 20,08,50,000/- to the owners time to time till completion of the project.
3	Shri. Pramod Kisanrao Kapse and Mrs. Vaishali Pramod Kapse	Flat No. 1603, admeasuring 87.64 Sq. Mtr. situated on 16 th Floor of the Tower "KAPILA" in Building No. 10	
4	Shri. Chandrashekhar Kisanrao Kapse and Mrs. Laxmi Chandrashekhar Kapse	Flat No. 1604, admeasuring 87.24 Sq. Mtr. situated on 16 th	



		Floor of the Tower "KAPILA" in Building No. 10	
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It is further agreed by the promoter/Developers that, it will construct the Bunglow covering its built-up are admeasuring 5948.12 Sq. Mtr. at its cost and the amount of Rs. 10,00,00,000/- (Rs. Ten Crore only) will be adjusted towards cost of construction.

It is to be noted that, as per joint Development Agreement, dated 17.06.2019, the total amount of Rs. 31,00,00,000/- (Rs. Thirty One Crore only) which was agreed by the promotor to be paid to the owners, in the manner as mentioned above. And summerise as under

- 1) Rs. 91,50,000/- - Cost of Constructions of the Four Residential Apartment bearing No. 1601, 1602, 1603, 1604 on 16th Floor of the Tower Kapaila in Building No. 10.
- 2) Rs. 10,00,00,000/- - Cost of Constructions of the residential Bunglow
- 3) Rs. 20,08,50,000/- - Agreed to be paid time to time to the owners till completion of project.

Total Amount - 31,00,00,000/- (RS. Thirty One Crore only)

NAGPUR
Date : 29.06.2021




Sunil S. Shinde
Advocate