ANIL. H. GULHANE, (Advocate).
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.
Mob. No. 8208443647
Email :- advanilgulhane@gmail.com

**FORMAT – A**

To,

MahaRERA,

NAGPUR DIVISION,

NAGPUR.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no, 2, CTS No. 177, Sheet no. 32, situated at Chimurkar lay out, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust, Taluka and District Nagpur (hereinafter referred as the said plot no. "2").

I have investigated the title of the said plot on the request of SHRI. SANJAY S/o NILKANTHRAO CHIMURKAR and Following Documents i.e.:-

1. All that peace and parcel of Plot no. 2 (As per Nagpur Improvement Trust Release Letter), admeasuring 1378.3040 Sq. Mtrs. (14,836 Sq. Fts.) being a portion of entire land bearing Khasra no. 84 and 85/2, P.H. No. 44 of Mouza – Jaitala, bearing City Survey no. 177, Sheet no. 32, situated at Chimurkar lay out, Jaitala Road, Nagpur, ward no. 74, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Taluka and District Nagpur.

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2. Documents of plot no. 2 verify:

i. Partition Deed of Chimurkar Family dated 04.08.2018, duly registered before the Sub – Registrar office at Nagpur no. 1, at Sr. No. 4122.

ii. Release letter issued by Nagpur Improvement Trust dated 21.06.2019, having Permit No. 6290.

iii. Property Card issued by City Survey officer dated 20.08.2019, having mutation entry no. 6190, dated 19.08.2019.

iv. Search report for 30 years from 01.01.1991 till 05.10.2021.

On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr. Sanjay Nilkanthrao Chimurkar is clear, marketable and free from all encumbrances.

Owner of the land

1. Sanjay Nilkanthrao Chimurkar, Plot No. 2, Cts. No. 177.

2. Remark:

The title is clear and free from all encumbrances.

The report reflecting the flow of the title of the owner Mr. Sanjay Nilkanthrao Chimurkar is enclosed herewith as annexure no.1.

Nagpur
Date 09.10.2021

Anil H. Gulhane
(Advocate)

ANIL. H. GULHANE, (Advocate),
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.
Mob. No. 8208443647
Email :- advanilgulhane@gmail.com

ANNEXURE I

FLOW OF THE TITLE OF PLOT NO. 2

SR. No.

1. Property Card issued by City Survey officer dated 20.08.2019, having mutation entry no. 6190, dated 19.08.2019.
2. Mutation Entry no. 6190
3. Search report for 30 years from 01.01.1991 to 05.10.2021 taken from Sub-Registrar office at Nagpur No. 1.
4. No litigation is pending.

Nagpur

Anil H. Gulhane

Date 09.10.2021

(Advocate)

**ANIL H. GULHANE,** (Advocate), Mob. No.8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

## SEARCH REPORT REGARDING PLOT NO. 2,

To,

Date:– 09/ 10/2021

1] Sanjay Nilkanthrao Chimurkar,

2] NAKSHATRA INFRAA,

Through its authorized partner namely

SHRI SUDHIR RAMBHAU GINDHEWAR.,

**Subject:** **clear title** Report of Khasra no. 84 and 85/2 plot no.2, admeasuring **area 1378.304 Sq. Mt.** as per Release Letter is sanctioned under 1900 scheme by Nagpur Improvement Trust, (out of 1737.824 Sq. Mt.) remaining area 359.520 Sq. Mt. is surrender to Nagpur Improvement Trust by the Shri. Sanjay Nilkanthrao Chimurkarr, Mouza - Jaitala, P.H.No.44, Khasra no. 84 and 85/2, in the sanctioned Lay out known as Chimurkar lay out, Owned and possessed by Shri. Sanjay Nilkanthrao Chimurkar, Ward No. 74, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust, including all other easementary rights appurtenant and belonging thereto, situated at Village – Jaitala, in Tahsil and Nagpur District

### I] Description of Documents Scrutinized:

| Sr. No. | Date of Documents | Description of Documents |
|---|---|---|
| 1. | 14/09/1992 | Copy of sale deed which is showing that Shri. Mukund Purushottam Dhabe and ten others had executed the sale deed in favour of Shri. Nilkanthrao Ganpatrao Chimurkar |

**ANIL H. GULHANE,** (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

| | | |
|---|---|---|
| | | and 6 others, and said sale deed is duly registered before the Sub- register office Nagpur -8, in Addl. Book No. 1, Volume No.94, on pages 62 to 67, at serial no. 3147(P), on 14.09.1992 about northern side portion area 2.05 acres [ 0.82 H.R] out of area 5.21 H.R situated at Mouza Jaitala, P.H.No. 44, K.H.No. 84 and 85, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust,, Tah. and Dist. Nagpur. |
| 1] | 19/06/2018 | Copy of 7/12 extract showing names of Shri. Vijay Nilikanthrao Chimurkar, Shri. Ravindra Nilikanthrao Chimurkar, Shri. Sanjay Nilikanthrao Chimurkar, Sau. Nirmala Babanrao Ugle, Sau. Vina Dinkarrao Kshirsagar and Sau. Sona Shailesh Bagde, beaing owner of Non agricultural land situated at-Mouza – Jaitala, Kh.No. 84 and 85/2, P.H.No.44, area 0.82 H.R. (2.05 Acre) class – 1, Jama Rs. 4.66 paise, Tah. and Distt.- Nagpur. |
| 2] | 04.08.2018 | Copy of Partition Deed executed between Shri. Ravindra Nilkanthrao Chimurkar, Shri. Sanjay Nilkanthrao Chimurlar, Shri. Vijay Nilkanthrao Chimurkar, Smt. Veena Dinkarrao Kshirsagar, Smt. Mona Shailesh Bangde, Smt. Nirmala Babanrao Dawle, Shri. Lahu @ Laxman Manikrao Konde, the said partition deed is duly registered on dated 04.08.2018 before the Sub-Registrar office Nagpur no.1, having its registration no. 4122/2018. And as per this partition the plot no. 2 came in the share of Shri. Sanjay Nilkanthrao Chimurkar towards partition. |
| 3] | 02.06.2019 | Copy of N.A. order passed by Tahsildar about plot no. 2 situated at Mouza – Jaitala,, Tah.- Nagpur, Revenue Case |

**ANIL H. GULHANE,** (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

| | | |
|---|---|---|
| | | no. 4306/NAP34/2018-19 and thereby declared and sanctioned that the Mouza- Jaitala , K.H.No. 84, 85/2, area 1378.3040 Sq. Mtrs. land converted for residential use. And issued above NA order in favour of Shri. Sanjay Nilkanthrao Chimurkar. |
| 4] | 21.06.2019 | Copy of Release Letter Issued by Nagpur Improvement Trust regarding regularized area 1378.3040 Sq. Mtrs. |
| 5] | 13.11.2020 | Copy of Agreement of Development, Promotion and Sale executed between Shri. Sanjay Nilkanthrao Chimurkar and NAKSHTRA INFRAA, acting through its partners namely Shri. Sudhir Rambhau Gindhewar and Shri. Prakash Mahadeorao Gaikwad, regarding plot no. 2 of Mouza Jaitala, the said development agreement is duly registered on dated13.11.2020, before the Sub-Registrar office Nagpur No. 3, having its registration no. 4339/2020. |
| 6] | 08.10.2021 | Copy of correction deed of development agreement which is duly registered before the sub-registrar office Nagpur-3 at serial no. 5411/2021 |
| 7] | 02/08/2021 | Copy of building permit No. 338/bp/Jailtala/tp/nmc/201707195, thereby Nnagpur Municipal corporation grant permissin to make proposed construction on the plot no. 2. |
| 8] | 2/08/2021 | Copy of proposed construction sanctioned plan about multistory building on plot no. 2 therein having 36 apartments and 11 commercial shops and said plan duly sanctioned by Nagpur Municipal corporation vide building |

**ANIL H. GULHANE,** (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

| | | |
|---|---|---|
| | | permit No. 338/bp/Jaitala/tp/nmc/201707195, |
| 9] | 06.10.2021 | Copy of payment chalan vide GRN. No. MH007161875202122E regarding search of the year 1991 to 2021 in respect of land situated at Mouza – Jaitala,, Kh.No . 84, 85/2,. Tah. Dist.- Nagpur. |

**II] Description of property:-**

**ALL THAT** piece and parcel of Plot no. 2, **1378.304 Sq. Mt.** as per Release Letter is sanctioned under 1900 scheme by Nagpur Improvement Trust, (out of 1737.824 Sq. Mt.) remaining area 359.520 Sq. Mt. is surrender to Nagpur Improvement Trust by the Shri. Sanjay Nilkanthrao Chimurkarr, Mouza - Jaitala, P.H.No.44, Khasra no. 84 and 85/2, in the sanctioned Lay out known as Chimurkar lay out, Owned and possessed by Shri. Sanjay Nilkanthrao Chimurkar, Ward No. 74, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust, including all other easementary rights appurtenant and belonging thereto, situated at Village – Jaitala, in Tahsil and District Nagpur, bounded as under:-

**TOWARDS EAST : OTHER LAYOUT/KHASRA No. 84,85/1.**

**TOWARDS WEST : 9 MT. WIDE ROAD.**

**TOWARDS NORTH : 24 MT. WIDE ROAD.**

**TOWARDS SOUTH : OPEN SPACE AND P. U. LAND;**

**III] Title History of property:-**

**THAT,** originally, All that piece and parcel of Agricultural land admeasuring 0.82 Hectares (2.05 Acres) forming a Northern Portion of entire land bearing Khasra No. 84 & 85 total area admeasuring 5.21 Hectares of Mouza – Jaitala, P. H. No. 44, bearing City Survey No. 177 and Sheet No. 32, held in

**ANIL H. GULHANE,** (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

Bhumiswami Rights situated at Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Ward No. 74, in Tahsil and District NAGPUR, belongs to (1) Shri. Nilkanthrao S/o. Ganpatrao Chimurkar, (2) Shri. Vijay S/o. Nilkanthrao Chimurkar, (3) Shri. Ravindra S/o. Nilkanthrao Chimurkar, (4) Shri. Sanjay S/o. Nilkanthrao Chimurkar, (5) Smt. Nirmala W/o. Babanrao Dawle, (6) Shri. Prabhakar S/o. Pandurang Shivankar & (7) Shri. Lahu @ Laxman S/o. Manikrao Konde, having acquired the same from Shri. Mukund S/o. Purushottam Dhabe & ten others, by Registered Sale Deed Dated 09-09-1992, which is duly registered at the Office of Sub-Registrar, Nagpur - 8, in Addl. Book No. 1, Volume No. 94 on Pages 62 to 67 at Serial No. 3147(P) on 14-09-1992.

**THAT, thereafter** Shri. Nilkanthrao S/o. Ganpatrao Chimurkar left for heavenly abode on 27-12-1998 and consequence upon his death his undivided share in the said property devolved upon his legal heirs (Sons & Married Daughters) namely (1) Shri. Vijay S/o. Nilkanthrao Chimurkar, (2) Shri. Ravindra S/o. Nilkanthrao Chimurkar, (3) Shri. Sanjay S/o. Nilkanthrao Chimurkar, (4) Smt. Nirmala W/o. Babanrao Dawle, (5) Smt. Veena W/o. Dinkarrao Kshirsagar, (6) Smt. Mona W/o. Shailesh Bangde, & his widow namely Smt. Sunanda WD/o. Nilkanthrao Chimurkar. Subsequently aforesaid Smt. Sunanda WD/o. Nilkanthrao Chimurkar, also left for heavenly abode on 05-09-2008.

**THAT,** thereafter Shri. Prabhakar S/o. Pandurang Shivankar also left for heavenly abode on 01-03-2008 however during his lifetime he executed his last will in respect of his undivided share in the aforesaid property and bequeath the same in favour of his co-owner namely Shri. Sanjay S/o. Nilkanthrao Chimurkar.

**THAT,** thereafter the Revenue Record of the aforesaid property accordingly corrected and the names of deceased namely Shri. Nilkanthrao S/o. Ganpatrao Chimurkar, Smt. Sunanda WD/o. Nilkanthrao Chimurkar & Shri. Prabhakar S/o. Pandurang Shivankar accordingly deleted from the Revenue record and names of married daughters namely Smt. Veena W/o. Dinkarrao Kshirsagar & Smt. Mona W/o. Shailesh Bangde being the legal heirs of

deceased Shri. Nilkanthrao S/o. Ganpatrao Chimurkar accordingly mutated in the Revenue Record.

**THAT,** thereafter the aforesaid entire land bearing **Khasra No. 84 & 85** total area admeasuring 5.21 Hectares of Mouza – Jaitala, subsequently measured by the respective Owners in respect of their respective share and portion of land from the Office of City Survey, Nagpur – 3 and the authorities of **City Survey, Nagpur – 3** accordingly issued measurement sheet to the respective Owners and the land owned by Shri. Sanjay Nilkanthrao Chimurkar & his other Co-owners re-numbered as **Survey No. 84-85/2** having an area admeasuring **0.82 Hectares** and revenue Department accordingly issued separate 7/12 Extract in the Name of Shri. Sanjay Nilkanthrao Chimurkar and his other co-owners in respect of their land bearing **Survey/Khasra No. 84-85/2** having an area admeasuring **0.82 Hectares,** bounded by **East – Survey/Khasra No. 84-85/1,** by **West – Survey/Khasra No. 84-85/3,** by **North – Road** and by **South – Khasra Boundary & Nallha.**

**THAT,** thereafter sometime in the year 1999, **Shri. Sanjay Nilkanthrao Chimurkar** and his other Co-owners jointly and mutually decided to develop the aforesaid land admeasurement **0.82 Hectares (2.05 Acres) OR 8200 Sq. Mtrs.,** of **Mouza – Jaitala,** into a residential layout comprising several Plots of different dimensions for their own beneficial use and utilization and accordingly they had prepared a common Layout plan consisting total Twenty Plots and mutually decided to effect partition of the aforesaid Twenty undeveloped plots in between themselves, so as to determine their respective Plots, which can be explicitly shared, retained and owned, individually in the said undeveloped layout and accordingly they effected a mutual partition of the said Plots laid in the said undeveloped layout and accordingly the share of each owners was explicitly determined in terms of Plots numbers in the said layout to be retained / owned by them, exclusively and in terms of the said mutual partition, the **Plot No. 2** area admeasuring **1737.8240 Sq. Mtrs.,** follow to the share of the **Shri. Sanjay S/o. Nilkanthrao Chimurkar.**

**THAT,** thereafter the entire land comprising **Survey/Khasra No. 84-85/2**

**ANIL H. GULHANE,** (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

having an area admeasuring **0.82 Hectares (2.05 Acres) OR 8200 Sq. Mtrs.,** of **Mouza – Jaltala,** came under **Nagpur Improvement Trust's** Regularization Scheme of the unauthorized **1900 layouts** of **Nagpur City** under the **"Maharashtra Gunthewari Developments (Regulation, Upgradation & Control) Act, 2001".** Taking advantage of the said scheme, Shri. Sanjay Nilkanthrao Chimurkar and his other co-owners have paid initial Deposit of **Rs. 1,000/-** for their each plots (TOTAL 20 PLOTS) total amounting to **Rs. 20,000/- (Rupees Twenty Thousand Only)** to Nagpur Improvement Trust for regularizing their respective Plots.

**THAT,** thereafter the Nagpur Improvement Trust after completing all necessary legal formalities in respect of regularization of the said layout and the said plots, issued Demand Notes in respect of said Twenty (20) Plots in the name of their respective Owners under the **"Maharashtra Gunthewari Developments (Regulation, Upgradation & Control) Act, 2001"** however **Nagpur Improvement Trust** directed to **Shri. Sanjay S/o. Nilkanthrao Chimurkar** and other Owners to submit necessary documents pertaining to the title of their respective ownership of their respective plots.

**THAT,** thereafter as per the direction and requirement of Nagpur Improvement Trust to submit necessary document in respect of ownership of their respective plots, **Shri. Sanjay S/o. Nilkanthrao Chimurkar** and others decided to effect partition of the aforesaid Twenty (20) Plots in between themselves, so as to determine actual ownership and title of the their respective plots, which can be explicitly shared, retained and owned, individually or jointly by them in their names and accordingly **Shri. Sanjay S/o. Nilkanthrao Chimurkar** and others, executed and Registered a **Deed of Partition** in between themselves which is duly Registered at the Office of **Sub-Registrar, Nagpur – 1** on **04-08-2018** at **Serial No. 4122/2018** and as per said Deed of Partition Dated 04-08-2018, **Shri. Sanjay S/o. Nilkanthrao Chimurkar** become the exclusive Owner of the said **Plot No. 2,** total area containing by admeasuring **1722.90 Sq. Mtrs.**

**THAT,** thereafter **Shri. Sanjay S/o. Nilkanthrao Chimurkar** submitted

**ANIL H. GULHANE,** (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

**Deed of Partition Dated 04-08-2018** with the Nagpur Improvement Trust and paid entire Regularization charges for regularizing the said **Plot No. 2,** to the Nagpur Improvement Trust and on payment of Development Charges, **Nagpur Improvement Trust,** through its **Building Engineer (WEST),** regularized the aforesaid **Plot No. 2,** containing by admeasurement **1378.3040 Sq. Mtrs.,** under the "Maharashtra Gunthewari Developments (Regulation, Upgradation & Control) Act, 2001" vide its **Release Letter / Permit No. 6290** dated **21-06-2019** in the name of, **Shri. Sanjay S/o. Nilkanthrao Chimurkar.**

**THAT,** thereafter the area of the aforesaid **Plot No. 2** was admeasuring **1737.8240 Sq. Mtrs.,** however during the process of regularization and after deducting Tangent area 14.92 Sq. Mtrs., and area under open and amenities Space 344.60 Sq. Mtrs., the Nagpur Improvement Trust regularized the area admeasuring **1378.304 Sq. Mtrs.,** in respect of the said **Plot No. 2.**

**THAT,** thereafter **Shri. Sanjay S/o. Nilkanthrao Chimurkar** later on applied for conversion of the aforesaid **Plot No. 2,** containing by admeasuring 1378.3040 **Sq. Mtrs.,** being a portion of entire land bearing **Survey/Khasra No. 84-85/2** of **Mouza – Jaitala,** for **Non-Agricultural Use** and as per Order passed by the **Additional Tahsildar, Nagpur,** in **Revenue Case No. 4306/ N. A. P. 34 / 2018 – 19, Mouza – Jaitala, Dated 02.06.2019** converted the said **Plot No. 2** for **Non-Agricultural (Residential) Use.**

**THAT,** thereafter **Shri. Sanjay S/o. Nilkanthrao Chimurkar** solely enjoying vacant and peaceful possession of the said **Plot No. 2,** containing by admeasurement **1378.3040 Sq. Mtrs.,** without any claim, dispute, defect in title or hindrance from any person with all heritable and transferable rights therein and his name is also duly recorded in the Record of City Survey, Nagpur and also in the record of Nagpur Municipal Corporation as the sole and absolute Owner in possession of the said property and he has absolute right to deal with the said plot of land per his aspiration and preference.

**THAT,** thereafter **Shri. Sanjay S/o. Nilkanthrao Chimurkar** keenly interested in developing the said **Plot No. 2 (Two),** (as per Nagpur Improvement Trust Release Letter) Containing by admeasuring **1378.3040 Sq. Mtrs., (OR**

**14,836.06 Sq. Fts.)** being a portion of entire land bearing **Survey / Khasra No. 84 & 85/2,** P. H. No. 44 of **MOUZA – JAITALA,** by constructing a multistoried apartment scheme comprising several residential cum commercial units thereon but having no experience of building construction, Shri. Sajay Nilkanthrao Chimurkar has decided to entrust the entire work of development of the said plot of land and construction of apartment **scheme/project** over the said property to a reputed **Developer/Builder/Promoter** of Nagpur City and accordingly he entrusted the entire work of construction of the proposed multistoried commercial cum residential apartment **scheme/project** to / in favour of **"NAKSHATRA INFRAA" [P. A. No. AAWPF6941D]** A Registered Partnership Firm **[Registration No. NG000005218]** having its Office at Apartment No. 204, Patel Tower, Plot No. 201, Besa, Nagpur – 440 033, acting through its **Authorized Partners :- (1) Shri. Sudhir S/o. Rambhau Gindhewar & (2) Shri. Prakash S/o. Mahadeorao Gaikwad,** the **Developer/Promoter** hereinabove named by virtue of deeds of **"Agreement of Development, Promotion & Sale"**, dated **13.11.2020** which is duly registered at the Office of **Sub-Registrar, Nagpur – 3** at **Serial No. 4339/ 2020.**

**THAT,** in the aforesaid development agreement to sale due to typographical mistake, ward number was wrongly mentioned along with some minor correction, thus Shri. Sanjay nilkanthrao chimurkar has executed correction deed of Development Agreement in favour of Nakshtra Infraa and thereby corrected all the minor correction and said document duly registered before the sub-registrar office, Nagpur-03, at sr.No.5411/2021, dt.08.10.2021. AND

**THAT,** thereafter the NAKSHATRA INFRAA had prepared the multi stored building plan on the aforesaid plot no. 2 for RESIDENTIAL AND COMMERCIALS ESTATE by proposed constructing a one Multistoried building thereon, consisting the various self contained separate Family Units/apartment therein having 36 flats/ apartments and 11 commercial shops.

**THAT** accordingly the NAKSHATRA INFRAA submitted aforesaid plan through Shri. Sanjay nilkanth chimurkar proposed to be constructed on the said

ANIL H. GULHANE, (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

**plot no. 2** of land and to be known and styled as **"N VIBHA ANNEX"** and same is approved and sanctioned by the **NAGPUR MUNICIPAL CORPORATION** vide **building permit No. 338/B.P./jaitala/T.P./N.M.C./201707195, dt.02/08/2021,** and further the NAKSHATRA INFRAA has bear entire cost of sanction the building plan and getting sanction on the aforesaid plot by above manner in the name of Shri. Sanjay nilkanth chimurkar.

**THAT** the Shri. Sanjay nilkanth chimurkar has now decided to develop the **Plot No. 2** with the help of Nakshatra Infraa, Containing by admeasuring 1378.304 Sq.Meters (admeasuring 14836.20 Sq.Feet.) As a result therefore the Shri. Sanjay nilkanth chimurkar and Nakshatra Infraa, hereinabove named has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights along with NAKSHATRA INFRAA therein.

Iv] EVIDENCE OF POSSESSION:-

THAT, form the aforesaid document, sale deed, partition deed, Release letter, development agreement and Property Card along with other documents placed in respect of ownership, it is clear that, Shri. Sanjay Nilkanthrao Chimurkar is absolute owner and he has transfer the possession of plot no. 2, admeasuring 1378.3040 Sq. Mtr, being a portion of Kh.No.84, 85/2, at Mouza Jaitala, P.H. No.44, Tah. and Distt. Nagpur to Nakshtra Infraa for proposed to construction multistoried building on the said plot hence, Nakshtra infraa is in possession vide Deed of development agreement, sale and promotion dated 13/11/2020 registered at sub-registrar office Nagpur- 3 at serial no. 4339/2020,

ANIL H. GULHANE, (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

## CERTIFICATE

It is submitted that, the documents of title under the opinion are perfect evidence of right, title and interest in the property and if the said mortgage of the title deeds intended to be creation in the manner required by law, it will satisfy the requirement of creation of mortgage and I further certify that-

A) As on today there is no charge on the property and it is free from any charge and after making the search of 30 years i.e. from 1991 to 2021, vide GRN No. MH007161875202122E, at Sub-registrar's office, Nagpur No.1, It is clear that there is no mortgage/ charge whatsoever over the property as on today pertaining to the immovable property.

B) That I have verified/made search of the records of Sub Registrar's Office as per receipts issued by them from the year 1991 to 2021 pertaining to immovable property and as submitted the property is having clear, marketable title and is unencumbered.

C) There are no claims of minors and the provisions of Urban Land Ceiling Act are not applicant and holding is in accordance with the provisions of land reforms Act.

D) That, immediately after creation of mortgage in favor of Bank all the authorities, Nagpur Municipal Corporation, city survey Department be inform in respect of creation of mortgage.

## CERTIFICATE

I CERTIFY THAT, Shri. Sanjay Nilkanthrao Chimurkar is absolute, clear and marketable title over the reference property shown above and presently aforesaid plot is in possession of Nakshtra Infraa.

NAGPUR

DATED : 09.10.2021

(Anil H. Gulhane)

Advocate