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ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 08-07-202

ANNEXURE TO FOTRMAT - A

TITLE VERIFICATION REPORT
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the building known as **"KUKREJA INFINITY - EAST",** to be erected on ALL THAT piece and parcel of land being declared as Retainable land - A, admeasuring about 4373.00 Sq. Mtrs. i.e. 47053.48 Sq. Ft. being North East Portion on the Layout known as GANGA – VIHAR situated on non agricultural land being ALL THAT piece and parcel of entire residential lay out plotable admeasuring about 30658.00 Sq. Mtrs. bearing Survey Khasara No. 43-44/2, Patwari Halka No. 34-A, admeasuring about 9.76 Hectares bearing City Survey No. 170, Sheet No. 332/39-40, situated at Mauza : Wathoda, bearing Municipal House No. 2230, Ward No. 21, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by **M/S KUKREJA INFRASTRUCTURES,** {PAN : AAMFK0684L}, a Partnership concern having registered Office at Plot No. 17, Sugat Nagar, Jaripatka, Nagpur - 440014. Our Findings are as under:

01. That, originally the said entire land of khasara No. 43-44/2, was owned by Late Shri Gangaram Rama Kaware and Late Shri Natthu Rama Kaware and on their death, their legal heirs Smt. Kamalabai Ramaji Kaware and others inherited the said property.

02. That, said co-owners, legal heirs, being Smt. Kamalabai Ramaji Kaware and others having held and owned quite extensive properties within the limits of the Nagpur Urban Agglomeration and The Urban Land (Ceiling & Regulation) Act, 1976, having come into force w.e.f. 17.02.1976, had filed Statement/Return u/s 6(1) of the said Act before the Deputy Collector and Competent Authority U.L.C., Nagpur and on completion of his enquiry in respect of the aforesaid case, the Competent Authority declared the land admeasuring about 93227 Sq. Mt. as surplus vacant land and 4373 Sq. Mtrs. as retainable land within the meaning of the said Act.

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03. That, said Smt. Kamalabai Ramaji Kaware and others being the owners of the said land applied for the exemption of the aforesaid surplus vacant land admeasuring about 93227 Sq. Mt. from acquisition by ULC as per the guide lines issued by the Government of Maharashtra in Housing and Special Assistance Department in exercise of the powers conferred under Section 21 of the said Act. Considering their application the Collector and Competent Authority U.L.C. Nagpur by Order No. ATP/ULC/TD(74)/1482/1995 dt. 30.12.1995 exempted the aforesaid vacant land from the acquisition under the provisions of the said Act subject to certain terms and conditions contained therein.

04. That, said Smt. Kamalabai Ramaji Kaware and others applied for the change of the user of the said land from Agricultural purposes into the Non Agricultural residential use purposes and entire land was diverted from the Agricultural to non Agricultural residential user by the Additional Collector Officer, Nagpur vide order dt. 30.05.1996 passed in Revenue Case No. 28/NAP-34/95-96.

05. That, said Smt. Kamalabai Ramaji Kaware and others accordingly prepared a layout plan for residential plots as per the sanction of the ULC Scheme for the said entire land and the same was duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement dt. 14.02.1997 made between the N.I.T. and Smt. Kamalabai Ramaji Kaware and others.

06. That, said Smt. Kamalabai Ramaji Kaware and others proceeded further and approached the Developer M/s Ganga Developers and requested it develop the said land of a residential lay out as per the plan sanctioned by N.I.T.

07. That, the said Developer and said Smt. Kamalabai Ramaji Kaware & Others entered into an Agreement in respect of the said land and the owners executed a General Power of Attorney on 30.09.1999 Book No. Add.-4, Volume No. 6 at pages 54 to 60 at Sr. No. 103 dt. 30.09.1999 in favour of Partners of Developer (i) Shri Pankaj Natwarlal Patel and (ii) Dr. Shri Khushal Parashram Bopche.

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08. That, said owners through Power of Attorney Holder sold the Retainable Land admeasuring about 4373.00 Sq. Mtrs. to (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi, by Sale Deed dt. 12.07.2004 registered with the Sub Registrar Nagpur – 7 at Book No. 1, at Sr. No. 1103 dt. 12.07.2004 and the names of said (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi were mutated as co-owners of the said Retainable Land.

09. That, said (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi further sold / transferred the said land being Retainable land - A, admeasuring about 4373.00 Sq. Mtrs. i.e. 47053.48 Sq. Ft. Out of the Layout known as GANGA – VIHAR to (i) Shri Sanjaykumar Nandkishore Didwaniya, (ii) Shri Vinod Balbhadra Goenka, (iii) Shri Suresh Balbhadra Goenka, (iv) Shri Rajendra Balbhadra Goenka (v) Shri Vijay Balbhadra Goenka and (v) Shri Pramod Balbhadra Goenka, by Sale Deed dt. 13.08.2007 registered with Sub Registrar Nagpur – 8 at Book No. 1 at Sr. No. 4569 dt. 13.08.2007 and the names of the said Purchasers were mutated in revenue records as the co-owners of the said land.

10. That, said (i) Shri Sanjaykumar Nandkishore Didwaniya, (ii) Shri Vinod Balbhadra Goenka, (iii) Shri Suresh Balbhadra Goenka, (iv) Shri Rajendra Balbhadra Goenka (v) Shri Vijay Balbhadra Goenka and (v) Shri Pramod Balbhadra Goenka, sold the said Retainable land to M/s Kukreja Infrastructures, by Sale Deed dt. 10.11.2020 registered with Sub Registrar Nagpur – 3 at Book No. 1 at Sr. No. 4220 dt. 10.11.2020 and the name of M/s Kukreja Infrastructures is mutated in revenue records as the owner of the said land.

11. That the owner M/s Kukreja Infrastructure got the sanction of multistoried building plan comprising of commercial cum residential Apartments building from the Assistant Director, Town Planning Deptt., Nagpur Municipal Corporation, Nagpur vide Building Permit No. 187/BP/Wathoda/TP/NMC/176 dt. 16.06.2021 and further revised by Building Permit No. 135/BP/Wathoda/TP/NMC/384 dt. 09.06.2022. The owner is constructing a building on the said plot of land known as Kukreja Infinity East.

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12. That the owner M/s Kukreja Infrastructure mortgaged the said entire property alongwith present and future construction with Housing Development Finance Corporation Limited (HDFC Ltd.) and by Deed of Unilateral Indenture of Mortgage dt. 20th day of June 2022 is registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 4874 dt. 20.06.2022 for the construction finance / facility in all amounting to Rs. 28,00,00,000/- (Rs. Twenty Eight Crore Only)

13. That the owner/Grantor submitted the said entire property and proposed construction to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 07.07.2022 u/s 2 of the said Act registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 4201 dt. 07.07.2022 and the said building project is known as Kukreja Infinity East.

14. We also found that Agreement To Sell dt. 30.06.2022 in respect of Apartment No. 1904, having Carpet Area of 203.675 Sq. Mtrs. alongwith 1.198% share in land on the Seventeenth Floor of the building Kukreja Infinity East is registered with Sub Registrar, Nagpur – 2 at Book No. 1 at Sr. No. 2978 dt. 30.06.2022 in favour of Smt. Champaben Jayantilal Patel and Shri Nitin Jayantilal Patel.

15. We have satisfied that the property is heritable and transferable and the owner 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 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.

16. 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 i.e. land being Retainable land - A, in Kh. No. 43-44/2, Mauza : Wathoda, and the proposed building thereon known as KUKREJA INFINITY – EAST the same is owned by M/S Kukreja Infrastructure as stated here-in.

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The Title is presently mortgaged with Housing Development Finance Corporation Limited (HDFC Ltd.) for the construction finance / facility.

(SANDEEP M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR