

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the sanctioned Scheme of Row Houses known as "SHREEJI ROW HOUSES" to be developed on ALL THAT piece and parcel of Amalgamated Plot bearing Nos. 22, 23, 24 & 25, admeasuring about 776.512 Sq. Mtrs. out of sanctioned lay out known as SHAYONA TOWN bearing Kh. No. out of 30/3, (as per Mahabhulekh Record Kh. No. 30/3/2), admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/16, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, bearing Municipal House No. 3688/22 to 25, Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur owned by SHAYONA CO-OPERANT, a Partnership concern having its registered office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur, 440009. Our Findings are as under:

01. That, the said property being portion of old Kh. No. 30/2, admeasuring about 3.15 Hectares was purchased by Shri Baliram Shyamrao Wath from Narhari Kavdusao, Yamunabai Govindram, Liladhar Kavdusao, Chandrakant Kavdusao by Sale Deed dt. 17.04.1968 as per records of Adhikar Abhilkh Panji.

02. That under the partition held between Hariram Wath, Shreeram Wath, Baliram Wath and Krushna Wath on 20.06.1992, the northern portion of land admeasuring about 1.57 Hectares came in the share of Shri Hariram Shyamrao Wath and the said portion of land was renumbered as New Kh. No. 30/3, admeasuring about 1.57 Hectares and the name of Shri Hariram Shyamrao Wath was mutated in revenue records as the owner of the said land.



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

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CHALLAN
MTR Form Number-6



GRN MH006089547202122E	BARCODE	Date 10/09/2021-19:22:49	Form ID
Department Inspector General Of Registration Type of Payment Search Fee Other Items		Payer Details TAX ID / TAN (If Any) PAN No.(If Applicable)	
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR Location NAGPUR Year 2021-2022 One Time		Full Name DWIVEDI AND KHEDKAR ADVOCATES Flat/Block No. SHRINIWAS CENTRAL AVENUE Premises/Building WARDHAMAN NAGAR SQ Road/Street NAGPUR Area/Locality NAGPUR Town/City/District PIN 4 4 0 0 0 8	
Account Head Details 0030072201 SEARCH FEE		Amount In Rs. 325.00 Remarks (If Any) SEARCH FEES KH NO 30-3-2 MAUZA PUNAPUR SHAYONA CO-OPERANT Amount In Three Hundred Twenty Five Rupees Only Words	
Total		325.00	
Payment Details STATE BANK OF INDIA Cheque-DD Details		FOR USE IN RECEIVING BANK Bank CIN Ref. No. 00040572021091083769 CKR3764313 Bank Date RBI Date 10/09/2021-19:24:23 Not Verified with RBI Bank-Branch STATE BANK OF INDIA Scroll No. , Date Not Verified with Scroll	

Mobile No. : 9373103103

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

03. That Shri Hariram Shyamrao Wath sold the eastern portion the land admeasuring about 1.21 Hectares to Sarju Construction Private Limited, by Sale Deed dt. 24.06.2013 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 3209 dt. 24.06.2013 and the name of Sarju Construction Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 274 dt. 22.07.2013.

04. That the user of the said entire land was converted into Non agricultural Use i.e. for residential purposes by virtue of Order dt. 17.07.2014 by The Collector, Nagpur in Revenue Case No. 446/NAP-34/2013-2014 and the lay out carved on the said land was also approved by the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur vide Letter bearing No. ADTP/PL/6604 dt. 14.10.2016.

05. That Sarju Construction Private Limited into Agreement dt. 10.10.2016 with Nagpur Improvement Trust, Nagpur in respect of development of the said land as per terms and conditions in accordance with Maharashtra Regional and Town Planning Act, as the Development Competent authority.

06. That Sarju Construction Private Limited agreed to sell Plot No. 8, admeasuring about 173.202 Sq. Mtrs. in the layout known as "Hrishita Town" to Shri Sunil Veernarayan Dalela by Agreement To Sell dt. 08.11.2016 registered with Sub Registrar Nagpur - 6 at Book No. 1 at Sr. No. 4760 dt. 08.11.2016 which was further cancelled by Deed Of Cancellation Of Agreement To Sell dt. 26.12.2017 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 6091 dt. 26.12.2017.

07. That Sarju Construction Private Limited sold the said land to M/s Shayona Co-Operant, a partnership concern having office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur, 440009 by Sale Deed dt. 08.12.2017 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 4184 dt. 08.12.2017.

08. That, the owner M/s Shayona Co-Operant got the Plot Nos. 22, 23, 24 and 25 in all jointly / together admeasuring about 776.512 Sq. Mtrs. from the Assistant Director, Town Planning Department, Nagpur Municipal Corporation vide its Letter bearing No. मनपाना/नरवि/37/एकत्रीकरण दिनांक 25/6/2021.



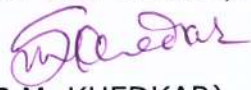
09. That M/s Shayona Co-Operant, got the sanction of building plans of Residential Family Units / Tenements to be erected on the Plot Nos. 22 to 25 (amalgamated) from the The Deputy Director Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 356/BP/PUNAPUR/TP/NMC/236 dt. 25.08.2021.

10. That, the owner M/s Shayona Co-Operant, is developing said land into a scheme of Residential Row Houses as sanctioned by the Nagpur Municipal Corporation, Nagpur and submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 03.09.2021 registered with Sub - Registrar, Nagpur - 3 in Book No. 1 at Sr. No. 4897 dt. 03.09.2021 and the project is known as "SHREEJI ROW HOUSES.

11. We have satisfied that the property is heritable and transferable and the owners and 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 are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

12. 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 known as SHREEJI ROW HOUSES and the same is now owned by M/s SHAYONA CO-OPERANT as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE

