

CHALLAN  
MTR Form Number-8

|                                                |                   |         |                                                                                   |               |                                                      |                                        |                          |         |                       |  |
|------------------------------------------------|-------------------|---------|-----------------------------------------------------------------------------------|---------------|------------------------------------------------------|----------------------------------------|--------------------------|---------|-----------------------|--|
| GRN                                            | MH084699302021225 | BARCODE |  |               | Date                                                 | 08/11/2021-17:32:04                    |                          | Form ID |                       |  |
| Department: Inspector General Of Registration  |                   |         |                                                                                   |               | Payer Details                                        |                                        |                          |         |                       |  |
| Search Fee                                     |                   |         |                                                                                   |               | TAX ID / TAN (If Any)                                |                                        |                          |         |                       |  |
| Type of Payment Other Items                    |                   |         |                                                                                   |               | PAN No.(If Applicable)                               |                                        |                          |         |                       |  |
| Office Name NCP1_HQR,SUB-REGISTRAR,NAGPUR-1    |                   |         |                                                                                   |               | Full Name                                            |                                        | ADV RITESH MAHENDRA      |         |                       |  |
| Location NAGPUR                                |                   |         |                                                                                   |               |                                                      |                                        |                          |         |                       |  |
| Year 2021-2022 From: 08/11/2007 To: 08/11/2021 |                   |         |                                                                                   |               | Flat/Block No.                                       |                                        | LAXMI NAGAR              |         |                       |  |
| Account Head Details                           |                   |         |                                                                                   | Amount In Rs. | Premises/Building                                    |                                        |                          |         |                       |  |
| 8030072001 - SEARCH FEE                        |                   |         |                                                                                   | 375.00        | Road/Street                                          |                                        | NAGPUR                   |         |                       |  |
|                                                |                   |         |                                                                                   |               | Area/Locality                                        |                                        | NAGPUR                   |         |                       |  |
|                                                |                   |         |                                                                                   |               | Town/City/District                                   |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               | PIN                                                  |                                        | 440002                   |         |                       |  |
|                                                |                   |         |                                                                                   |               | Remarks (If Any)                                     |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               | MOUZA NAGPUR,PLOT No:181 AND 182 SEARCH FOR 15 YEARS |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               |                                                      |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               |                                                      |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               |                                                      |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               |                                                      |                                        |                          |         |                       |  |
|                                                |                   |         |                                                                                   |               | Amount In                                            | Three Hundred Seventy Five Rupees Only |                          |         |                       |  |
| Total                                          |                   |         |                                                                                   | 375.00        | Words                                                |                                        |                          |         |                       |  |
| Payment Details: IDBI BANK                     |                   |         |                                                                                   |               | FOR USE IN RECEIVING BANK                            |                                        |                          |         |                       |  |
| Cheque/DD Details                              |                   |         |                                                                                   |               | Bank CIN                                             | Ref. No.                               | 80103332021110616230     |         | 2712097210            |  |
| Cheque/DD No.                                  |                   |         |                                                                                   |               | Bank Date                                            | RBI Date                               | 08/11/2021-17:32:55      |         | Not Verified with RBI |  |
| Name of Bank                                   |                   |         |                                                                                   |               | Bank-Branch                                          |                                        | IDBI BANK                |         |                       |  |
| Name of Branch                                 |                   |         |                                                                                   |               | Scroll No. / Date                                    |                                        | Not Verified with Scroll |         |                       |  |

Chemical Abstracts 113 :

Mobile No. : 0000000000

NOTE:- This chalan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

**RITESH C. MAHENDRA**  
**ADVOCATE**  
**PLOT NO. 0-5 "BHAKTI APARTMENT",**  
**LAXMI NAGAR,**  
**NAGPUR.**  
**Mob. : 9860902292**

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“श्री”

## **TITLE VERIFICATION REPORT**

UNDER instructions and authority from my Client **M/s. ISHITA INFRA**, A Proprietary Firm, having its Office at Plot No. 486, Professor Colony, Hanuman Nagar, Nagpur (Income Tax PAN No. ABAPB1469K) and acting through its Sole Proprietress - **MRS. MAMTA W/o SANJAY BALWAIK**, Resident at Plot No. 486, Professor Colony, Hanuman Nagar, Nagpur, Pin Code : 440 009, Tahsil and District - **NAGPUR** (Income Tax PAN No. ABAPB1469K, Aadhar Card No. 4799 8686 4532), I have investigated the title relating to the property comprising **ALL THAT** Piece and Parcel of land bearing Nagpur Improvement Trust Amalgamated Leasehold **Plot No. 181, 182** in Industrial Basti Scheme, containing by admeasurement **371.612 Sq. Mtrs. (OR 4000 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 509 and 510 of **MOUZA - NAGPUR**, bearing Corporation

House No. 565, 566, City Survey No. 116 and Sheet No. 318 of Mouza - Nagpur, situate at Rajabaxa Area, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District : NAGPUR and my observations and findings are as under :-

**DESCRIPTION OF PROPERTY :**

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Amalgamated Plot No. 181, 182 in Industrial Basti Scheme, containing by admeasurement 371.612 Sq. Mtrs. [OR 4000 Sq. Ft.], being a portion of the entire land bearing Khasra Nos. 509 and 510 of Mouza - NAGPUR, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 565, 566, City Survey No. 116 and Sheet No. 318 of Mouza - Nagpur, situated at Rajabaxa Area, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District : NAGPUR and bounded as under :-

|              |   |                       |
|--------------|---|-----------------------|
| ON THE EAST  | - | PLOT NO. 249.         |
| ON THE WEST  | - | 9.00 MTRS. WIDE ROAD. |
| ON THE NORTH | - | PLOT NO. 180.         |
| ON THE SOUTH | - | PLOT NO. 183.         |

**TITLE HISTORY OF PROPERTY :-**

(1) THAT, as per the entry taken in the City Survey Property Card records, it is observed that ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 181 in Industrial Basti Scheme containing by admeasurement 185.800 Sq. Mtrs. (OR 2000 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 509, 510 of Mouza - NAGPUR, bearing Corporation House No. 565, City Survey No. 115 and Sheet No. 318, situated at Rajabaxa, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District - Nagpur, Originally belonged to Shri. Parshuram M. Belwalkar, being his separate and self acquired property, having acquired the same by him from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 01/04/1981 and ending on 31/03/2011 by an Indenture of Lease Dated 28/11/1984.

(2) THAT, as per the entry taken in the City Survey Property Card records, it is observed that the said Shri. Parshuram M. Belwalkar left for heavenly abode on 03-07-1988 and consequent upon his death/demise his aforesaid entire property devolved upon his Widow Smt. Prabha Parshuram Belwalkar, two sons namely (1) Shri. Satish Parshuram Belwalkar and (2) Shri. Chandrashekhar Parshuram Belwalkar and only daughter Mrs. Shashikala W/o Arvind Natekar (Maiden name Ku. Shashikala D/o Late Shri. Parshuram Belwalkar) jointly by way of intestate succession, being the only legal heirs of the deceased and the said property was also accordingly mutated

in their joint names in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 7532 on dated 09/11/1998.

(3) THAT, as per the entry taken in the City Survey Property Card records, it is observed that the aforesaid Smt. Prabha Parshuram Belwalkar left for heavenly abode on 02/12/2002 and consequent upon her death/demise, her share in the aforesaid property devolved upon her aforesaid two sons and daughter namely (i) Shri. Satish Parshuram Belwalkar, (ii) Shri. Chandrashekhar Parshuram Belwalkar and (iii) Mrs. Shashikala W/o Arvind Natekar (Maiden name Ku. Shashikala D/o Late Shri. Parshuram Belwalkar) jointly by way of intestate succession, being the only legal heirs of the deceased.

(4) THAT, as per the entry taken in the City Survey Property Card records, it is observed that the said Mrs. Shashikala W/o Arvind Natekar (Maiden name Ku. Shashikala D/o Late Shri. Parshuram Belwalkar) left for heavenly abode on 26/03/2010 and consequent upon her death/demise her share in the aforesaid property devolved upon his son Shri. Anand S/o Arvind Natekar and only daughter Mrs. Aparna W/o Girish Saffale jointly by way of intestate succession, being the only legal heirs of the deceased.

(5) THAT, as per the entry taken in the City Survey Property Card records, it is observed that by a Deed of Release/Relinquishment Dated 08/06/2017 the aforesaid Mrs. Aparna W/o Girish Saffale had Released/Relinquished all her rights, title, share and interest in

respect of the aforesaid property in favour of Shri. Satish Parshuram Belwalkar and Shri. Chandrashekhar Parshuram Belwalkar jointly absolutely forever with heritable and transferable rights therein and the necessary entry is also taken on the Property Card of City Survey vide Ferfar Entry No. 7533 on dated 08/02/2019.

(6) THAT, in the like manner as per the entry taken in the City Survey Property Card records, it is observed that by another Deed of Release/Relinquishment Dated 06/01/2018 the aforesaid Shri. Anand Arvind Natekar had also Released/Relinquished all his rights, title, share and interest in respect of the aforesaid property in favour of Shri. Satish Parshuram Belwalkar and Shri. Chandrashekhar Parshuram Belwalkar, jointly absolutely forever with heritable and transferable rights therein and the necessary entry is also taken on the Property Card of City Survey vide Ferfar Entry No. 7534 on dated 08/02/2019. As a result therefore the said Belwalkar brothers became the Joint/Co-Owners of the said property with heritable and transferable rights therein.

(7) THAT, it is observed that on expiration of the Original term of Lease the Nagpur Improvement Trust later on extended the same for a further term/period commencing from 01/04/2011 and ending on 31/03/2041 by executing a renewed Indenture of Lease regarding the aforesaid Nagpur Improvement Trust Leasehold Plot No. 181 in favour of Shri. Satish Parshuram Belwalkar and Shri. Chandrashekhar Parshuram Belwalkar, both Residents of Plot No. 181, Near Saint George School, Hanuman Nagar, Nagpur on 25/10/2019, which is

duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 5275 on 01/11/2019.

(8) THAT, it is observed that the aforesaid (1) Shri. Satish Parshuram Belwalkar and (2) Shri. Chandrashekhar Parshuram Belwalkar lateron jointly decided to develop the said Nagpur Improvement Trust Leasehold Plot No. 181 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(9) THAT, it is observed that accordingly by an Agreement of Development and Sale Dated 20/01/2020 the said (1) Shri. Satish Parshuram Belwalkar and (2) Shri. Chandrashekhar Parshuram Belwalkar have jointly entrusted the entire work of development of the said property to Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishila Infra) upon the several terms and conditions contained therein. The said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 477 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(10) THAT, it is observed that for completion of the said scheme in all respects the aforesaid (1) Shri. Satish Parshuram Belwalkar and (2) Shri. Chandrashekhar Parshuram Belwalkar have jointly executed an Irrevocable General Power of Attorney in respect of the said property on 20/01/2020 and thereby they jointly empowered, appointed and authorized Mrs. Mamta W/o Sanjay Balwaik

(Proprietress of M/s. Ishita Infra) as their Attorney and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 478 on even date.

(11) THAT, it is observed that by a Transfer Deed Dated 24/01/2020 (1) Mrs. Pratibha W/o Raju Balwalk and (2) Mrs. Mamta W/o Sanjay Balwalk have jointly transferred THE 190.00 Sq. Mtrs. (One Hundred Ninety Sq. Mtrs.) of TDR (Transferable Development Rights) out of Certificate No. 037/010 Dated 29/12/2012 issued by the Assistant Director, Town Planning Municipal Corporation, Nagpur and Deputy Commissioner, Municipal Corporation, Nagpur relating to the land containing by admeasurement 5326.10 Sq. Mtrs. having the F.S.I. of 1.25 = 6657.62 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 237/B&C, 231, 232, 238, 239 and 240 of Mouza – CHICHBHUVAN, P.S.K. 43 bearing City Survey Nos. 404, 409 and 411 and Sheef No. 7618/52 of Mouza – CHICHBHUVAN, situated at Chichbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR to (1) Shri. Satish S/o Parshuram Belwalkar and (2) Shri. Chandrashekhar S/o Parshuram Belwalkar jointly through their Attorney Holder Mrs. Mamta W/o Sanjay Balwalk and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 624 on even date.

(12) THAT, as per entry taken in City Survey Property Card records, it is observed that ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 182 in Industrial Basti

Scheme containing by admeasurement 203.10 Sq. Mtrs. (OR 2186.16 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 509, 510 of Mouza – NAGPUR, bearing Corporation House No. 566, City Survey No. 115 and Sheef No. 318, situated at Rajabaxa, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – Nagpur. Originally belonged to Shri. Prabhakar S/o Vishwanath Mahurkar, being his separate property, having acquired the same by him from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 24/11/1950 and ending on 31/03/1981 by an Indenture of Lease Dated 12/04/1958, which is duly registered at the Office of the Sub Registrar, Nagpur.

[13] THAT, as per entry taken in City Survey Property Card records, it is observed that the said Shri. Prabhakar Vishwanath Mahurkar left for heavenly abode on 27/11/1999 and consequent upon his death/demise, his aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 182 devolved upon his widow Smt. Laxmibai Prabhakar Mahurkar, three sons namely (1) Shri. Vasant Prabhakar Mahurkar, (2) Shri. Madhao Prabhakar Mahurkar and (3) Shri. Pramod Prabhakar Mahurkar and only daughter Mrs. Sudha W/o Subhash Jadhao jointly by way of intestate succession, being the only legal heirs of the deceased.

[14] THAT, as per entry taken in City Survey Property Card records, it is observed that the aforesaid Smt. Laxmibai Wd/o Late Shri. Prabhakar Mahurkar left for heavenly abode and consequent upon

her death/demise her share in the aforesaid property devolved upon her aforesaid three sons and only daughter namely (1) Shri. Vasant Prabhakar Mahurkar, (2) Shri. Madhao Prabhakar Mahurkar, (3) Shri. Pramod Prabhakar Mahurkar and (4) Mrs. Sudha W/o Subhash Jadhao jointly by way of intestate succession, being the only legal heirs of the deceased.

(15) THAT, as per entry taken in City Survey Property Card records, it is observed that during the course of time the aforesaid Shri. Pramod Prabhakar Mahurkar also left for heavenly abode on 03/03/2014 and consequent upon his death/demise his share in the aforesaid property his widow Smt. Archana Pramod Mahurkar and only son Shri. Anupam Pramod Mahurkar jointly by way of intestate succession, being the only legal heirs of the deceased.

(16) THAT, it is observed that by an Agreement to Sell Dated 22/06/2021 the aforesaid (1) Shri. Vasantrao S/o Prabhakar Mahurkar, (2) Shri. Madhao S/o Prabhakar Mahurkar, (3) Mrs. Sudha W/o Subhash Jadhao, (4) Smt. Archana Wd/o Late Shri Pramod Mahurkar and (5) Shri. Anupam S/o Pramod Mahurkar have jointly agreed to sell the said Nagpur Improvement Trust Leasehold Plot No. 182, situated at Hanuman Nagar, Nagpur in Tahsil and District – NAGPUR to Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No.

2649 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(17) THAT, it is observed that the aforesaid (1) Shri. Vasantrao S/o Prabhakar Mahurkar, (2) Shri. Madhao S/o Prabhakar Mahurkar, (3) Mrs. Sudha W/o Subhash Jadhao, (4) Smt. Archana Wd/o Late Shri Pramod Mahurkar and (5) Shri. Anupam S/o Pramod Mahurkar lateron jointly executed an Irrevocable General Power of Attorney in respect of the said Nagpur Improvement Trust Leasehold Plot No. 182 on 22/06/2021 and thereby jointly empowered, authorized and appointed Mrs. Mamta W/o Sanjay Balwalk as their Attorney, who is the sole Proprietress of M/s. Ishita Infra and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 4 at Sr. No. 2650 on even date.

(18) THAT, it is observed that on expiration of the Original term of Lease in respect of the said Nagpur Improvement Trust Leasehold Plot No. 182, the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01/04/1981 and ending on 31/03/2041 by executing a Renewed Indenture of Lease regarding the said Plot of land in favour of (1) Shri. Vasantrao Prabhakar Mahurkar, (2) Shri. Madhao Prabhakar Mahurkar, (3) Mrs. Sudha Subhash Jadhao, (4) Smt. Archana Pramod Mahurkar and (5) Shri. Anupam Pramod Mahurkar jointly on 02/07/2021 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4943 on 06/07/2021.

(19) THAT, it is observed that the aforesaid (1) Shri. Vasantrao Prabhakar Mahurkar, (2) Shri. Madhao Prabhakar Mahurkar, (3) Mrs. Sudha Subhash Jadhao, (4) Smt. Archana Pramod Mahurkar and (5) Shri. Anupam Pramod Mahurkar lateron jointly transferred/sold the said Nagpur Improvement Trust Leasehold Plot No. 182, situated at Hanuman Nagar, Nagpur in Tahsil and District – Nagpur by way of sale to Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) by a Sale Deed Dated 18/08/2021, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 4562 on even date.

(20) THAT, it is observed that by a Transfer Deed Dated 26/08/2021 (1) Mrs. Ritu W/o Sunilkumar Adwani and (2) Mrs. Saritabai W/o Rajkumar Adwani have jointly transferred THE 78 Sq. Mtrs. (Seventy Eight Sq. Mtrs.) of TDR out of Certificate No. 93 Dated 02/08/2021 issued by the Assistant Director, Town Planning Municipal Corporation, Nagpur and Deputy Commissioner, Municipal Corporation, Nagpur relating to the land containing by admeasurement 24648 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 84/3, City Survey No. 425 and Sheet No. 913/60 of Mouza – NARI, P.S.K. 11, situated at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR to M/s. Ishita Infra through its sole Proprietress Mrs. Mamta W/o Sanjay Balwaik and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6682 on even date.

(21) THAT, it is further observed that by another Transfer Deed Dated 26/08/2021 M/s. Tirupati Real Estate, a Registered Partnership Firm having its Office at M-1, Pratibha Sankul Apartments, Near Alankar Cinema, Nagpur through its Authorized Partner Shri. Satyen S/o Chandrashekhar Dadhe have transferred THE 113 Sq. Mtrs. (One Hundred Thirteen Sq. Mtrs.) of TDR out of Certificate No. 5 Dated 20/10/2020 issued by the Assistant Director, Town Planning Municipal Corporation, Nagpur and Deputy Commissioner, Municipal Corporation, Nagpur relating to the land containing by admeasurement 35342.15 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 109-110/2. City Survey No. 62 and Sheet No. 968/16 of Mouza - NARI, P.S.K. 11, situated at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District - NAGPUR to M/s. Ishita Infra through its sole Proprietress Mrs. Mamta W/o Sanjay Balwaik and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6681 on even date. As a result therefore the said M/s. Ishita Infra through its sole Proprietress Mrs. Mamta Sanjay Balwaik has now fully entitled to use and utilize the said TDR (Transferable Development Rights) as mentioned hereinabove in the construction to be carried on the said Plots of land.

(22) THAT, it is observed that for better utilization of the said Plots, the said Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) and M/s. Ishita Infra lateron applied to the Nagpur Municipal Corporation for amalgamation of the aforesaid Nagpur Improvement Trust Leasehold Plot Nos. 181 and 182 into Single

Unit/Plot. Consideration her request and on receipt of the necessary charges The Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur lateron amalgamated the said two Plots of land into Single Unit/Plot and its Allotted new Amalgamated Plot No. 181, 182 containing by admeasurement 371.612 Sq. Mtrs. vide its sanctioned Letter No. NMC/NARAVI/Amalgamation/54 Dated 14/09/2021 in favour of Shri. Vasant Prabhakar Mahurkar and others. As a result therefore the said Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra and M/s. Ishita Infra) has now become an exclusive, absolute and full Owner of the said Amalgamated Plot No. 181, 182, situated at Hanuman Nagar, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in her/its name in all relevant records as also in the Property Card of City Survey.

(23) THAT, it is observed that the said Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) lateron decided to develop the said Amalgamated Plot No. 181, 182 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(24) THAT, it is observed that accordingly the said Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) had prepared a Plan of the Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "SAI - PRABHA" and the same is also duly sanctioned and approved by the

Assistant Director, Town Planning, Nagpur Municipal Corporation  
vide his Building Permit No. 87265 & No. NMO/B/2021/APL/00260  
Dated 24/09/2021.

(25) THAT, it is observed that as per the said sanctioned Building Plan 8 (Eight) self contained separate Apartments are sanctioned in the Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 181, 182.

(26) THAT, for the purpose of verification of title relating to the property comprising Nagpur Improvement Trust Amalgamated Leasehold Plot No. 181, 182 in Industrial Basti Scheme, containing by admeasurement 371.612 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 509 and 510 of Mouza – NAGPUR, bearing Corporation House No. 565, 566, City Survey No. 116 and Sheet No. 318 of Mouza - Nagpur, situated at Rajabaxa Area, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District : NAGPUR, the following documents were provided to me :-

- (a) Renewed Indenture of Lease for Plot No. 181 Dated 25/10/2019.
- (b) Agreement to Sell for Plot No. 181 Dated 20/01/2020.
- (c) Irrevocable General Power of Attorney for Plot No. 181 Dated 20/01/2020.
- (d) Transfer Deed of TDR Dated 24/01/2020.
- (e) Transfer Deed of TDR Dated 24/01/2020.

- (f) Agreement to Sell for Plot No. 181 Dated 22/06/2021.
- (g) Irrevocable General Power of Attorney Dated 22/06/2021.
- (h) Renewed Indenture of Lease for Plot No. 182 Dated 02/07/2021.
- (i) Sale Deed for Plot No. 182 Dated 18/08/2021.
- (j) Transfer Deed of TDR Dated 26/08/2021.
- (k) Transfer Deed of TDR Dated 26/08/2021.
- (l) Amalgamation Letter for Plot Nos. 181 & 182 Dated 14/09/2021.
- (m) Building Permit and sanctioned Map Dated 24/09/2021.
- (n) Property Card of City Survey for Plot Nos. 181 & 182.
- (o) Layout Plan of Khasra Nos. 509, 510 of Mouza – NAGPUR.
- (p) N.M.C. Tax receipt of Plot Nos. 181 & 182 of NMC, Nagpur.

(27) THAT, it is observed that all the aforesaid documents provided and produced by Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) to me are Photocopies and therefore It is necessary to verify the Original copies in the custody of the aforesaid present Land Owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid Owner Mrs. Mamta W/o Sanjay Balwaik (Proprietress of M/s. Ishita Infra) that she has not executed any unregistered deed or document, nor she has mortgaged the said property or any part thereof to any Financial Institution whereby the ownership right is affected, diluted or a third party interest is created.

(28) THAT, I have taken an line search in respect of the aforesaid property from the Government web site [grm.maharashtra.gov.in](http://grm.maharashtra.gov.in) by putting Plot Number 181, 182 and Khasra Numbers 509 and 510 of Mouza : NAGPUR, therein for the period of 15 (Fifteen) Years (commencing from 2007 to 2021) by depositing the necessary search fees in the Office of the Sub-Registrar, Nagpur vide Challan/GRN No. MH008499030202122E Dated 8/11/2021 online only those available online, The Original Challan Copy of the same is enclosed herewith for your ready reference.

(29) THAT, during my Online Search I did not come across any adverse entry recorded relating to the aforesaid property and consequentially therefore the present Owner namely Mrs. Mamta W/o Sanjay Balwalk (Proprietress of M/s. Ishita Infra) thereof holds a good, valid and marketable title in respect of the said entire property and she has now fully entitled to develop the said property into a Residential Estate as per the sanctioned building Plan as may be sanction by the Nagpur Municipal Corporation, Nagpur.

**OPINION :**

(30) THAT, with the result I am of the opinion that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and therefore the present Owner namely Mrs. Mamta W/o Sanjay Balwalk (Proprietress of M/s. Ishita Infra) holds a good, valid and marketable title in respect of the said property.

(31) THAT, naturally therefore any prospective buyer(s) who desires to purchase a Built-up space in the Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Amalgamated Leasehold Plot No. 181, 182 in Industrial Basti Scheme, containing by admeasurement 371.612 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 509 and 510 of Mouza - NAGPUR, bearing Corporation House No. 565, 566, City Survey No. 116 and Sheet No. 318 of Mouza - Nagpur, situated at Rajabaxa Area, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District : NAGPUR and known and styled as "**SAI - PRABHA**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owner namely Mrs. Mamta W/o Sanjay Balwalk (Proprietress of M/s. Ishita Infra). In the like manner the said entire Scheme is carried out by Mrs. Mamta W/o Sanjay Balwalk under the banner of M/s. Ishita Infra as she is the sole Proprietress of the said Proprietary Firm.

(32) THAT, it is needless to mention here that on obtaining such sale deed the said prospective buyer shall also equally acquire a perfectly good, valid and marketable title in respect of the said property and thereafter she/he can very well mortgage her/his property to any financial institution by way of security for the repayment of loan, if any advanced to her/him.

SCHEDULE OF PROPERTY(RESIDENTIAL)

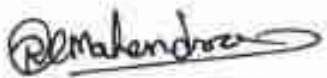
ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Amalgamated Leasehold Plot No. 181, 182 in Industrial Basti Scheme, containing by admeasurement 371.612 Sq. Mtrs. (OR 4000 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 509 and 510 of **MOUZA - NAGPUR**, bearing Corporation House No. 565, 566, City Survey No. 116 and Sheet No. 318 of Mouza - Nagpur, situate at Rajabaxa Area, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District : NAGPUR and our observations and findings are as under :-

|              |   |                       |
|--------------|---|-----------------------|
| ON THE EAST  | - | PLOT NO. 249.         |
| ON THE WEST  | - | 9.00 MTRS. WIDE ROAD. |
| ON THE NORTH | - | PLOT NO. 180.         |
| ON THE SOUTH | - | PLOT NO. 183.         |

Hence this Title Verification Report.

PLACE : NAGPUR

DATED : 15/11/2021

  
Ritesh C. Mahendra  
ADVOCATE