d & k
Advocates

M/S DWIVEDI AND KHEDKAR ADVOCATES

Ground Floor, "Shriniwas", Plot No. 10, Central Avenue, Wardhaman Nagar Square, Nagpur – 440008
Phone No. 0712-2767995
Email : msdkadvocates@gmail.com, msdkadvocates@yahoo.com

(Circular No. 28/2021)
Annexure to "FORMAT - A"

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

This is to certify that we have verified the titles of the entire sanctioned Building project Scheme known as "HAPPY HOMES" to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 636, admeasuring about 1080.00 Sq. Mtrs. (11625.00 Sq.Ft.), in Eastern Industrial Area Street Scheme of N.I.T., in Kh. No. 71 of Mauza : CHIKHALI (DEO) bearing City Survey No. 413, Sheet No. 78, 71 and 72 bearing Municipal House No. 1252/636, Ward No. 22, situated at Chikhali, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur (City), District : Nagpur owned by M/S SADHURAM AND SONS {PAN : AAZFS5546E}, a Partnership concern having registered Office at Jain House, 56, East Wardhaman Nagar, Nagpur - 440008. Our Findings are as under:

01. That the property being entire Kh. No. 71 has been owned by the Nagpur Improvement Trust, Nagpur a statutory body duly incorporated under the provisions of the Nagpur Improvement Trust Act, 1936. The Nagpur Improvement Trust obtained the title on the said Khasara under the Law of Acquisition in pursuance to the Award passed by the Land Acquisition Officer after making the publication of acquisition in the Gazettes and news papers and on payment of compensation payable to the land owners. After acquisition of the said land, Nagpur Improvement Trust, Nagpur developed the said land and made lay out on the said land consisting of various residential plots, open spaces, Public Utility area etc.

M/S DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

02. That, the Nagpur Improvement Trust, Nagpur Allotted the said plot to M/s Sadhuram And Sons and executed a lease of the said plot of land for a term commencing from 22nd day of November 2022 till 21st day of November 2052 and executed an Indenture of Lease dated 06th day of February 2023 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 675 dated 10.02.2023 and the said indenture of Lease was rectified by executing a Deed of Correction dated 06th day of April 2023 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2366 dated 11.04.2023,

03. That M/s Sadhuram And Sons constructing a residential building on said Plot of land in accordance with the Building Plan sanctioned by the Executive Engineer (E), Nagpur Improvement Trust, Nagpur vide Building Permission and Commencement Certificate bearing Permit No. B.E.(EAST)/Case No. 1212151/Tracking No. 202303103/737 dated 23.10.2023 and the building is known as "HAPPY HOMES"

04. That M/s Sadhuram And Sons submitted the proposed building to be erected on the said land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 03.11.2023 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 5475 dt. 03.11.2023 and the said building project is known as "HAPPY HOMES".

05. We have satisfied that the property is heritable and transferable and the owner / Developer / Promoter 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.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

06. We have taken the search in respect of the aforesaid property from the records of City Survey, Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR https://igrmaharashtra.gov.in/. The relevant document of titles are genuine. 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 property known as "HAPPY HOMES" the same is now owned by M/s Sadhuram And Sons, having registered office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur – 440008 as stated here-in-above.

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

(S. M. KHEDKAR)
ADVOCATE
09/11/2023

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR