

**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 Scheme known as "SAI KRISHNA RESIDENCY" situated on ALL THAT piece and parcel of land admeasuring 0.45 Hectares 4500.00 Sq. Mtrs. being Northern Portion of land bearing Kh. Survey No. 189/1, in all admeasuring about 0.96 Hectares i.e. 9600.00 Sq. Mtrs., Land Revenue Rs. 7.75 yearly, with Occupant Class I Bhumiswami rights, situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL), District : NAGPUR owned by M/S RADIANCE INFRAVENTURE, a partnership firm having Office at F-1/A, Sagar Jyoti Complex, Ayodhya Nagar, Nagpur - 440024. Our Findings are as under:

01. That, the said land was originally belonged to Shri Raghunath Dhondbaji Bhoyar and that under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said land has been given as New Survey No. 189

02. That, said Shri Raghunath Dhondbaji Bhoyar expired on 23.08.1981 and on his death his legal heirs his sons Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Gulab Raghunath Bhoyar and daughters Sau. Vatsalabai Sitaram Raut, Kamlabai Kavaduji Thakre, and widow Smt. Kamalabai Raghunath Bhoyar by way of intestate succession and their names were mutated in revenue records as the co-owners of the said lands vide Ferfar No. 529 dt. 18.10.2004.

03. That, one of the co-owner Shri Gulabrao Raghunathji Bhoyar expired on 23.05.1997 and on his death the said land bearing Kh. No. 97 alongwith other lands bearing Kh. No. 98 and 131/A were inherited by his legal heirs Shri Deorao Gulabrao Bhoyar, Smt. Sheela Naresh Gawande, Ku. Sulochana Gulabrao Bhoyar and Smt. Vimalbai Gulabrao Bhoyar by way of intestate succession and their names were mutated in revenue records as the co-owners of the said lands vide Ferfar No. 711 dt. 02.01.2006.



Contd.....02



Department ID: _____ Mobile No.: 9373103103
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 कारणांसाठी किंवा नोंदणी न करत घ्यावयाच्या दस्त्यासाठी लागू नाही.

04. That, Shri Khushal Raghunath Bhoyar along-with other Family members and owner of Field Survey No. 88/1 Shri Ishwar Raghunath Bhoyar filed returns u/s 6(2) of ULC Act, 1976 and accordingly appropriate Authority ULC Nagpur passed Order u/s 8(4) of the said Act on 04.03.2005 declaring 12360 Sq. Mtrs. as retainable land out of the Total land of 44300 Sq. Mtrs. of Field Kh. No. 97/3 and 97/4, 88/1 and 189 owned by the above co-owners family members in the Urban Agglomeration and declared the remaining land admeasuring about 31940 Sq. Mtrs as a surplus vacant land after giving shares of 8 other family members in said land.

05. That, the said co-owners applied before the appropriate Authority Nagpur for sanction of Talegaon Dabhade pattern Scheme for the said entire surplus as well as retainable land declared by ULC in it's order dt. 04.03.2005. The appropriate Authority sanctioned the T.D. Scheme for the said entire land of 97/3, 97/4, 88/1 and 189 by it's Provisional Order dt. 21.11.2005 in ULC Case No. ATP/ULC/TD(603)/2005/1441.

06. That, the said co-owners applied for conversion the use of their said land into non agricultural residential use and got the said entire land of 88/1 and 189 admeasuring about 2.09 Hectares i.e. 20900 Sq. Mtrs. into non Agricultural Residential use vide Order of Hon'ble Collector Nagpur dt. 25.04.2006 in Revenue Case No. 740/NAP-34/2005-2006. Thereafter appropriate Authority ULC gave a Final Sanction the said Talegaon Dabhade pattern Scheme in respect of the said land by it's Order dt. 27.11.2005 in ULC Case No. ATP/ULC/TD/(603)/2005/1441 dt. 21.11.2005.

07. That, as per the order passed by ULC Authority, the area admeasuring about 4500 Sq. Mtrs. i.e. retainable shares of 1500.00 Sq. Mtrs each by Shri Deorao Gulabrao Bhoyar, Smt. Kamalabai Kavduji Thakare and Smt. Vimalbai Gulabrao Bhoyar is taken by them in Kh. No. 189, while the other co-owners have taken share of retainable land in other lands.

08. That, the user of the said land converted from agricultural into non agricultural by virtue of Order 25.04.2006 has been cancelled by the Collector, Nagpur vide Order dt. 17.03.2010 in accordance with the Govt. Order No. TPS-2407/1696/C.N.193/ 07/UD-9 dt. 18.05.2009.

Contd.....03



09. That, by virtue of aforesaid said Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Smt. Vatsala Sitaramji Raut, Smt. Kamlabai Kawaduji Thakre, Shri Deorao Gulab Bhoyar, Miss Sulochana Gulab Bhoyar, Nee Smt. Sulochana Balwantrao Tonpe, Smt. Sheela Naresh Gawande and Smt. Vimal Gulabrao Bhoyar, became the co-owners of the said land wherein Shri Deorao Gulabrao Bhoyar, Smt. Kamalabai Kavduji Thakare and Smt. Vimalbai Gulabrao Bhoyar have share of 0.45 Hectares, while Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Sau. Vatsalabai Sitaram Raut, Smt. Kamlabai Kavaduji Thakre, Shri Deorao Gulabrao Bhoyar, Smt. Sheela Naresh Gawande, Ku. Sulochana Gulabrao Bhoyar and Smt. Vimalbai Gulabrao Bhoyar have share of land admeasuring 0.51 Hectares out of land admeasuring about 0.96 Hectares.

10. That, the said owners land admeasuring 0.45 Hectares declared as Retainable land by the ULC authorities being Northern Portion of land bearing Kh. Survey No. 189, admeasuring about 0.96 Hectares i.e. 9600.00 Sq. Mtrs., Land Revenue Rs. 7.95 yearly, with Occupant Class I Bhumiswami rights, situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL), District : NAGPUR to Radiance Infraventure a Partnership Firm by Sale Deed dt. 11.05.2016 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3671 dt. 11.05.2016 and the name of Radiance Infraventure was mutated in revenue records as the owner of the said land of 4500.00 Sq. Mtrs. vide Ferfar No. 2665.

11. That, said Radiance Infraventure got the user of the said land of 4500.00 Sq. Mtrs. converted into Non agricultural Use i.e. for residential purposes u/s 42-A of The Maharashtra Land Revenue Code, 1966, by virtue of Order / Sanad dt. 07.01.2019 passed by The Collector, Nagpur in Revenue Case No. 147/NAP-34/Mauza : Pipla/2018-19.

12. That, said Radiance Infraventure also got the Group housing residential lay out on the said land approved from Executive Engineer - 1, Nagpur Metropolitan Region Development Authority vide Agreement dt. 11.02.2019.

13. That, said Radiance Infraventure also got the Group housing residential building to be known as SAI KRISHNA RESIDENCY consisting of Ground plus 9 floors on the said land approved from Assistant Engineer, Nagpur Metropolitan Region Development Authority vide Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/No. MB-9999/20181020182/1695 DT. 02.04.2019.

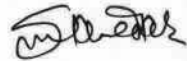
Contd.....04



14. 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 is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

15. 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 SAI KRISHNA RESIDENCY the same is now owned by M/s Radiance Infraventure as stated here-in-above.

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



(S.M. KHEDKAR)
ADVOCATE

