

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s SKY DEVELOPERS AND PROMOTERS (INDIA) PVT. LTD.**, A Company registered under the provisions of Indian Companies Act, 1956, having its registered office at Plot No. 3, First Floor, "Maitri Willows", Opp. Gandhisagar Lake, Sir Bejonji Mehta Road, Nagpur, acting through its Directors and Authorised Signatory **MR. KHOZEMA SUNELY S/O SHEIKH QUTBUDDIN SUNELY**, Resident of Qutbi Manzil, Near Bohra Masjid, Itwari, Nagpur. Pin Code No. 440002, Tahsil and District - NAGPUR, I have investigated the title relating to ALL THAT Piece and parcel of Non Agricultural Land admeasuring 4423.363 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 62/2/Part of MOUZA - GOTALPANJRI Patwari Halka No. 38-A, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "**KASTURI SQUARE**", situated at Village - Gotalpanjri, within the limits of Nagpur Improvement Trust, Metro Region, Nagpur and Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and my findings are as under :

(1) THAT, ALL THOSE Piece and Parcel of Agricultural land bearing Khasra No. 62/2 having an area of 0.81 Hectare R., Rental Rs. 2.54/- held in Occupancy Class Rights - 1 of Mouza - GOTALPANJRI, Patwari Halka No. 38-A in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to (1) Mr. Mahadeo Dashrath Dandade, (2) Mrs. Sitabai Vithoba Patil, (3) Smt. Muktabai Sukhdeo Raut, being their ancestral property, by way of Partition Deed; AND

(2) THAT (1) Mrs. Sitabai Vithoba Patil, (2) Smt. Muktabai Sukhdeo Raut lateron relinquished their share in the Khasra No. 62/2 having an area of 0.81 Hectare R. in favour of remaining Owner Mr. Mahadeo Dashrath Dandade, by a Registered Relinquishment Deed Dated 05.04.2004, which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 2186/2004 on 08.04.2004.

(3) THAT during the course of time Mr. Mahadeo Dashrath Dandade lateron transferred/sold the land admeasuring 0.21 Hectare R. being a portion of the entire land bearing Khasra No. 62/2 having an total area of 0.81 Hectare R., Rental Rs. 2.54/- held in Occupancy Class Rights - 1 of Mouza - GOTALPANJRI, Patwari Halka No. 38-A in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to Mr. Rukshdas Mokasrao Bansod, by a Sale Deed Dated 26.04.2011, which is duly

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Registered in the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 1983/2011 on 26.04.2011. As a result therefore Mr. Mahadeo Dashrath Dandade became the exclusive, absolute and full Owner of the remaining land admeasuring 0.60 Hectare R. out of the Khasra No. 62/2 with heritable and transferable rights therein.

- (4) THAT lateron Mr. Mahadeo Dashrath Dandade lateron transferred/sold the his land admeasuring 0.60 Hectare R. being a portion of the entire land bearing Khasra No. 62/2 having an total area of 0.81 Hectare R., Rental Rs. 2.54/- held in Occupancy Class Rights - 1 of Mouza - GOTALPANJRI, Patwari Halka No. 38-A in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to M/s. Sky Developers And Promoters (India) Pvt. Ltd, by a Sale Deed Dated 23.10.2015 which is duly Registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 6972/2015 on 23.10.2015 and the said Sale Deed is also signed by Mr. Rukshdas Mokasrao Bansod in the Capacity of the Consentor; As a result therefore M/s. Sky Developers And Promoters (India) Pvt. Ltd has now become the exclusive, absolute and full Owner of the land admeasuring 0.60 Hectare R. out of the Khasra No. 62/2 with heritable and transferable rights therein.
- (5) THAT, the said Agricultural land was later on converted into Non-Agricultural land by Collector, Nagpur vide Revenue Case No. 88/NAP-34/2016-17 Dated 17.11.2016 wherein permitted the said Owner to use the said land for residential purpose. The details of land admeasuring 6000 Sq. Mtrs. converted into Non-Agricultural Land.
- (6) THAT Letter of Terms and Conditions of Layout of land admeasuring 6000 Sq. Mtrs. of Khasra No. 62/2 Dated 19.01.2017 issued by Executive Engineer (Metro) Nagpur Improvement Trust, Nagpur in favour of M/s. Sky Developers and Promoters (India) Pvt. Ltd vide its Letter No. EE(Metro)/A.E.(Metro-1)/7336 Dated 19.01.2017.
- (7) THAT Layout Development Agreement of land admeasuring 6000 Sq. Mtrs. of Khasra No. 62/2 Dated 19.01.2017 made between Sky Developers and Promoters (India) Pvt. Ltd and The Nagpur Improvement Trust, Nagpur, Special Planning Authority appointed by the Government of Maharashtra; AND
- (8) THAT Sky Developers and Promoters (India) Pvt. Ltd prepared a Plan of the layout for the said land admeasuring 6000 Sq. Mtrs. of Khasra No. 62/2 consisting of Plots of different sizes therein and the said layout and the same is sanctioned and finally approved by the Executive Engineer (Metro), Nagpur Improvement Trust on 19.01.2017.
- (9) THAT after deduction of area under Amenity Space of 604.272, area under Open Space of 600.573 Sq. Mtrs., area under Vehicular Road of 277.128 Sq. Mtrs., area under Service Road/Road Widening of 94.664 Sq. Mtrs., thus Net area remaining for Residential Plot is 4423.363 Sq. Mtrs.

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(10) THAT the said land admeasuring 4423.363 Sq. Mtrs. out of the Khasra No. 62/2 lateron renumbered Khasra No. 62/2/Part. As a result therefore M/s. Sky Developers And Promoters (India) Pvt. Ltd has now become the exclusive, absolute and full Owner of the Khasra No. 62/2/Part admeasuring 4423.363 Sq. Mtrs. with heritable and transferable rights therein and mutated its name on the record of 7/12 extract.

(11) THAT M/s. Sky Developers And Promoters (India) Pvt. Ltd lateron decided to develop the said land admeasuring 4423.363 Sq. Mtrs. of Khasra No. 62/2/Part into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(12) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said admeasuring 4423.363 Sq. Mtrs. of Khasra No. 62/2/Part and to be known and styled as "KASTURI SQUARE" and the same is also duly sanctioned and approved by the Building Engineer, Nagpur Metropolitan Region Development Authority vide his Building Permit No. B.E.(NMRDA)/South/Nagpur(Rural)/Case No. MB-2082/2016120967/1027 Dated 15.07.2017 (Building Map Sanctioned Dated 18.07.2017).

(13) THAT the aforesaid property comprising land admeasuring 4423.363 Sq. Mtrs. of Khasra No. 62/2/Part has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the office of the Sub Registrar Nagpur (Rural) No. 7 in book No.1 at Sr. No. 6631/2017 on 20.07.2017.

(14) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Sky Developers And Promoters (India) Pvt. Ltd thereof holds good, valid and marketable title thereto.

(15) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot of land together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "KASTURI SQUARE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s. Sky Developers And Promoters (India) Pvt. Ltd.

(16) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

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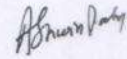
SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and parcel of Non Agricultural Land admeasuring 4423.363 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 62/2/Part of MOUZA - GOTALPANJRI Patwari Halka No. 38-A, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "KASTURI SQUARE", situated at Village - Gotalpanjri, within the limits of Nagpur Improvement Trust, Metro Region, Nagpur and Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :-

ON THE EAST	-	BY ROAD & REMAINING PORTION OF KH. NO. 62/2.
ON THE WEST	-	BY REMAINING LAND OF KH. NO. 62.
ON THE NORTH	-	BY KHASRA NO. 61.
ON THE SOUTH	-	BY KHASRA NO. 63 & ROAD.

Nagpur.

Dated : 20.07.2017



Ashwin Patil

Advocate

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