

Res. : 54 Sawarkar Nagar,
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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. Tarangan Infraventures Pvt. Limited**, a company incorporated under the Companies Act, having its registered Office at 263, Pioneer House, West High Court Road, Bajaj, Nagar, Nagpur through its Authorised Signatory Mr. Prashant Wasade and Mr. Anil Nair, I have investigated the title relating to ALL THAT Piece and Parcel of Non Agricultural land bearing Plot No. 9 containing by admeasurements 2814.853 Sq. Mtrs. out of the sanctioned layout of M/s Shri Kedarreshwar Builders And Developers at Mouza - Jaitala, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "PIONEER TULIP", bearing City Survey Nos. 489 and 648 and Sheet No. 37 (571) & 44 (572), situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and my findings are as under :

- (1) THAT ALL THAT Pieces and Parcels of land bearing Khasra Nos. 166, 167, 168 having a total area of 7.29 Hectares, Rental Rs. 43.29/- held in Occupancy Class Rights-1 and Khasra No. 78 having an area of 0.39 Hectare R., Rental Rs. 0.50/- of Mouza - JAITALA, Patwari Halka No. 44 in Tahsil and District - NAGPUR, originally belonged to (i) Kuwar Pratapsingh S/o Raje Laxmanrao Bhonsle (II) Kuwar Ajitsingh S/o Raje Laxmanrao Bhonsle (III) Kumar Vijaysingh S/o Raje Laxmanrao Bhonsle and (iv) Kuwar Tejsingh S/o Raje Laxmanrao Bhonsle.
- (2) THAT, Shri Janardhan Dhabe and his forefathers were in cultivating possession of said agricultural lands for several years, hence their tenancy right in the said lands was fixed as Mourshi Kul which position was duly recorded in the Bandobast Khasra, mentioned under the provision of the Madhya Pradesh Land Revenue Code, as it was then applicable in the Central procedure as the entire Nagpur District fell in the C.P. & Berar region of the State of Madhya Pradesh.
- (3) THAT consequent upon the death of the said Shri Janardhan Dhabe, the above-said agricultural lands came into the actual physical possession of (i) Shri Purushottam and (ii) Shri Pandurang S/o Late Shri Janardhan Dhabe and (iii) Nilkanth S/o Sadashiv Dhabe as tenants of the said lands under "Mourushi Kul"
- (4) THAT during this life time Shri Pandurang S/o Late Janardhan Dhabe and Shri Nilkanth S/o Sadashiv Dhane executed their last Will AND TESTAMENT on 16/12/1966 and 28/3/1968 respectively and thereby they bequeathed their share in


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the above said agricultural lands to Shri Purushottam S/o Janardhan Dhabe, absolutely with heritable and transferable right therein. The aforesaid WILLS are duly registered in the office of the Joint Sub- Registrar, Nagpur in Addl Book No. 3, at Sr. Nos. 4005 on 16/12/1966 and 877 on 2/4/1969 respectively.

(5) THAT aforesaid Shri Pandurang S/o Late Shri Janardhan Dhabe and Shri Nilkanth S/o Sadashiv Dhane, left for heavenly abode on 16/12/1966 and 17/9/1972 respectively and consequent upon their demise/death the aforesaid Shri Purushottam S/o Late Shri Janardhan Dhabe became the "Mourshi Kul" of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL dated 16/12/1966 and 28/3/1969;

(6) THAT Shri Purushottam S/o Janardhan Dhabe left for heavenly abode on 34/2/1973 at Nagpur, leaving behind Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar, as well as, Smt. Sumati w/o Gajanan Mulmule, Smt. Vimal Gangadhar Dehadrai, Smt. Pushpa @ Vijaya w/o Vithalrao Handiakar as his legal heirs;

(7) THAT, during his lifetime Shri Purushottam s/o late Shri Janardhan Dhabe executed his last WILL AND TESTAMENT on 19/4/1972 at Bhandara and thereby bequeathed the aforesaid entire property to his three sons namely (i) Shri Mukund (ii) Madhukar and (iii) Shri Prabhakar, absolutely forever with heritable and transferable rights therein, to the exclusion of his other legal heirs and right of enjoyment of property during life time only was given to Ms. Saral Dhabe;

(8) THAT, daughter of Shri Purushottam Dhabe namely, Smt. Vimal W/o Gangadhar Dehadrai, also passed away on 24/12/1978, leaving behind her the following persons as her legal heirs, namely; (1) Smt. Ujjawal wd/o Tukaram Joshi (2) Shri Ashok Gangadhar Dehadrai (3) Smt. Jayashree wd/o Kamlakar Agnihotri (4) Smt. Archana @ Sandya W/o Sharad Angal (5) Smt. Deepa W/o Prakash Joshi (6) Dr. Sanjay Gangadhar Dehadrai

(9) THAT, the legal heirs of Smt. Vimal Dehadrai as mentioned in above para have also accepted the above WILL dated 19/4/1972 of Late Shri Purushottam Dhabe, and have acknowledged the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar as the only persons entitled to the 'said land' by executing the Release Deed on 10/5/99, registered with the office of the Sub-Registrar of Documents, Nagpur-9, in Addl. No. 2, at Sr. No 1081.

(10) THAT, thus in view of the WILL, dated 28/4/1972 of late Shri Purushottam Dhabe, the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam


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Dhabe, and Shri Mukund Purushottam Dhabe, became the joint/Co-owners of the said land and heritable and transferable rights therein.

(11) THAT, the legal heirs of late Smt. Sumati Mulmule sister of Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe and Shri Mukund Purushottam Dhabe however were disputing the above WILL dated 19/4/1972 of Shri Purushottam Dhabe, They had however, not filed any legal proceedings in the Court of law challenging the above WILL. The Madhukar, Prabhakar and late Shri Mukund Dhabe, however, had filed proceedings in the Civil Court being S.C.S.No. 705/2005, Mukund & others / Madhukar & others, for declaration of their rights under the above WILL.

(12) THAT the use of the 'said lands' has been shown to be of agricultural use in the Development Plan for the City of Nagpur prepared in the year 1976 and in fact, the same has and is been used for agricultural activities. The revised Development Plan for the City of Nagpur, dated 10/9/2001, however, shows the user of the 'said lands' as residential vide Notification No. TPS-2004/1628/CR-200/UD-9

(13) THAT Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe AND LATE Shri Mukund Dhabe on 11/7/2006, had executed a Special Power of Attorney, in favour of Adv. Mrs. Suchita Sanjai Deharai, R/o Shastri Nagar, Bhandara,, which is registered with the Office of Sub- Registrar No.4, Nagpur City, in Book No. 4, Sr. No. 3394, thereby empowering her to look after and manage all the matters relating to the 'said lands' and to enter into agreements as well as Sale Deed/s in respect of the 'said lands' Due to a technical mistake in the description of the 'said lands' in the power of attorney dated 11/7/2007, the same was duly corrected by execution of a Deed of Correction by the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and Late Shri Mukund Dhabe, dated 6/11/2007, registered with the Sub-registrar, Class-II, Nagpur City 2 at Sr. No. 6373-2007.

(14) THAT 'said lands' were notified for the MIHAN project by the Maharashtra Airport Development Company, which was declared as the Planning Authority,, for the area reserved for international Air Cargo Multi-Model Passenger Hub vide Govt. Notification No. TPS-2401/1494/CR-238/02/UD-9, dated 4/2/2003, however, the said Planning Authority had submitted a proposal to revise the boundary of the said development plan relating to MIHAN, as a result of which, after following the procedure as stipulated u/s 27/(1) of the Maharashtra Regional & Town Planning Act, 1966, the Govt of Maharashtra in the Urban Development the 'said lands' from the MIHAN boundary and to include in the residential zone.

(15) THAT Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, and late Shri Mukund Dhabe,, due to their age finding it difficult to continue cultivation of the 'said lands' and being in needs of funds for various purposes and so also to contest the litigation initiated by them in view of the denial of their title as claimed by them under the Will of Late Shri


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Purushottam Dhabe, by the legal heirs of Smt. Sumati Mulmule and the litigation for acquisition of full rights under the provisions of the Bombay Tenancy and Agricultural lands (Vidarbha Region), Act, 1958, in order to save the property and derive benefits for all out of it, had entered into an agreement of sale , on 6/11/2007 with the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane under which the total agreed consideration payable by the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane was Rs. 4,85,45,530/- it was further agreed, that the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane should deal, negotiates and get the issue of ownership in the litigation filed by the OWNERS 1 to 3 and late Shri Mukund Dhabe, bearing SPL. Civil Suit No. 705/2005, Mukund & others/ Manohar Mulmule & Others, based upon their rights in view of the WILL of the Shri Purushottam Dhabe, and the Revision Application No. 11-RTA/59 /2004-05 pending before the Additional Commissioner, Nagpur, settled at cost to be borne by the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane, it was also agreed in the agreement dated 11/7/2007 that the status of Morushri Kul of the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe, was required to be recognized under the provisions of the Bombay Tenancy & Agricultural Lands, Vidarbha Region, Act 1958 and converted to absolute ownership by considering the proceedings initiated by them before the appropriate authority, which the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane was to do at its cots. A power of attorney, was also executed by the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe in favour of the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane, authorizing them to do various, acts deeds and things in respect of the 'said lands' which power of attorney is duly registered with the office of the Sub- Registrar of Documents, Class-II Nagpur City No. 2 at Sr. No. 6375-2007 on 6/11/2007.

(16) THAT, accordingly proceedings which were initiated by the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe, before the Civil Court, the Additional Commissioner and the Tahsildar, Nagpur were continued by the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane, in the name of the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe.

(17) THAT, due to the delay in the legal proceedings, a supplementary Agreement came to be executed between the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late

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Shri Mukund Dhabe and the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane on 23/10/2009, in which supplementary Agreement, the consideration payable for the 'said lands' was increased from Rs. 25.51 lacs per acre to Rs. 33.00 lacs per acre, thereby bringing the total consideration payable to Rs. 6,27,99,000/- (Rupees Six Crores Twenty Seven Lacs Ninety Nine Thousand only). It was further enumerated in this supplementary Agreement, that till the date of its execution, an amount of Rs. 1,36,00,000/- (Rupees One Crore Thirty Six Lacs only) already stood paid to the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe. Apart from the increase in consideration, due to the delay, interest of Rs. 40.00 lacs was also part paid and agreed to be paid as enumerated in the Supplementary Agreement dated 23/10/2009.

(18) THAT Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe thereafter initiated negotiations with the legal heirs of late Smt. Sumati Mulmule sister of the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe, who agreed to release their rights in the 'said lands' as well as other properties left behind by late Shri Purushottam Dhabe, for valuable consideration. Accordingly, the M/s Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane paid a valuable consideration of Rs. 26,25,000/- (Rupees Twenty Six Lacs Twenty Five Thousand only) to the legal heirs of late Smt Sumati Mulmule, vide various cheques, drawn on Wardhaman Urban Co-Operative Bank Ltd. and Union Bank of India, dated 30/11/2009 and 30/01/2010 respectively, upon receipt of which, 13 legal heirs of late Smt. Sumati Mulmule, executed a Deed of Relinquishment, in respect of the 'said lands' and other properties, in favour of the Shri Madhukar P Dhabe and Shri Prabhakar P Dhabe and late Shri Mukund Dhabe, on 30/11/2009, which is duly registered with the office of the Sub Registrar, Nagpur-2, at Sr. No. 4709/2009. Similarly on 22/10/2010, the remaining 2 legal heirs of late Smt. Sumati Mulmule, namely (i) Mrs. Varsha Anil Dolfode, and (ii) Dr. Swati Roshan Nalk, also executed a Relinquishment Deed in respect of the 'said lands' and other properties in favour of the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar, which is registered with the Sub-Registrar of Documents, Nagpur-4, at Sr. No. 4606-2010. In view of these two Relinquishments, Spl Civil Suit No. 705/2005, Mukund Dhabe & Others/ Manohar G. Mulmule, pending in the file of Joint Civil Judge, Senior Division, Nagpur, came to be withdrawn by the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, named above and late Shri Mukund Dhabe on 8/2/2011.

(19) THAT, the sister of the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, and late Shri Mukund Dhabe namely Smt Pushpa @ Vijaya Vitthal Handlekar, also, for consideration of

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Rs. 5,00,000/- received by her, vide Cheque No. 25 4732, dated 1/12/2009, drawn on the Union Bank of India, released all her rights, in the properties left behind by late Shri Purushottam Dhabe, including the 'said lands' in favour of the Shri Madhukar Purushottam Dhabe and Shri Prabhakar Purushottam Dhabe and late Mukund Dhabe, vide Deed of Relinquishment dated 1/12/2009, registered with the Sub-Registrar Nagur-2 at Sr. No. 4729-2009.

(20) THAT Shri Mukund Dhabe passed away on 12/12/2009, leaving behind him the Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar as his legal heirs, who, vide a Deed of Confirmation, executed by them, on 12/9/2010, confirmed the original Agreement dated 6/11/2007 and the Supplementary Agreement dated 23/10/2009, as binding upon them. In pursuance to the Deed of Confirmation, the, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar, have also executed and registered a Power of Attorney in favour of the Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane, in respect of the 'said lands', which is duly registered with the office of Sub-Registrar, Nagpur -4 at Sr. No. 02278-2011, on 13/4/2011.

(21) THAT Competent Authority/ Tahsildar, under the Bombay Tenancy & Agricultural Lands (Vidarbha Region), Act 1958 on the application of the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe and late Shri Mukund Dhabe,, as prosecuted by the Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane, in the name of Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar passed an order on 7/9/2010 in Case No. 16/R.T.S. 64/1999-2000 accepting the plea of tenancy and declared the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar as occupancy tenants entitled to purchase the right in the 'said lands'. The Appeal against the said order being Appeal No. 1/59-13-2010-2011, came to be rejected by the Appellate Authority/Sub-Divisional Office, Nagpur, vide Order dated 30/4/2012 filed by Maharaja Udaysinghraje Pratapsingh Bhonsele and others. Certificate for purchase, u/s 43 of the Bombay Tenancy & Agricultural Lands (Vidarbha Region), Act, 1958, in form K, under Rule 20 was issued on 17/5/2012, as a result of which, the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar above-named, became legally entitled to the 'said lands'.

(22) THAT the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish

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Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Tarasekar thereafter, filed an application before the Sub- Divisional Officer, for grant of permission U/s 57 of the Bombay Tenancy & Agricultural Lands (Vidarbha Region), Act. 1958, to sell the 'said lands' to the Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane, which application was registered as Revenue Case No. 57/59-23/2011-12, Mouza- Jaitala, in which, the Sub- Divisional Officer, Nagpur vide Order dated 7/6/2012 was pleased to grant the requisite permission to the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Taraseka to sell the 'said lands' to the Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane.

(23) THAT Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane had also filed an application U/s 89 of the Bombay Tenancy & Agricultural Lands (Vidarbha Region) Act, 1958, for permission to purchase agricultural land from the OWNERS, which application was registered as Revenue Case No. 58/59-23/2011-2012 Mouza- Jaitala, in which the Sub Divisional Officer, Nagpur vide Order dated 11/6/2012, was pleased to grant the requisite permission to the Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane to purchase the 'said lands'.

(24) THAT the agricultural land of Kh. No. 78, is now numbered as City Survey No. 489 in the City Survey Records for the City of Nagpur and similarly the lands of Kh. Nos. 166, 167 and 168 are jointly numbered as City Survey No. 648 in the records of the City Survey Nagpur and in both these records.

(25) THAT the Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Taraseka abovenamed have absolute Malik Makbuza rights, title, interest and possession, over the 'said lands' and are regularly paying the land revenue for the same, which has been paid up to date.

(26) THAT in view of the above facts the said Shri Madhukar Purushottam Dhabe, Shri Prabhakar Purushottam Dhabe, Miss Saral d/o Pusushottam Dhabe, Shri Shirish Mukund Dhabe, Shri Girish Mukund Dhabe, Shri Kanchan Mukund Dhabe and Mrs Naina Kamlakar Taraseka thereafter executed the registered Sale Deed in favour of Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane on 11.12.2012 which came to be registered at serial no. 6227 in the Office of Sub Registrar Nagpur no. 4 on 11.12.2012.

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CHALLAN
MTR Form Number-6

GRN MH008477465201516E	BARCODE 	Date 28/03/2016-10:44:55	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No. (If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1	Location NAGPUR	Full Name	Adv Ashwin Patil
Year 2015-2016 Annual From 01/04/2015 To 31/03/2016		Flat/Block No.	54
Account Head Details	Amount in Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any) Years 2002 to 2016 Plot No. 9 Mouza Jaitala CTS No. 489 and 648 Kh. No 78 166 167 168 Dist. Nagpur	
Total	325.00	Amount in Words	Three Hundred Twenty Five Rupees Only
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	REF No. 00040572016032883160 IKA7804944
Cheque/DD No.		Date	28/03/2016-10:45:23
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9822936551



CHALLAN
MTR Form Number-6

GRN MH005712035201617E	BARCODE 	Date 03/11/2016-19:06:18	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No. (If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	Adv Ashwin Patil
Location NAGPUR			
Year 2016-2017 Annual From 01/04/2016 To 31/03/2017		Flat/Block No.	54
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	25.00	Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any) Year 2016 Plot No. 9 Mouza Jaitala CTS No. 489 and 648 Kh. No. 78 168 167 168 Dist. Nagpur	
		Amount In	Twenty Five Rupees Only
Total	25.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	REF No. 00040572016110351469 JK000WRBL8
Cheque/DD No		Date	03/11/2016-19:06:52
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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(27) THAT said Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane converted the said land i.e Khasra no. 166,167,168 admeasuring 7.29 Hectare Ares into non agriculture use vide order passed by Hon'ble Collector Nagpur in Revenue case no.74/NAP-34/2012-2013 vide its order dated 04.06.2013 and further also converted the land into non agriculture of Khasra no. 78 admeasuring 0.39 Hectare Ares vide order passed by Hon'ble Collector Nagpur in Revenue case no.75/NAP-34/2012-2013 vide its order dated 04.06.2013

(28) THAT thereafter Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane have prepared the layout plan over the said land which was sanctioned by NMC on 23.07.2013 in which there consists of total Eighteen Plots as seen from the layout plan .

(29) THAT Shri Kedareshawar Builders and Developers through its Partners Shri Madhav Wamanrao Deshpande and Shri Abhijit Bapuraoji Dudhane later on transferred/sold the Plot No. 9 containing by admeasurement 2814.853 Sq. Mtrs. by way of sale to Tarangan Infraventures Private Limited through its Authorized Director Shri. Prashant Babasaheb Wasade, by a Sale Deed Dated 17.03.2016, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 1530/2016 on 17.03.2016.

(30) THAT, Tarangan Infraventures Private Limited being desirous to construct Multistoried Building scheme following due process of Law had applied for Building Permit & Commencement Certificate and the same was duly obtained on 31.03.2016 bearing Building Permit No. 163/BP/JAITALA/TP/NMC/130 duly sanctioned by the Assistant Director Town Planning Department, N.M.C. Nagpur with 50 independent Apartments.

(31) THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 06.10.2016 relating to Plot No. 9, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 5344/2016 on 06.10.2016.

(32) That lateron Tarangan Infraventures Private Limited availed Project Finance from ICICI Bank Ltd, Nagpur by Deed of Mortgage Dated 19.03.2016, which is duly registered in the Office of the Sub-Registrar Nagpur-4 at Registered Serial No. 1523/2016 on 19.03.2016. As a result therefore the said Property is presently mortgage with ICICI Bank Ltd, Nagpur.

(33) 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 Presently mortgaged with ICICI Bank Ltd.


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 Advocate
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and it is observed that there are no other charges other than ICICI Bank Ltd. and the title of the present owner Tarangan Infraventures Private Limited is marketable.

(34) 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 shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner Tarangan Infraventures Private Limited.

(35) 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.

(36) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH008477465201516E Dated 28.03.2016 and MH005712035201617E Dated 03.11.2016 in the office of Sub- Registrar Nagpur.

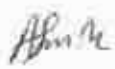
SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Non Agricultural land bearing Plot No. 9 containing by admeasurements 2814.853 Sq. Mtrs. out of the sanctioned layout of M/s Shri Kedarreshwar Builders And Developers at Mouza – Jaitala, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "PIONEER TULIP", bearing City Survey Nos. 489 and 648 and Sheet No. 37 (571) & 44 (572), situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	PLOT NO. 10
ON THE WEST	-	KHASRA NO.96,165 AND 169.
ON THE NORTH	-	9.00 MTRS. WIDE ROAD
ON THE SOUTH	-	PLOT NOS. 15 AND 16.

Nagpur.

Dated : 03.11.2016


Ashwin Patil

Advocate

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