

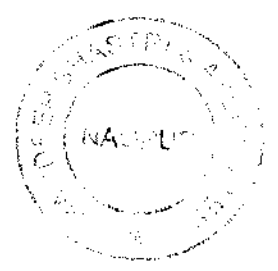


CHALLAN
MTR Form Number-6

GRN MH003390520201718E	BARCODE 	Date 11/07/2017-15:25:03	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	116663699
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name PND1 JI DISTT REGISTRAR PUNE URBAN		Full Name SANDEEP KUMAR SHASTRI	
Location PUNE		Flat/Block No.	
Year 2017-2018 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FFF	325.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332017071113289 129287694
Cheque/DD No.		Date	11/07/2017-15:25:06
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
राखत चटान "दाख ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्तांसाठी लागू नाही.

Mobile No. : Not Available

MH003390520201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jul 2017	Receipt	Receipt no. 111121594
	Name of the Applicant :	SANDEEP ANANT
	Details of property of which document has to be searched	Dist. Nagpur Village : S.No/CTS No. : :
	Period of search	From 2005
	Received Fee	325
The above mentioned Search fee has been credited to government vide GRN no :MH003390520201718E		
As this is a computer generated receipt, no stamp or signature is required		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php '.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

NAGPUR

DATE 19-07-2019

To,

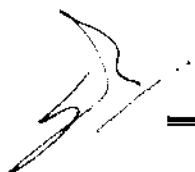
M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED

188, "Arohi Apartments", Bajaj Nagar, Nagpur

TITLE VERIFICATION REPORT

Under your instructions and authority We have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as "BHAGWAGHAR LAYOUT", of MOUZA – LENDHRA, TOGETHERWITH the Multistoried Building(s) proposed to be constructed thereon consisting of various self contained separate Apartments therein and to be collectively known and styled as "**AMRIT KALASH**", including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 201 and Sheet No. (17-A) 21 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of land bearing Malik Makbuza Plot No. 11 (ELEVEN), out of the sanctioned layout popularly known as 'BHAGWAGHAR LAYOUT', containing by total admeasurement 12000 Sq. Ft. (OR 114.82 Sq. Mtrs.) of Mouza – LENDHRA, bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to (1) Shri Brijbhushan S/o Ramdayal Mishra, (2) Shri Shyamsundar S/o Ramdayal Mishra and (3) Shri Kunjanlal S/o Ramdayal Mishra jointly.



(2) THAT, the aforesaid (1) Shri Brijbhushan Ramdayal Mishra, (2) Shri Shyamsundar Ramdayal Mishra and (3) Shri Kunjanlal Ramdayal Mishra lateron in their turn jointly transferred/sold ALL THAT Piece and Parcel of land containing by admeasurement 6000 Sq. Ft. (OR 557.40 Sq. Mtrs.), comprising the EASTERN HALF PORTION of the said entire land bearing Malik Makbuza Plot No. 11 (ELEVEN), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, containing by total admeasurement 12000 Sq. Ft. (OR 114.82 Sq. Mtrs.) of Mouza – LENDHRA, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to THE KRANTI CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No. NAGPUR/15/1975 Dated 10-11-1975 having its Office at Nagpur by a Sale Deed dated 10-11-1975 which is registered at the Office of the Joint Sub-Registrar, Nagpur-I in Book No. 1 at Sr. No. 763 on even date.

(3) THAT, in the like manner the aforesaid (1) Shri Brijbhushan Ramdayal Mishra, (2) Shri Shyamsundar Ramdayal Mishra and (3) Shri Kunjanlal Ramdayal Mishra lateron in their turn further jointly transferred/sold ALL THAT Piece and Parcel of land containing by admeasurement 6000 Sq. Ft. (OR 557.40 Sq. Mtrs.), comprising the WESTERN HALF PORTION of the said Plot No. 11 (ELEVEN), containing by total admeasurement 12000 Sq. Ft. (OR 114.82 Sq. Mtrs.) of Mouza – LENDHRA, including all other easementary rights appurtenant and belonging thereto bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of sale to the aforesaid THE KRANTI CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, by a Sale Deed dated 26-06-1973, which is registered at the Office of the Joint Sub-Registrar, Nagpur-I in Book No. I at Sr. No. 2828 on even date.

(4) THAT, the aforesaid The Kranti Co-operative Housing Society Limited, Nagpur lateron decided to develop the aforesaid Plot No. 11 (Eleven), situate at Bhagwaghar Layout, Dharampeth, Nagpur in Tahsil and District – NAGPUR into a RESIDENTIAL ESTATE by constructing a Double Storied Building thereon consisting of 12 (TWELVE) self contained separate Apartments therein (i.e. 6 on Ground Floor and 6 on First Floor) for the allotment to its shareholder members.

(5) THAT, the aforesaid The Kranti Co-operative Housing Society Limited, Nagpur has accordingly prepared the plan of a Multistoried building then proposed to be constructed on the said Plot No. 11 (Eleven) and to be known and styled as "KRANTI APARTMENTS" and the same is duly sanctioned and approved by the Building

(6) THAT, on completion of the said Double Storied Building standing on the said Plot No. 11 (Eleven), the then Owner namely The Kranti Co-operative Housing Society Limited, Nagpur (in the capacity of Land Owner and Developer) transferred the Undivided proportionate shares and interest in the said Eastern Portion of Plot No. 11 (Eleven) Together with the Residential Apartments to various prospective buyers/purchasers by various registered Sale Deeds.

(7) THAT, (1) Shri Rameshchandra Dhannalal Yadav, (2) Shri Ramesh Manohar Bhandakkar, (3) (a) Shri Sunil Jeetmal Chhajer, (b) Shri Sanjay Pramodji Nashine, (4) Shri Diwakar Sitaram Bansod, (5) (a) Smt. Aboli Sunil Karandikar, (b) Shri Harsana Sunil Karandikar, (c) Shri Parimal Sunil Karandikar, (6) Shri Vishnupant Vitthalrao Patil, (7) Shri Ajit Ramchadran, (8) Ms. Priyanka Ashok Maheshkar, (9) Shri Harish Chandra Kashyap, (10) Shri Prashant Prabhakar Navsalkar, (11) Shri Sanjay Vasant Tanksale and (12) Shri Dhananjay Vishwanath Vyas are the only existing Apartment Owners of the said Multistoried Building, each of them having the Undivided 1/12th share and interest in the said Plot of land and each of them have severally acquired their respective Apartment(s) in the following manner :-

(1) APARTMENT NO. 1 (ONE) ON GROUND FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 1 (ONE) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of Sale to Shri Dattatraya S/o Tukaramji Nasre by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1061 on Pages 155 to 158 at Sr. No. 5059(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4608 on 14-09-2015.

That, the aforesaid Shri Dattatraya Tukaramji Nasre lateron in his turn transferred/sold the said Apartment No. 1 (ONE) by way of sale to Shri Rameshchandra S/o Dhannalal Yadav, by a Sale Deed dated 07-06-2007, which is registered at the Office of the Joint Sub- Registrar, Nagpur No. 8 in Book No. 1, at Sr. No. 3284 on even date.

(2) APARTMENT NO. 2 (TWO) ON GROUND FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 2 (TWO) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of Sale to Shri Manohar S/o Madhavrao Bhandakkar by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1 Volume No. 1061 on Pages 159 to 162 at Sr. No. 5060(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4609 on 14-09-2015.

That, the said Shri Manohar Madhavrao Bhandakkar left for heavenly abode on 19-03-1999 and consequent upon his death/demise, his aforesaid property devolved upon his Widow Smt. Kusum Manohar Bhandakkar, 2 sons namely (i) Shri Ramesh Manohar Bhandakkar and (ii) Shri Avinash Manohar Bhandakkar and only daughter Mrs. Sunetra Vijay Kher, jointly by way of intestate succession, being the only legal heirs of the deceased.

That out of the aforesaid legal heirs, Shri Avinash Manohar Bhandakkar relinquished his rights in favour of Shri Ramesh Manohar Bhandakkar by a Relinquishment Deed dated 18-04-2015, which is Registered at the Office of the Joint Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 2560 on even date.

That in the like manner the said (1) Smt. Kusum Manohar Bhandakkar and (2) Mrs. Sunetra Vijay Kher relinquished their rights in favour of Shri Ramesh Manohar Bhandakkar by a Relinquishment Deed dated 14-09-2015, which is Registered at the Office of the Joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 4584 on even date.

(3) APARTMENT NO. 3 (THREE) ON GROUND FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th OR 8.33 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 3 (THREE) covering a Built-up area of about 666 Sq. Ft. (OR

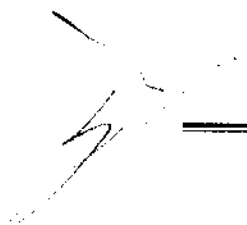
61.87 Sq. Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza –Lendhra, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of Sale to Shri Sanjay S/o Vasant Tanksale, by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1061 on Pages 163 to 166 at Sr. No. 5061(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 5207 on 19-10-2015.

(4) APARTMENT NO. 4 (FOUR) ON GROUND FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 4 (FOUR) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza –Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of Sale to Smt. Savitri Shanmukham Pillay, by a Sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur in Additional Book No. 1, Volume No. 1061 on Pages 167 to 170 at Sr. No. 5061(P) on even date.

That, the said Smt. Savitri Shanmukham Pillay lateron in her turn transferred/sold the said Apartment No. 4 (FOUR) by way of sale to (i) Shri. Sunil Jeetmal Chhajer, (ii) Shri. Sanjay Pramodji Nashine, (iii) Shri. Deepak Kundanlal Nashine and (iv) Shri. Mahesh Laxminarayan Joshi jointly, by a Sale Deed dated 14-08-2007, which is registered at the Office of the Joint Sub- Registrar, Nagpur - 2 in Book No. 1 at Sr. No. 4950(P) on 14-08-2007.

That, the said Shri. Mahesh Laxminarayan Joshi lateron in his turn transferred/sold the said Apartment No. 4 (FOUR) by way of sale to Shri. Jatinder Dewanchand Bhutani, by a Sale Deed dated 20-10-2008, which is registered at the Office of the Joint Sub-Registrar, Nagpur - 1 in Book No. 1 at Sr. No. 6008 on 20-10-2008. The said Sale Deed is duly Consented by Shri. Sunil Jeetmal Chhajer, Shri. Sanjay Pramodji Nashine, Shri. Deepak Kundanlal Nashine, in the capacity of Consentors.



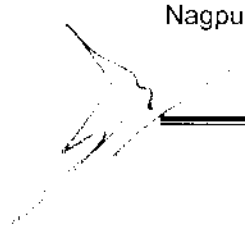
(5) APARTMENT NO. 5 (FIVE) ON GROUND FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 5 (FIVE) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of Sale to Shri Diwakar Sitaram Bansod, by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 106 on Pages 171 to 178 at Sr. No. 5063(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4604 on 14-09-2015.

(6) APARTMENT NO. 6 (SIX) ON GROUND FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 6 (SIX) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by way of Sale to Shri Rajiv S/o Bhaskarrao Karandikar by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1091 on Pages 179 to 182 at Sr. No. 5064(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4610 on 14-09-2015.

That, while purchasing the aforesaid property and at the time of Registration of the aforesaid Sale Deed the entire cost of the said Apartment was paid, provided and contributed by father of the said Shri Rajiv Karandikar namely Shri Bhaskarrao S/o Keshao Karandikar to the aforesaid The Kranti Co-operative Housing Society Limited, Nagpur. However the Sale Deed in respect of the said property was executed in favour



of Shri Rajiv Bhaskarrao Karandikar at the request of Shri Bhaskarrao Kesharao Karandikar.

That, the aforesaid Shri Rajiv Bhaskarrao Karandikar later on by an Affidavit Dated 18-05-1993 relinquished all his rights, title and interest in respect of the aforesaid property in favour of his father namely Shri Bhaskarrao Kesharao Karandikar absolutely forever with heritable and transferable rights therein.

That, during his life time the said Shri Bhaskarrao Kesharao Karandikar executed his LAST WILL AND TESTAMENT on 29-01-2009 and thereby he gave and bequeathed his aforesaid property to his son namely Shri Sunil Karandikar absolutely forever with heritable and transferable rights therein.

That, the aforesaid Shri Bhaskarrao Kesharao Karandikar left for heavenly abode on 24-02-2009 and consequent upon his death/demise, his aforesaid son Shri Sunil Karandikar became the Owner of the aforesaid property with heritable and transferable rights therein in terms of the aforesaid Will Dated 29-01-2009.

That, the said Shri Sunil Bhaskarrao Karandikar left for heavenly abode on 14-08-2010 and consequent upon his death/demise, his aforesaid property devolved upon his Widow Smt. Aboli Karandikar and 2 sons namely (i) Shri Harshal Sunil Karandikar and (ii) Shri Parimal Sunil Karandikar, jointly by way of intestate succession being the only legal heirs of the deceased.

(7) APARTMENT NO. 7 (SEVEN) ON FIRST FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 7 (SEVEN) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR" by way of Sale to Shri Vishnupant Vitthalrao Puram, by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1062 on Pages 5 to 8 at Sr. No. 5070(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4605 on 14-09-2015.



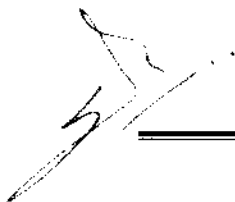
(8) APARTMENT NO. 8 (EIGHT) ON FIRST FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 8 (EIGHT) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR" by way of Sale to Shri Ajit Ramchandran, by a sale Deed Dated 17-05-1988, which is duly registered at the office of the Joint Sub- Registrar, Nagpur – 1 in Additional Book No. 1, Volume No. 1061 on Pages 183 to 186 at Sr. No. 5065(P) on 17-05-1988. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4622 on 15-09-2015.

(9) APARTMENT NO. 9 (NINE) ON FIRST FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 9 (NINE) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR" by way of Sale to Shri Ashok S/o Lalaji Maheshkar, by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1061 on Pages 187 to 190 at Sr. No. 5066(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4606 on 14-09-2015.

THAT during his life time the aforesaid Shri Ashok Lalaji Maheshkar executed his LAST WILL AND TESTAMENT on 22-11-2011 and thereby he gave and bequeathed the aforesaid entire property to his daughter namely Ms. Priyanka Ashok Maheshkar absolutely forever with heritable and transferable rights therein.



THAT the said Shri Ashok Lalaji Maheshkar left for heavenly abode on 28-11-2011 and consequent upon his death/demise, his daughter namely Ms. Priyanka Ashok Maheshkar, become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 28-11-2011.

(10) APARTMENT NO. 10 (TEN) ON FIRST FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 10 (TEN) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR" by way of Sale to Mrs. Chhanda W/o Dilip Mukherji by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1061 on Pages 191 to 194 at Sr. No. 5067(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4611 on 14-09-2015.

That, the aforesaid Mrs. Chhanda Dilip Mukherji lateron in her turn transferred/sold the aforesaid property by way of sale to (i) Shri Madhusudan S/o Malharrao Taskar and (ii) Mrs. Vijayshree W/o Madhusudan Taskar jointly by a Sale Deed Dated 05-02-1992, which is registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 572 on Pages 71 to 81 at Sr. No. 1962 on even date.

That, the aforesaid (i) Shri Madhusudan Malharrao Taskar and (ii) Mrs. Vijayshree Madhusudan Taskar lateron in their turn jointly transferred/sold the said Apartment No. 10 by way of sale to Shri Harish S/o Venkatrao Kashyap, by a Sale Deed dated 24-03-2011, which is registered at the Office of the Joint Sub- Registrar, Nagpur City No. 3 in Additional Book No. 1, at Sr. No. 1891 on even date.

(11) APARTMENT NO. 11 (ELEVEN) ON FIRST FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising

Apartment No. 11 (ELEVEN) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR" by way of Sale to Mrs. Shobha Vishwanath Vyas, by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1961 on Pages 195 to 198 at Sr. No. 5068(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 5206 on 19-10-2015.

That, the aforesaid Mrs. Shobha Vishwanath Vyas lateron Gifted the aforesaid Apartment No. 11 (ELEVEN) in favour of Shri. Dhananjay Vishwanath Vyas by a Gift Deed dated 08-10-2015, which is registered at the Office of the Joint Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 5028 on even date.

(12) APARTMENT NO. 12 (TWELVE) ON FIRST FLOOR :

The aforesaid the Kranti Co-operative Housing Society Limited, Nagpur transferred THE UNDIVIDED 1/12th share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 11 containing by admeasurement 12000 Sq. Ft. (OR 1114.82 Sq. Mtrs.), out of the sanctioned layout popularly known as BHAGWAGHAR LAYOUT, of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 12 (TWELVE) covering a Built-up area of about 666 Sq. Ft. (OR 61.87 Sq. Mtrs.) on the FIRST FLOOR of a building standing thereon and known and styled as "KRANTI APARTMENTS", bearing Corporation House No. 147/A, City Survey No. 201 and Sheet No. 39/17 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR" by way of Sale to Smt. Shobha W/o Prabhakar Navsalkar, by a sale Deed Dated 17-05-1988, which is registered at the office of the Joint Sub- Registrar, Nagpur City - 1 in Additional Book No. 1, Volume No. 1062 on Pages 1 to 4 at Sr. No. 5069(P) on even date. A Deed of Correction thereto is registered at the Office of the Joint Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4612 on 14-09-2015.

That, the aforesaid Smt. Shobha Prabhakar Navsalkar left for heavenly abode on 06-09-1993 and consequent upon her death/demise, her aforesaid property devolved upon her son Shri Prashant S/o Prabhakar Navsalkar and only daughter Mrs. Pradnya W/o Ranjit Lambe, jointly by way of intestate succession in equal proportion, being the only legal heirs of the deceased.

That, the aforesaid Mrs. Pradnya Ranjit Lambe lateron by a Deed of Relinquishment Dated 09-10-1998 relinquished all her rights, title and interest in respect of her

Undivided 50 Percent share and interest in the aforesaid property in favour of her brother Shri Prashant Prabhakar Navsalkar, absolutely forever with heritable and transferable rights therein and the said Deed of Relinquishment is registered at the Office of the Sub-Registrar, Nagpur-3 in Addl. Book No. 1, Volume No. 571 on Pages 95 to 98 at Sr. No. 3128(P) on even date.

As a result therefore the aforesaid (1) Shri Rameshchandra Dhannalal Yadav, (2) Shri Ramesh Manohar Bhandakkar, (3-a) Shri Sunil Jeetmal Chhajer, (3-b) Shri Sanjay Pramodji Nashine, (4) Shri Diwakar Sitaram Bansod, (5-a) Smt. Aboli Sunil Karandikar, (5-b) Shri Harshal Sunil Karandikar, (5-c) Shri Parimal Sunil Karandikar, (6) Shri Vishnupant Vitthalrao Puram, (7) Shri Ajit Ramchadran, (8) Ms. Priyanka Ashok Maheshkar, (9) Shri Harish Venkatrao Kashyap, (10) Shri Prashant Prabhakar Navsalkar, (11) Shri Sanjay Vasant Tanksale and (12) Shri Dhananjay Vishwanath Vyas have now become an exclusive, absolute and full Owners of their respective Apartment in the said building known and styled as "Kranti Apartments" Together with the Undivided Proportionate share and interest in Plot No. 11 (Eleven) with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records.

(8) THAT, the aforesaid building has now become old and requires heavy repairs and maintenance. Thus the aforesaid existing Owners have now unanimously decided to demolish the said existing old Multistoried Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing New Multistoried Building thereon consisting of various self contained separate Apartments therein.

(9) THAT, the Owners above named have received offers from various Developers and out of which the Offer submitted by M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED was preferred by the Owners.

(10) THAT, the aforesaid (1) Shri Rameshchandra Dhannalal Yadav, (2) Shri Ramesh Manohar Bhandakkar, (3) (a) Shri Sunil Jeetmal Chhajer, (b) Shri Sanjay Pramodji Nashine, (4) Shri Diwakar Sitaram Bansod, (5-a) Smt. Aboli Sunil Karandikar, (5-b) Shri Harshal Sunil Karandikar, (5-c) Shri Parimal Sunil Karandikar, (6) Shri Vishnupant Vitthalrao Puram, (7) Shri Ajit Ramchadran, (8) Ms. Priyanka Ashok Maheshkar, (9) Shri Harish Venkatrao Kashyap, (10) Shri Prashant Prabhakar Navsalkar, lateron by an Agreement for Re-Development Dated 15-09-2015 have jointly entrusted the entire work of Development of their respective Apartments to M/s. Raghukul Constructions Private Limited upon the several terms and conditions contained therein and the said Agreement is Registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4628 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(11) THAT, by another Agreement for Re-Development Dated 19-10-2015 the aforesaid remaining Co-Owners of the said property namely (1) Shri Sanjay Vasant

Tanksale and (2) Shri Dhananjay Vishwanath Vyas have also jointly entrusted the entire work of Development of their Apartments to M/s. Raghukul Constructions Private Limited upon the several terms and conditions contained therein and the said Agreement is Registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5209 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(12) THAT, for implementing the said proposed Scheme, the aforesaid (1) Shri Rameshchandra Dhannalal Yadav, (2) Shri Ramesh Manohar Bhandakkar, (3-a) Shri Sunil Jeetmal Chhajjer, (3-b) Shri Sanjay Pramodji Nashine, (4) Shri Diwakar Sitaram Bansod, (5-a) Smt. Aboli Sunil Karandikar, (5-b) Shri Harshal Sunil Karandikar, (5-c) Shri Parimal Sunil Karandikar, (6) Shri Vishnupant Vitthalrao Puram, (7) Shri Ajit Ramchadran, (8) Ms. Priyanka Ashok Maheshkar, (9) Shri Harish Venkatrao Kashyap, (10) Shri Prashant Prabhakar Navsalkar, have jointly executed a General Power of Attorney in favour of M/s. Raghukul Constructions Private Limited on 15-09-2015 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4629 on even.

(13) THAT, in the like manner the aforesaid remaining Co-Owners of the said property namely (1) Shri Sanjay Vasant Tanksale and (2) Shri Dhananjay Vishwanath Vyas have also jointly executed a General Power of Attorney in favour of M/s. Raghukul Constructions Private Limited on 19-10-2015 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5210 on even. As a result therefore in pursuance of the aforesaid Agreement of Developments and General Power of Attorney the said M/s. Raghukul Constructions Private Limited, Nagpur has now fully entitled to develop the said property comprising Plot No. 11 (Eleven), situated at Bhagwaghar Layout, Dharampeth, Nagpur as per the terms and conditions as mentioned in the aforesaid Agreement of Development Dated 15-09-2015 and 19-10-2015.

(14) THAT, by the said Agreements Dated 15-09-2015 and 19-10-2015, the aforesaid M/s. Raghukul Constructions Private Limited has specifically agreed to construct at its own costs 12 (TWELVE) Apartments for the existing Apartment Owners (i.e. by providing 1 (ONE) apartment to each to the existing 12 Owners) and to give, grant and convey the same to the existing Apartment Owners in the following manner :

LIST OF ALLOTMENT OF NEW FLATS TO OWNERS

SR.NO.	NAME OF OWNER	APARTMENT NO.	FLOOR
(1)	SHRI RAMESHCHANDRA DHANNALAL YADAV.	203	SECOND
(2)	SHRI RAMESH MANOHAR BHANDAKKAR.	303	THIRD
(3)	SHRI. SANJAY VASANT TANKSALE.	204	SECOND

(4)	SHRI SUNIL JEETMAL CHHAJER SHRI. SANJAY PRAMODJI NASHINE SHRI. DEEPAK KUNDANLAL NASHINE, SHRI. DEEPAK KUNDANLAL NASHINE & JATINDER DEWANCHAND BHUTANI	403	FOURTH
(5)	SHRI. DIWAKAR SITARAM BANSOD.	202	SECOND
(6)	(1) SMT. ABOLI SUNIL KARANDIKAR, (2) SHRI HARSHAL SUNIL KARANDIKAR AND (3) SHRI PARIMAL SUNIL KARANDIKAR.	201	SECOND
(7)	SHRI. VISHNUPANT VITTHALRAO PURAM.	304	THIRD
(8)	SHRI. AJIT RAMCHANDRAN.	102	FIRST
(9)	MS. PRIYANKA ASHOK MAHESHKAR.	103	FIRST
(10)	SHRI HARISH VENKATRAO KASHYAP.	101	FIRST
(11)	SHRI. DHANANJAY VISHWANATH VYAS.	301	THIRD
(12)	SHRI PRASHANT PRABHAKAR NAVSALKAR.	302	THIRD

(15) THAT, in pursuance of the aforesaid Agreements Dated 15-09-2015 and 19-10-2015, the said M/s. Raghukul Constructions Private Limited has accordingly prepared the Plans of the Multistoried Buildings proposed to be constructed on the said Plot No. 11 (Eleven) and to be known and styled as **"AMRIT KALASH"** and the same is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 28/BP/Lendra/TP/N.M.C./154 Dated 16-05-2017.

(16) THAT, for the purpose of verification of title, the following documents relating to the property comprising Plot No. 11 (ELEVEN) TOGETHERWITH the Multistoried Buildings proposed to be constructed thereon and to be known and styled as **"AMRIT KALASH"**, bearing City Survey No. 201 and Sheet No. (17-A)21 of Mouza – Lendhra, situate at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR are provided to us :-

- (i) **Copy of Agreement for Re-Development for Plot No. 11 Dated 15-09-2015.**
- (ii) **Copy of General Power of Attorney for Plot No. 11 Dated 15-09-2015.**
- (iii) **Copy of Agreement for Re-Development for Plot No. 11 Dated 19-10-2015.**
- (iv) **Copy of General Power of Attorney for Plot No. 11 Dated 19-10-2015.**
- (v) **Copy of Building Permit and sanctioned Map Dated 16-05-2017.**
- (vi) **Copy of Property Card of City Survey, Nagpur.**
- (vii) **Copy of N.M.C. Tax Receipt.**

(17) THAT, all any unregistered Deed or document whereby their ownership rights are affected, diluted or a third party interest is created.

(18) THAT, we have taken online these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 11 (ELEVEN) for the period of 13 (Thirteen) Years (i.e. from 2005 to 2017) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH003390520201718E Dated 11-07-2017.

(19) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(20) THAT, with the result we are of the Opinion that the aforesaid present Owners holds a good, valid and marketable title in respect of its aforesaid property and the aforesaid M/s. Raghukul Constructions Private Limited has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Buildings thereon and sell the various Apartments proposed to be constructed thereon to the prospective buyers (excluding the Apartments agreed to be retained by existing Owners).

Hence this report.



SANDEEP A. SHASTRI
ADVOCATE

