

Partners of **M/s. Maxx Builder and Developers**), jointly by a Sale Deed Dated 18-07-2017, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 6581 on even date. As a result therefore the said (i) Shri. Sandeep Girish Singh, (ii) Mrs. Varsha Madhav Shembekar, (iii) Mrs. Devyani Vijay Umalkar and (iv) Mrs. Ketki Vishal Umalkar, (All Partners of **M/s. Maxx Builder and Developers**), have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in 7/12 Extract vide Ferfar Entry No. 3329 Dated 07-09-2017.

(15) THAT, the aforesaid (i) Shri. Sandeep Girish Singh, (ii) Mrs. Varsha Madhav Shembekar, (iii) Mrs. Devyani Vijay Umalkar and (iv) Mrs. Ketki Vishal Umalkar, (All Partners of **M/s. Maxx Builder and Developers**), lateron jointly decided to develop the said Piece of land into a RESIDENTIAL ESTATE by constructing A Multistoried Building thereon consisting of various self contained separate Apartments therein.

(16) THAT, the aforesaid (i) Shri. Sandeep Girish Singh, (ii) Mrs. Varsha Madhav Shembekar, (iii) Mrs. Devyani Vijay Umalkar and (iv) Mrs. Ketki Vishal Umalkar, (All Partners of **M/s. Maxx Builder and Developers**), lateron jointly prepared the Plans of the Multistoried Buildings proposed to be constructed on the said Piece of land and to be collectively known and styled as "MAXX ELITE" and the same is duly sanctioned and approved by the Building Engineer, Nagpur Metropolitan Region Development Authority, Nagpur Vide his Building Permit No. BE(NMRDA)/B.P./57 Dated 11-10-2017.

(17) THAT as the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from May 1, 2017, the aforesaid Scheme/Project is come under the said Act and therefore the provisions of the said Act are applicable to the aforesaid Scheme/Project. In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire Buildings/Complex known and styled as "MAXX ELITE".

(18) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of Residential Plot containing by admeasurement 2813.42 Sq. Mtrs. (OR 30283.652 Sq. Ft.), being a portion of land entire land bearing Khasra No. 26/7 (Old Nos. 26/1 & 26/2) of MOUZA – BESA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Besa within the limits of the Grampanchayat - Besa in Tahsil – Nagpur (Rural) and District – NAGPUR are provided to us :-

- (i) Power of Attorney Dated 24-02-2010 executed by Mrs. Deoyani Vijay Umalkar and others in favour of Shri Vishal Balwantrao Umalkar.