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To,
MaharERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THOSE Pieces and Parcel of land bearing Plot Nos. 903-B and 393-A containing by admeasurement 696.75 Sq. Mtrs. and 327.008 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 172 of Mouza – LENDHRA, bearing Corporation House Nos. 350, 350/A/1, 350/A/2, 350/A/3, 350/A/4, 350/A/5, 350/A/6, 350/A/7, 350/A/8, 350/A/9, 349/1, 349, 349/3, 349/4, 349/5 and 349/6, City Survey Nos. 124 and 123/2 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Barlinge Road, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR.

1. I have investigated the title of the said Piece of land on the request of M. KULKARNI BUILDERS AND INFRA-STRUCTURE PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U-45 200 MH 2005 PTC 155783 Dated 31-8-2005, having its Office at 168, Chhatrapatinagar, Nagpur and the following documents placed before me for my perusal:-

I. Description of the Property:

a. ALL THAT Piece and Parcel of land containing by admeasurement 2400 Sq. Ft. (OR 223.255 Sq. Mtrs.) comprising the Eastern Portion of Plot No. 903-B containing by total admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing Corporation House No. 350, City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and having the boundaries as follows :-

ON THE EAST	-	HOUSE OF SHRI. PORSHETTIWAR.
ON THE WEST	-	APARTMENT SCHEME OF LAXMI KESHAO SOCIETY.
ON THE NORTH	-	HOUSE OF SHRI. DAHIGAONKAR.
ON THE SOUTH	-	HOUSE OF SHRI. LELE.

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b. ALL THAT Piece and Parcel of land containing by admeasurement 5100 Sq. Ft. (OR 473.79 Sq. Mtrs.) comprising the Western Portion of Plot No. 903-B containing by total admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing Corporation House Nos. 350/A/1, 350/A/2, 350/A/3, 350/A/4, 350/A/5, 350/A/6, 350/A/7, 350/A/8 and 350/A/9, City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	HOUSE OF SHRI.VIKAS LIMAYE.
ON THE WEST	-	30 FT. WIDE ROAD
ON THE NORTH	-	SMT.LANJEWAR'S BUNGALOW.
ON THE SOUTH	-	HOUSE OF SHRI. KAWALE

c. ALL THAT Piece and Parcel of land bearing Plot No. 393-A containing by admeasurement 3520 Sq. Ft. (OR 327.008 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 172 of Mouza – LENDHRA, bearing Corporation House Nos. 349/1, 349, 349/3, 349/4, 349/5 and 349/6, City Survey No. 123/2 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Barlinge Road, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	GURUKRUPA APARTMENTS.
ON THE WEST	-	ROAD AND HOUSE OF SHRI. MOKADAM.
ON THE NORTH	-	HOUSE OF SHRI. BARLINGE.
ON THE SOUTH	-	HOUSE OF SHRI. VAIDYA.

II. Documents available/perused:

1. Photocopy of Sale Deed Dated 18-1-1968, Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 219.
2. Photocopy of Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 231.
3. Photocopy of Sale Deeds Dated 30-3-1981 and 22-4-1981, Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. Nos. 1314(P) and 1587(P).
4. Photocopy of Building Permit No. CS/8641/7447 Dated 5-11-1980.
5. Photocopy of Building Permit No. CS/9593/7447 Dated 17-8-1981.
6. Photocopy of Sale Deed Dated 30-4-1994, Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 262 on Pages 69 to 82 at Sr. No. 1423.
7. Photocopy of Sale Deed Dated 4-8-1982, Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 5301.

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8. Photocopy of Sale Deed Dated 18-12-1985, Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 798 on Pages 181 to 185 at Sr.No. 4877(P).
9. Photocopy of Sale Deed Dated 4-8-1982, Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 5303.
10. Photocopy of Sale Deed Dated 5-10-1989, Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1462 on Pages 197 to 200 at Sr. No. 11803 (P).
11. Photocopy of Sale Deed Dated 4-8-1982, Registered in the Office of the Sub-Registrar, Nagpur in Book No. I at Sr. No. 5300.
12. Photocopy of Sale Deed Dated 6-8-1981, Registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4268 on 23-8-1984.
13. Sale Deed Dated 29-6-1984, Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4269 on 29-8-1984.
14. Photocopy of Last Will Dated 16-8-2005.
15. Photocopy of Sale Deed Dated 4-11-1982, Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 8063.
16. Photocopy of Sale Deed Dated 23-3-1995, Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1095 on Pages 34 to 40 at Sr. No. 2800.
17. Photocopy of Sale Deed Dated 4-8-1982, Registered in the office of Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5302.
18. Photocopy of Deed of Correction Dated 8-4-1983, Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1974.
19. Photocopy of Sale Deed Dated 30-12-1986, Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 3439.
20. Photocopy of Sale Deed Dated 6-10-1986, Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl Book No. 1, Volume No. 864 on Pages 68 to 69 at Sr. No. 4596(P).
21. Photocopy of Sale Deed Dated 14-6-1940, Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 8 on Pages 105 to 108 at Sr. No. 806.
22. Photocopy of Agreement of Development Dated 20-4-1994.
23. Photocopy of Building Permit No. CS/277/17319 Dated 27-8-1991.
24. Photocopy of Deed of Declaration, Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 256 on Pages 118 to 125 at Sr. No. 1269 on 21-4-1994.
25. Photocopy of Sale Deed Dated 30-10-2015, Registered in the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 3345.
26. Photocopy of Sale Deed Dated 6-10-1995, Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 117 to 126 at Sr. No. 7775.

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27. Photocopy of Sale Deed Dated 6-10-1995, Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 87 to 96 at Sr. No. 7772.

28. Photocopy of Sale Deed Dated 6-10-1995, Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 97 to 106 at Sr. No. 7773.

29. Photocopy of Sale Deed Dated 6-10-1995, Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 107 to 116 at Sr. No. 7774.

30. Photocopy of Sale Deed Dated 2-3-2016, Registered in the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 958.

31. Photocopy of Sale Deed Dated 8-5-1995, Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1443 on Pages 146 to 155 at Sr. No. 4369(P).

32. Photocopy of Agreement of Re-Development Dated 16-3-2022, Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2598.

33. Photocopy of Agreement of Development and Sale Dated 24-6-2021, Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4567.

34. Photocopy of Agreement of Re-Development and Sale Dated 24-6-2021, Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4571.

III. Property Card Dated 10-4-2023 (for City Survey No. 124) and 10-4-2023 (for City Survey No. 123/2) issued by City Survey Officer, Nagpur-3. Mutation Entry Nos. 3049, 7542, 5190, 7346, 6133, 7822, 7468, 10937, 6313, 7634, 1629, 7717, 6347, 3819, 7886 and 7929.

IV. Search Report for 13 Years i.e. from 2011 to 2023.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

Eastern Portion of Plot No. 903-B

Owner	Name of the Owner	CTS No.	Mutation Entry No.
	Shri. Vikas Anant Limaye	124	3049

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Western Portion of Plot No. 903-B

Owner	Name of the Owner	CTS No.	Mutation Entry No.
1	Mrs. Smita Pundalik Menghal	124	7542
2	Shri. Vinodkumar Roshanlal Gautam	124	5190
3	Shri. Vikas Yadavrao Goverdhan	124	7346
4	Shri. Taruval Gopalkrishnan Kumar	124	6133
5	Shri. Tangirala Somayajulu	124	7822
6	Shri. Ayakkad Subramanian Balasubramanian	124	7466
7	Mrs. Madhur Prabhathnath Tandon	124	10937
8	Shri. Raju Wasudeorao Hiwale	124	6313
9	Shri. Rajendra Prabhakar Deshpande	124	7634

Plot No. 393-A

Owner	Name of the Owner	CTS No.	Mutation Entry No.
1	Shri. Vidyadhar Ganeshrao Nimbalkar	123/2	1629
		123/2	7717
2	Shri. Shyamsunder Nilkanth Khardenavis	123/2	6347
3	Mrs. Vaishali Prakash Senad	123/2	3819
4	Shri. Amit Prabhakar Nimbalkar	123/2	7866
5	Shri. Vasantrao Jagoji Anwane	123/2	7929

3. The report reflecting the flow of the title of Shri. Vikas Anant Limaye, Mrs. Smita Pundalik Menghal and 8 others and Shri. Vidyadhar Ganeshrao Nimbalkar and 4 others on the said Land/Plots are enclosed herewith as Annexure - A.

NAGPUR

DATED : 10-4-2023.

Enclosed : Annexure - A.


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ANNEXURE - A
FLOW OF THE TITLE OF THE SAID LAND

A. Flow of the title:

Eastern Portion of Plot No. 903-B

THAT ALL THAT Piece and Parcel of land bearing Plot No. 903-B containing by admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ramchandra S/o Ganpat Dahigaonkar, being his separate property.

THAT the said Shri. Ramchandra S/o Ganpat Dahigaonkar lateron transferred the said Plot No. 903-B by way of Sale to Janata Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 18-1-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 219 on even date.

THAT the said Janata Co-operative Housing Society Limited, Nagpur further transferred the said Plot No. 903-B by way of Sale to Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya jointly, by a Sale Deed Dated 18-1-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 231 on even date.

THAT the said Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya in their turn jointly transferred a Piece of land containing by admeasurement 5100 Sq. Ft. (OR 473.79 Sq. Mtrs.) comprising the Western Portion of Plot No. 903-B by way of Sale to Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/934 of 1981 having its Office at Nagpur by 2 separate Sale Deeds Dated 30-3-1981 and 22-4-1981, which are duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. Nos. 1314(P) and 1587(P) on even date.

THAT in the like manner the said Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya also transferred a Piece of land containing by admeasurement 2400 Sq. Ft. (OR 223.255 Sq. Mtrs.) comprising the Eastern Portion of Plot No. 903-B Togetherwith the existing Residential House standing thereon covering a Built-up area of 540 Sq. Ft. (OR 50.232 Sq. Mtrs.) by way of Sale to Shri. Vikas S/o

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Anant Limaye by a Sale Deed Dated 6-10-1986, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl Book No. 1, Volume No. 884 on Pages 68 to 69 at Sr. No. 4596(P) on even date. As a result therefore the said Shri. Vikas S/o Anant Limaye has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

THAT the said Shri. Vikas S/o Anant Limaye lateron decided to develop the aforesaid Eastern Portion of Plot No. 903-B into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 24-6-2021 he has entrusted the entire work of Development of the said property to M. Kulkarni Builders and Infra-Structure Private Limited, having its Office at 168, Chhatrapatinagar, Nagpur, upon the several terms and conditions contained therein. The said Agreement of Development and Sale Dated 24-6-2021 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4567 on even date on payment of requisite Stamp Duty of Rs. 9,12,500/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. In pursuance of the said Agreement the said Shri. Vikas S/o Anant Limaye has also executed a General Power of Attorney regarding the development of the said property in favour of M. Kulkarni Builders and Infra-Structure Private Limited on 24-6-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4568 on even date.

THAT by the same Agreement he has further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Piece of land in favour of each such individual buyer as may be nominated by M. Kulkarni Builders and Infra-Structure Private Limited.

Western Portion of Plot No. 903-B

THAT ALL THAT Piece and Parcel of land bearing Plot No. 903-B containing by admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.), bearing City Survey No. 124 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ramchandra S/o Ganpat Dahigaonkar, being his separate property.

THAT the said Shri. Ramchandra S/o Ganpat Dahigaonkar lateron transferred the said Plot No. 903-B by way of Sale to Janata Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 18-1-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 219 on even date.

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THAT the said Janata Co-operative Housing Society Limited, Nagpur further transferred the said Plot No. 903-B by way of Sale to Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya jointly, by a Sale Deed Dated 18-1-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 231 on even date.

THAT the said Shri. Baburao S/o Sakharam Vaidya and Mrs. Saraswatibai W/o Baburao Vaidya in their turn jointly transferred a Piece of land containing by admeasurement 5100 Sq. Ft. (OR 473.79 Sq. Mtrs.) comprising the Western Portion of Plot No. 903-B by way of Sale to Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/934 of 1981 having its Office at Nagpur by 2 separate Sale Deeds Dated 30-3-1981 and 22-4-1981, which are duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. Nos. 1314(P) and 1587(P) on even date.

THAT the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron decided to develop the said Western Portion of Plot No. 903-B into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein for the allotment to it's Shareholder Members.

THAT accordingly it prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "LAXMI APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/8641/7447 Dated 5-11-1980. The said Plan is lateron Revised and it bears Revised Building Permit No. CS/9593/7447 Dated 17-8-1981.

THAT the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-1 covering a Built-up area of 62.23 Sq. Mtrs. on the Ground Floor of "Laxmi Apartments" by way of Sale to Shri. Bapurao Vaidya by a duly Registered Sale Deed.

THAT consequent upon the death of Shri. Bapurao Vaidya the said Apartment No. G-1 devolved upon his widow Smt. Saraswatibai, by way of intestate succession.

THAT the said Smt. Saraswatibai Wd/o Late Shri. Bapurao Vaidya in her turn transferred the said Apartment No. G-1 by way of Sale to Mrs. Smita W/o Pundalik Menghal by a Sale Deed Dated 30-4-1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 262 on Pages 69 to 82 at Sr.No. 1423 on even date.

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THAT in the like manner the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-2 covering a Built-up area of 62.18 Sq. Mtrs. on the Ground Floor of "Laxmi Apartments" by way of Sale to Shri. Vinodkumar S/o Roshanlal Gautam by a Sale Deed Dated 4-8-1982, which is duly Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 5301 on even date

THAT the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-3 covering a Built-up area of 62.19 Sq. Mtrs. on the Ground Floor of "Laxmi Apartments" by way of Sale to Shri. Appalacharyulu S/o Govindacharya Sheshabhatter by a duly Registered Sale Deed.

THAT the said Shri. Appalacharyulu S/o Govindacharya Sheshabhatter in his turn transferred the said Apartment No. G-3 by way of Sale to Shri. Vikas S/o Yadavrao Goverdhan by a Sale Deed Dated 18-12-1985, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 798 on Pages 181 to 185 at Sr. No. 4877(P) on even date.

THAT in the like manner the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-1 covering a Built-up area of 62.18 Sq. Mtrs. on the First Floor of "Laxmi Apartments" by way of Sale to Shri. R. Seetharam S/o Late N.S. Ramachandriah, by a Sale Deed Dated 4-8-1982, which is duly Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 5303 on even date.

THAT the said Shri. R. Seetharam S/o Late N.S. Ramachandriah in his turn transferred the said Apartment No. F-1 by way of Sale to Shri. Taruvai Gopalkrishnan Kumar by a Sale Deed Dated 5-10-1989, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1462 on Pages 197 to 200 at Sr. No. 11803 (P) on even date.

THAT the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-2 covering a Built-up area of 62.18 Sq. Mtrs. on the First

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Floor of "Laxmi Apartments" by way of Sale to Shri. Tangirala Somayajulu S/o Tangirala Venkata Subbarao by a Sale Deed Dated 4-8-1982, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5300 on even date.

THAT in the like manner the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. F-3 covering a Built-up area of 62.18 Sq. Mtrs. on the First Floor of "Laxmi Apartments" by way of Sale to Shri. Ayakkad S/o Subramanian Balasubramanian by a Sale Deed Dated 6-8-1981, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4268 on 23-8-1984.

THAT the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-1 covering a Built-up area of 62.23 Sq. Mtrs. on the Second Floor of "Laxmi Apartments" by way of Sale to Smt. Shakuntala Meharotra, by a Sale Deed Dated 29-6-1984, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4269 on 29-8-1984.

THAT during her life time the said Smt. Shakuntala Meharotra executed her LAST WILL AND TESTAMENT on 16-8-2005 and thereby she had bequeathed the said Apartment No. S-1 to her daughter Mrs. Madhur W/o Prabhatnath Tandon absolutely forever with heritable and transferable rights therein.

THAT the said Smt. Shakuntala Meharotra breathed her last on 28-1-2013 and consequent upon her death/demise the said Apartment No. S-1 devolved upon her daughter Mrs. Madhur W/o Prabhatnath Tandon in terms of her Last Will Dated 16-8-2005.

THAT in the like manner the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-2 covering a Built-up area of 62.18 Sq. Mtrs. on the Second Floor of "Laxmi Apartments" by way of Sale to Mrs. Sunanda W/o Padmakar Barlingey, by a Sale Deed Dated 4-11-1982, which is duly Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 8063 on even date.

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Advocate
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THAT the said Mrs. Sunanda W/o Padmakar Barlingey in her turn transferred the said Apartment No. S-2 by way of Sale to Shri. Raju S/o Wasudeorao Hiwale by a Sale Deed Dated 23-3-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1095 on Pages 34 to 40 at Sr. No. 2800 on even date.

THAT the said Shree Laxmi Keshao Gruha Nirman Sahakari Sanstha Limited, Nagpur lateron transferred the Undivided 1/9th share and interest in the said Western Portion of Plot No. 903-B TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. S-3 covering a Built-up area of 62.18 Sq. Mtrs. on the Second Floor of "Laxmi Apartments" by way of Sale to Shri. Ramchandra Madari Katkamwar, by a Sale Deed Dated 4-8-1982, which is duly Registered in the office of Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5302 on even date. A Deed of Correction to the said Sale Deed Dated 4-8-1982 is executed on 8-4-1983 and thereby the Apartment No. F-3 was corrected and amended as Apartment No. S-3. The said Deed of Correction Dated 8-4-1983 is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1974 on even date.

THAT the said Shri. Ramchandra Madari Katkamwar in his turn transferred the said Apartment S-3 by way of Sale to Shri. Rajendra S/o Prabhakar Deshpande, by a Sale Deed Dated 30-12-1986, which is duly Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Sr. No. 3439 on even date. As a result therefore the said Mrs. Smita W/o Pundalik Menghal and 8 Others have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein.

THAT the aforesaid Building known and styled as "Laxmi Apartments" is now too old and it requires major repairs and renovations. Moreover the said Mrs. Smita W/o Pundalik Menghal and 8 Others have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities.

THAT the aforesaid Owners namely Mrs. Smita W/o Pundalik Menghal and 8 Others lateron decided to develop the aforesaid Western Portion of Plot No. 903-B containing by total admeasurement 7500 Sq. Ft. (OR 696.75 Sq. Mtrs.) into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Re-Development and Sale Dated 24-6-2021 they have entrusted the entire work of Development of the said property to M. Kulkarni Builders and Infra-Structure Private Limited, A Company duly incorporated under the Companies Act, 1956 having its Office at 168, Chhatrapatinagar, Nagpur, upon the several terms and conditions contained therein. The said Agreement of Re-Development and Sale Dated 24-6-2021

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is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4571 on even date on payment of requisite Stamp Duty of Rs. 19,87,325/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. In pursuance of the said Agreement the said Mrs. Smita W/o Pundalik Menghal and 8 Others have also executed a General Power of Attorney regarding the development of the said property in favour of M. Kulkarni Builders and Infra-Structure Private Limited on 24-6-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4572 on even date.

THAT by the same Agreement they have further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by M. Kulkarni Builders and Infra-Structure Private Limited

Plot No. 393-A

THAT ALL THAT Piece and Parcel of land bearing Plot No. 393-A containing by admeasurement 3520 Sq. Ft. (OR 327.008 Sq. Mtrs.) (as per City Survey Records the area is 348.4 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 172 of Mouza – LENDHRA, bearing City Survey No. 123/2 and Sheet No. 25/19 of Mouza – LENDHRA, situate at Barlinge Road, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR, Originally belonged to Shri. Ramchandra S/o Ganpatrao Dahigaonkar having purchased the same by him from Shri. Waman S/o Shivdas Barlinge by a Sale Deed Dated 14-6-1940, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 8 on Pages 105 to 108 at Sr. No. 806 on even date.

THAT consequent upon the death of Shri. Ramchandra S/o Ganpatrao Dahigaonkar the aforesaid entire property devolved upon his son Shri. Madhukar, by way of intestate succession.

THAT the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar lateron decided to develop the aforesaid Plot No. 393-A into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 20-4-1994 he had entrusted the entire work of Development of the said property to M/s. Shree Vijay Developers, A Partnership Firm having its Office at 256, West High Court Road, Bajaj Nagar, Nagpur, upon the several terms and conditions contained therein.

THAT by the same Agreement he had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided

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Proportionate share and interest in the said Plot No. 393-A in favour of each such individual buyer as may be nominated by M/s. Shree Vijay Developers.

THAT in pursuance of the said Agreement the said M/s. Shree Vijay Developers accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "PRANAV APARTMENTS" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/277/17319 Dated 27-8-1991.

THAT the aforesaid entire property is 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 Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 258 on Pages 118 to 125 at Sr. No. 1269 on 21-4-1994.

THAT the said M/s. Shree Vijay Developers had specifically agreed to construct at its own costs 1 Apartment on the GROUND FLOOR of a building then proposed to be constructed on the said Plot of land and to give, grant and convey the same to Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar for his exclusive use and occupation. The cost of construction of the said Apartment was agreed to be adjusted against the proportionate cost of the said Plot of land to be paid by it to Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar.

THAT on completion of the said Building the said M/s. Shree Vijay Developers lateron delivered the actual physical possession of the said Apartment to Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar in vacant condition. The said Apartment is numbered as "G-1" covering a Built-up area of 54.54 Sq. Mtrs. on the GROUND FLOOR of "PRANAV APARTMENTS". He had also retained the Undivided 16.66 Percent share and interest in the said Plot of land for his exclusive use and occupation.

THAT the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar lateron transferred the said Apartment No. G-1 on the Ground Floor of "Pranav Apartments" by way of Sale to Shri. Vidyadhar S/o Ganeshrao Nimbalkar, by a Sale Deed Dated 30-10-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 3345 on even date.

THAT in the like manner the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the

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entire R C C Superstructure comprising Apartment No. G-2 covering a Built-up area of 54.54 Sq. Mtrs. on the Ground Floor of "Pranav Apartments" by way of Sale to Shri. Vidyadhar S/o Ganeshrao Nimbalkar, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 117 to 126 at Sr. No. 7775 on even date.

THAT the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-1 covering a Built-up area of 54.54 Sq. Mtrs. on the Ground Floor of "Pranav Apartments" by way of Sale to Shri. Shyamsunder S/o Nilkanth Khardenavis, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 87 to 96 at Sr. No. 7772 on even date.

THAT in the like manner the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-2 covering a Built-up area of 54.54 Sq. Mtrs. on the First Floor of "Pranav Apartments" by way of Sale to Mrs. Vaishali W/o Prakash Senad, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 97 to 106 at Sr. No. 7773 on even date.

THAT the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-1 covering a Built-up area of 54.54 Sq. Mtrs. on the Second Floor of "Pranav Apartments" by way of Sale to Shri. Satishkumar S/o Anantrao Vibhute, by a Sale Deed Dated 6-10-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1243 on Pages 107 to 116 at Sr. No. 7774 on even date.

THAT the said Shri. Satishkumar S/o Anantrao Vibhute in his turn transferred the said Apartment No. S-1 by way of Sale to Shri. Amit S/o Prabhakar Nimbalkar, by a Sale Deed Dated 2-3-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 958 on even date.

THAT the said Shri. Amit S/o Prabhakar Nimbalkar has availed the Housing Loan from State Bank of India, Dharampeth Branch, Nagpur and mortgaged the said Apartment No. S-1 to it by way of security for the repayment of Loan.

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THAT in the like manner the said Shri. Madhukar S/o Late Shri. Ramchandra Dahigaonkar alongwith M/s. Shree Vijay Developers lateron jointly transferred the Undivided 16.66 Percent share and interest in the said Plot No. 393-A Togetherwith the entire R C C. Superstructure comprising Apartment No. S-2 covering a Built-up area of 54.54 Sq. Mtrs. on the Second Floor of "Pranav Apartments" by way of Sale to Shri. Vasantrao S/o Jagoji Anwane, by a Sale Deed Dated 8-5-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1443 on Pages 146 to 155 at Sr. No. 4369(P) on even date. As a result therefore the said Shri. Vidyadhar S/o Ganeshrao Nimbalkar and 4 Others have now become the Joint/Co-owners of the said Plot of land and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records.

THAT the aforesaid Building known and styled as "Pranav Apartments" is now too old and it requires major repairs and renovations. Moreover the said Shri. Vidyadhar S/o Ganeshrao Nimbalkar and 4 Others have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities.

THAT the aforesaid Owners namely Shri. Vidyadhar S/o Ganeshrao Nimbalkar and 4 Others lateron decided to develop the aforesaid Plot No. 393-A into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Re-Development Dated 16-3-2022 they have entrusted the entire work of Development of the said property to M. Kulkarni Builders and Infra-Structure Private Limited, A Company duly incorporated under the Companies Act, 1956 having its Office at 168, Chhatrapatinagar, Nagpur, upon the several terms and conditions contained therein. The said Agreement of Re-Development Dated 16-3-2022 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2598 on even date on payment of requisite Stamp Duty of Rs. 15,70,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. In pursuance of the said Agreement the said Shri. Vidyadhar S/o Ganeshrao Nimbalkar and 4 Others have also executed a General Power of Attorney regarding the development of the said property in favour of M. Kulkarni Builders and Infra-Structure Private Limited on 16-3-2022 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2599 on even date.

THAT by the same Agreement they have further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by M. Kulkarni Builders and Infra-Structure Private Limited.

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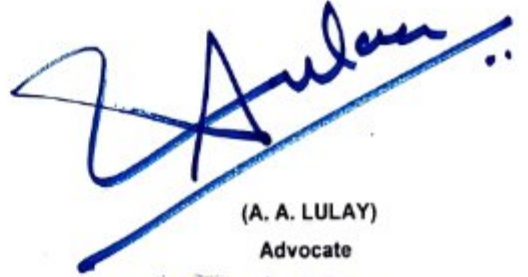
B. Property Card Dated 10-4-2023 (for City Survey No. 124) and 10-4-2023 (for City Survey No. 123/2) issued by City Survey Officer, Nagpur-3. Mutation Entry Nos. 3049, 7542, 5190, 7346, 6133, 7822, 7468, 10937, 6313, 7634, 1629, 7717, 6347, 3819, 7886 and 7929.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-1 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely (i) Shri. Vikas S/o Anant Limaye of Eastern Portion of Plot No. 903-B (ii) Mrs. Smita W/o Pundalik Menghal and 8 Others of Western Portion of Plot No. 903-B and (iii) Shri. Vidyadhar S/o Ganeshrao Nimbalkar and 4 Others of Plot No. 393-A hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2012 to 2023 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH000377638202324E Dated 10-4-2023 and MH000377980202324E Dated 10-4-2023.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

NAGPUR

DATED : 10-4-2023.



(A. A. LULAY)

Advocate

AJINKYA A. LULAY

Advocate

Reg. No. MAH/4294/2016

"Parabdh", Plot No. 34,

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