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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 5-6-7-8-9 containing by total project area 2198.86 Sq. Mtrs. out of the layout of the Mamta Co-operative Housing Society Limited, Nagpur being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "URANUS APARTMENT", bearing Corporation House No. 3870/C/5-6, 3870/C/7-8 and 3870/C/9, City Survey No. 154 and Sheet Nos. 301 and 302 of Mouza – Sonegaon, all situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya acting through his duly Constituted Attorney **M/s. Dhuni Constructions Private Limited** acting through its Directors (1) **Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshrao Tarekar** (Name of owner/ promoter/ developer/company) and following documents i.e.

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ASHWIN R. PATIL
Advocate

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Amalgamated Plot No. 5-6-7-8-9** containing by total project area **2198.86 Sq. Mtrs.**, out of the layout of the Mamta Co-operative Housing Society Limited, Nagpur being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of **Mouza – SONEGAON**, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**URANUS APARTMENT**", bearing Corporation House No. 3870/C/5-6, 3870/C/7-8 and 3870/C/9, **City Survey No. 154** and Sheet Nos. 301 and 302 of Mouza – Sonegaon, all situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - PLOT NO. 4, ON THE WEST - PLOT NO. 10, ON THE NORTH - OTHER LAYOUT, ON THE SOUTH - 9.00 MTRS. WIDE ROAD

(2) The Document of allotment of plot :- (a) Sale Deed Dated 21.09.1986 for Plot No. 5 & 6 executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Mr. Shrikrishna Pandurang Banhatti. Registered Serial No. 3227(P), Registered on 04.05.1988.

(b) Sale Deed Dated 21.09.1986 for Plot No. 7 & 8 executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Mr. Madhusudan Pandurang Banhatti. Registered Serial No. 3221(P), Registered on 04.05.1988. Release Deed Dated 26.03.2022 for Plot No. 7 & 8 executed by Smt. Mangala Madhusudan Banhatti in favour of Shri. Mandar Madhusudan Banhatti and Shri. Bhushan Madhusudan Banhatti, Registered Sr. No. 3019.

(c) Sale Deed Dated 17.10.1988 for Plot No. 9 executed Mamta Co-operative Housing Society Limited, Nagpur in favour of Mr. Shrikrishna Pandurang Banhatti. Registered Serial No. 8509 (P), Registered on 27.10.1988.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 2461 dated 05.11.2012; Mutation Entry No. 5291 dated 24.03.2020 and Mutation Entry No. 5945 dated 25.11.2022.

(4) Search report for 30 years from 1993 to 2022

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 5-6-7-8-9 containing by total project area 2198.86 Sq. Mtrs. , out of	(1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt.
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Ashwin R. Patil
ASHWIN R. PATIL
Advocate

the layout of the Mamta Co-operative Housing Society Limited, Nagpur being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "URANUS APARTMENT", bearing Corporation House No. 3870/C/5-6, 3870/C/7-8 and 3870/C/9, City Survey No. 154 and Sheet Nos. 301 and 302 of Mouza – Sonegaon, all situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya acting through his duly Constituted Attorney M/s. Dhuni Constructions Private Limited acting through its Directors (1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshrao Tarekar
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya acting through his duly Constituted Attorney **M/s. Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshrao Tarekar**, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya acting through his duly Constituted Attorney **M/s. Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshrao Tarekar** the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 23.07.2023


 Ashwin Patil
 Advocate
ASHWIN R. PATIL
 Advocate

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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) Property Card of City Survey No. 154 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya recorded in the property Card City Survey No. 154 issued by City Survey Office No. 3, Nagpur in respect of their respective Plot of land comprising ALL THAT Piece and Parcel of land bearing **Amalgamated Plot No. 5-6-7-8-9** containing by **total project area 2198.86 Sq. Mtrs.**, out of the layout of the Mamta Co-operative Housing Society Limited, Nagpur being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of **Mouza – SONEGAON**, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3870/C/5-6, 3870/C/7-8 and 3870/C/9, **City Survey No. 154** and Sheet Nos. 301 and 302 of Mouza – Sonegaon, all situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 154 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 2461 dated 05.11.2012; Entry No. 5291 dated 24.03.2020 and Entry No. 5945 dated 25.11.2022 the name of (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya is recorded as owners of the respective Plot of land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

Title History of Plot Nos. 5 & 6 :

THAT ALL THOSE Pieces and Parcel of land bearing Plot Nos. 5 & 6 out of the layout of Mamta Co-operative Housing Society Limited, Nagpur containing by total admeasurement 3600 Sq. Ft. (OR 334.44 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 19/1JA,

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19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 154 and Sheet Nos. 301 and 302 of Mouza –Sonegaon, situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, belongs to Shri. Shrikrishna S/o Pandurang Banhatti, being his separate and self acquired property having purchased the same by him from Mamta 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. N.G.P.(C.T.Y.)H.S.G.(T.O.)/417/86-87 Dated 04/09/1986 by a Sale Deed Dated 21/09/1986, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 713 on Pages 69 and 70 at Sr. No. 3227(P) on 04/05/1988.

THAT a Correction Deed to the said Sale Deed Dated 21/09/1986 is also executed by Mamta Co-operative Housing Co-operative Housing Society Limited, Nagpur in favour of Shri. Shrikrishna Pandurang Banhatti on 13/01/2011 and the same is also duly Registered in the Office of the Joint Sub Registrar, Nagpur 4 in Book No. 1 at Sr. No. 301 on even date.

THAT the aforesaid Plot Nos. 5 and 6 are covered under the Scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT the aforesaid Shri. Shrikrishna Pandurang Banhatti lateron applied to the Nagpur Improvement Trust, Nagpur for Regularization and Development of the said Plot Nos. 5 and 6 under its aforesaid Scheme. Considering his request and on receipt of the necessary Regularization and Development charges from him, the Nagpur Improvement Trust lateron Regularized the said Plot Nos. 5 and 6 and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900U/L/10364 Dated 22/01/2011 in Case No. 20030531436 and Layout No. 1900/W/Son/337.

THAT as per the aforesaid Regularization Letter Dated 22/01/2011 the area of the said Plot Nos. 5 and 6 is shown and declared as 279.3180 Sq. Mtrs. instead of 334.44 Sq. Mtrs.

THAT the aforesaid Plot Nos. 5 and 6 are converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide its Order Dated 26/03/2012 passed in Revenue Case No. 4891/NAP-34/2011-12 of Mouza – Sonegaon.

THAT the Nagpur Improvement Trust (West), Nagpur lateron corrected the area of the said Plot Nos. 5 and 6 as mentioned in earlier Regularization Letter Dated 22/01/2011 as 293.165


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Sq. Mtrs. instead of 279.318 Sq. Mtrs. vide it Correction Letter No. E.E.(N)/7057 Dated 08/08/2022. Thus the area of the said Plot Nos. 5 and 6 is at present 293.165 Sq. Mtrs.; AND

Title History of Plot Nos. 7 & 8 :

THAT ALL THOSE Pieces and Parcel of land bearing Plot Nos. 7 & 8 out of the layout of Mamta Co-operative Housing Society Limited, Nagpur containing by total admeasurement 3600 Sq. Ft. (OR 334.44 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 154 and Sheet Nos. 301 and 302 of Mouza –Sonegaon, situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Madhusudan S/o Pandurang Banhatti, being his separate and self-acquired property having purchased the same by him from Mamta Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 21/09/1986, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 713 on Pages 57 and 58 at Sr. No. 3221(P) on 04/05/1988.

THAT the aforesaid Shri. Madhusudan Pandurang Banhatti left for heavenly abode on 23/01/2005 and consequent upon his death/demise the aforesaid entire property devolved upon his Widow Smt. Mangala Madhusudan Banhatti and two sons namely (i) Shri. Bhushan Madhusudan Banhatti and (ii) Shri. Mandar Madhusudan Banhatti jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT the aforesaid Plot Nos. 7 and 8 are covered under the Scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT the legal heirs of the aforesaid Late Shri. Madhusudan Pandurang Banhatti lateron applied to the Nagpur Improvement Trust, Nagpur for Regularization and Development of the said Plot Nos. 7 and 8 under its aforesaid Scheme. Considering their request and on receipt of the necessary Regularization and Development charges from them, the Nagpur Improvement Trust lateron Regularized the said Plot Nos. 7 and 8 and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900U/L/11451 Dated 22/01/2011 in Case No. 200305311714 and Layout No. 1900/W/Son/337 in favour of Late Shri. Madhusudan Pandurang Banhatti.


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THAT as per the aforesaid Regularization Letter Dated 22/01/2011, the area of the said Plot Nos. 7 and 8 is shown and declared as 306.73 Sq. Mtrs. instead of 334.44 Sq. Mtrs. Thus the area of the said Plot Nos. 7 and 8 is at present 306.73 Sq. Mtrs.; AND

THAT the aforesaid Plot Nos. 7 and 8 are converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide its Order Dated 26/03/2012 passed in Revenue Case No. 4891/NAP-34/2011-12 of Mouza – Sonegaon.

THAT a Correction Deed to the aforesaid Sale Deed Dated 21/09/1986 is executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Smt. Mangala Madhusudan Banhatti, Shri. Mandar Madhusudan Banhatti and Shri. Bhushan Madhusudan Banhatti on 13/01/2011 and the same is also duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 300 on even date.

THAT out of love and affection for her sons the aforesaid Smt. Mangala Madhusudan Banhatti lateron Released/Relinquished all her rights, title, share and interest in respect of her share in the aforesaid property in favour of her aforesaid two sons namely Shri. Mandar Madhusudan Banhatti and Shri. Bhushan Madhusudan Banhatti, jointly by a Release Deed Dated 26/03/2022, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 3019 on even date.

THAT the Nagpur Improvement Trust (West), Nagpur lateron corrected the area of the said Plot Nos. 7 and 8 as mentioned in earlier Regularization Letter Dated 22/01/2011 as 306.73 Sq. Mtrs. instead of 334.44 Sq. Mtrs. vide its Correction Letter No. E.E.(N)/7058 Dated 08/08/2022. Thus the area of the said Plot Nos. 7 and 8 is at present 310.988 Sq. Mtrs.

Title History of Plot No. 9 :

THAT ALL THOSE Pieces and Parcel of land bearing Plot Nos. 8 - 9 (shown in Sale Deed) out of the layout of Mamta Co-operative Housing Society Limited, Nagpur containing by total admeasurement 1800 Sq. Ft. (OR 167.17 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 154 and Sheet No. 301 of Mouza –Sonegaon, situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Manojkumar S/o Rameshchandra Bhattacharya, being his separate and self acquired property having purchased the same by him from Mamta Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 17/10/1988, which is duly Registered in the Office of the Joint Sub

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Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 809 on Pages 7 and 8 at Sr. No. 8509(P) on 27/10/1988.

THAT due to some material mistake regarding Plot Number crept-up in the aforesaid Sale Deed Dated 17/10/1988 the aforesaid Mamta Co-operative Housing Society Limited, Nagpur lateron executed a Correction Deed dated 29-08-2002 to the aforesaid Sale Deed Dated 17/10/1988 which was Registered on 27-10-1988 and thereby corrected the Plot No. as 9 instead of Plot No. 8 and 9 and the same is duly Registered in the Office of the Sub Registrar No. 9, Nagpur City in Book No. 1 at Sr. No. 3532.

THAT the aforesaid Plot No. 9 is covered under the Scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT the aforesaid Shri. Manojkumar Rameshchandra Bhattacharya lateron applied to the Nagpur Improvement Trust, Nagpur for Regularization and Development of the said Plot No. 9 under its aforesaid Scheme. Considering his request and on receipt of the necessary Regularization and Development charges from him, the Nagpur Improvement Trust lateron Regularized the said Plot of land as Plot No. 9 and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900(U/L)/1809/1809 Dated 28/04/2008 in Case No. 20030305446 and Layout No. 1900/W/Son/337.

THAT as per the aforesaid Regularization Letter Dated 28/04/2008, the area of the said Plot No. 9 is shown and declared as 167.17 Sq. Mtrs. Thus the area of the said Plot No. 9 is at present 167.17 Sq. Mtrs.

THAT the aforesaid Plot No. 9 is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide its Order Dated 18/05/2022 passed in Revenue Case No. 2434/NAP-34/2021-22 of Mouza – Sonegaon.

THAT the aforesaid Shri. Manojkumar Rameshchandra Bhattacharya left for heavenly abode on 06/04/2017 and consequent upon his death/demise the aforesaid entire property devolved upon his Widow Smt. Shukta Manojkumar Bhattacharya and two daughters namely (i) Ku. Doyel Manojkumar Bhattacharya and (ii) Ku. Payel Manojkumar Bhattacharya, the Grantor Nos. (3-a) to (3-c) above named jointly by way of intestate succession, being the only legal heirs of the deceased.

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 Advocate

THAT as a result therefore the Grantors hereinabove named have now become either jointly or severally Owners of their respective property with heritable and transferable rights therein and the same is also accordingly mutated in their respective either single/joint names in all relevant records as also in the Property Card of City Survey, Nagpur; AND

THAT the Nagpur Improvement Trust (West), Nagpur lateron corrected the area of the said Plot No. 9 as mentioned in earlier Regularization Letter Dated 28/04/2008 as 167.17 Sq. Mtrs. instead of 167.22 Sq. Mtrs. vide it Correction Letter No. E.E.(W)/97 Dated 14/09/2022. Thus the area of the said Plot No. 9 is at present 160.1780 Sq. Mtrs.

THAT the said (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya jointly have now decided to develop their respective Plot Nos. 5-6, 7-8 and 9 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT accordingly by an Agreement of Development Dated 21.11.2022, the said (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti jointly have entrusted the entire work of Development of their respective Plot Nos. 5-6 and 7-8 to M/s. Dhuni Constructions Private Limited, A Company duly incorporated under the Companies having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Suresh Rao Tarekar, upon the several terms and conditions contained therein and the said Agreement of Development is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 10091/2022 on 21.11.2022. By the same Agreement they further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plots of land bearing Nos. 5-6 and 7-8 in favour of each such individual buyer as may be nominated by M/s. Dhuni Constructions Private Limited.

THAT for completion of the said proposed Multistoreyed Building, the said (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti have executed General Power of Attorney in favour of M/s. Dhuni Constructions Private Limited, A Company duly incorporated under the Companies having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Suresh Rao

Tarekar on 21.11.2022 and thereby allowed to develop the said Plots of land and the said Power of Attorney is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Registered Serial No. 10092/2022 on 21.11.2022.

THAT in the like manner accordingly by an Agreement of Development Dated 02.12.2022, the aforesaid (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya jointly have entrusted the entire work of Development of the Plot No. 9 to M/s. Dhuni Constructions Private Limited, A Company duly incorporated under the Companies having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar, upon the several terms and conditions contained therein and the said Agreement of Development is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 10467/2022 on 02.12.2022. By the same Agreement they further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plot No. 9 in favour of each such individual buyer as may be nominated by M/s. Dhuni Constructions Private Limited.

THAT for completion of the said proposed Multistoreyed Building, the aforesaid (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya jointly have executed General Power of Attorney in favour of M/s. Dhuni Constructions Private Limited, A Company duly incorporated under the Companies having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar on 02.12.2022 and thereby allowed to develop the said Plot of land and the said Power of Attorney is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 4 at Registered Serial No. 10469/2022 on 02.12.2022.

THAT the said Plot Nos. 5-6, 7-8 and 9 are amalgamated by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Letter No. ३.३.१/६७२ Dated 28-09-2022. As per the said Amalgamation Letter, the said Plots of land mentioned as Plot No. 5-6-7-8-9 and the area of said Plot No. 5-6-7-8-9 shown and declared as 764.331 Sq. Mtrs.

THAT in pursuance of the said Agreements, accordingly the said M/s. Dhuni Constructions Private Limited, acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar have prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Amalgamated Plot No. 5-6-7-8-9 and to be known and styled as "URANUS APARTMENT" and the same is sanctioned and approved by the Assistant Director,

Ashwin R. Patil
ASHWIN R. PATIL
Advocate

Town Planning Department, Nagpur Municipal Corporation vide his Building Permit No. B.E.(WEST)/Case No. 415655542/Tracking No. 2022092870/21 Dated 17-05-2023.

THAT the aforesaid property comprising Amalgamated Plot No. 5-6-7-8-9 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof on 25.05.2023, which is duly registered in the office of the Sub Registrar Nagpur-4 in Book No.1, at Serial No. 4703/2023 on 25.05.2023.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- i) Sale Deed Dated 21.09.1986 for Plot No. 5 & 6 executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Mr. Shrikrishna Pandurang Banhatti. Registered Serial No. 3227(P), Registered on 04.05.1988.
- ii) Correction Deed Dated 13.01.2011 for Plot No. 5 & 6 executed by Mamta Co-operative Housing Co-operative Housing Society Limited, Nagpur in favour of Shri. Shrikrishna Pandurang Banhatti, bearing Registered Sr. No. 301.
- iii) Regularization Letter for Plot No. 5 & 6 issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900U/L/10364 Dated 22/01/2011 in Case No. 20030531436 and Layout No. 1900/W/Son/337.
- iv) Non Agricultural (Residential) for Plot No. 5 & 6 issued by the Tahsildar, Nagpur vide its Order Dated 26/03/2012 passed in Revenue Case No. 4891/NAP-34/2011-12.
- v) Correction Letter to earlier Regularisation Letter issued by Nagpur Improvement Trust (West), Nagpur vide its Correction Letter No. E.E.(N)/7057 Dated 08.08.2022 for Plot No. 5 & 6.
- vi) Sale Deed Dated 21.09.1986 for Plot No. 7 & 8 executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Mr. Madhusudan Pandurang Banhatti. Registered Serial No. 3221(P), Registered on 04.05.1988.
- vii) Regularization Letter for Plot No. 7 & 8 issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900U/L/11451 Dated 22/01/2011 in Case No. 200305311714 and Layout No. 1900/W/Son/337.
- viii) Non Agricultural (Residential) for Plot No. 7 & 8 issued by the Tahsildar, Nagpur vide its Order Dated 26/03/2012 passed in Revenue Case No. 4892/NAP-34/2011-12.
- ix) Correction Deed Dated 13.01.2011 for Plot No. 7 & 8 executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Smt. Mangala Madhusudan Banhatti, Shri. Mandar Madhusudan Banhatti and Shri. Bhushan Madhusudan Banhatti, bearing Registered Sr. No. 300.
- x) Release Deed Dated 26.03.2022 for Plot No. 7 & 8 executed by Smt. Mangala Madhusudan Banhatti in favour of Shri. Mandar Madhusudan Banhatti and Shri. Bhushan Madhusudan Banhatti, Registered Sr. No. 3019.
- xi) Correction Letter to earlier Regularisation Letter issued by Nagpur Improvement Trust (West), Nagpur vide its Correction Letter No. E.E.(N)/7058 Dated 08/08/2022 for Plot No. 7 & 8

- xii) Sale Deed Dated 17.10.1988 for Plot No. 9 executed Mamta Co-operative Housing Society Limited, Nagpur in favour of Mr. Shrikrishna Pandurang Banhatti. Registered Serial No. 8509 (P), Registered on 27.10.1988
- xiii) Correction Deed Dated 29.08.2002 for Plot No. 9 executed by Mamta Co-operative Housing Society Limited, Nagpur in favour of Shri. Manojkumar S/o Rameshchandra Bhattacharya, bearing Registered Sr. No. 3532.
- xiv) Regularization Letter for Plot No. 9 issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900(U/L)/1809/1809 Dated 28/04/2008 in Case No. 20030305446 and Layout No. 1900/W/Son/337.
- xv) Non Agricultural (Residential) for Plot No. 9 issued by the Tahsildar, Nagpur vide its Order Dated 18/05/2022 passed in Revenue Case No. 2434/NAP-34/2021-22.
- xvi) Correction Letter to earlier Regularisation Letter issued by Nagpur Improvement Trust (West), Nagpur vide its Correction Letter No. E.E.(W)/97 Dated 14/09/2022.
- xvii) Agreement of Development Dated 21.11.2022 for Plot No. 5 & 6 and 7 & 8 executed by (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti and (2-b) Shri. Mandar Madhusudan Banhatti in favour of M/s. Dhuni Constructions Private Limited, acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar, bearing Registered Serial No. 10091/2022 on 21.11.2022.
- xviii) General Power of Attorney Dated 21.11.2022 for Plot No. 5 & 6 and 7 & 8 executed by (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti and (2-b) Shri. Mandar Madhusudan Banhatti in favour of M/s. Dhuni Constructions Private Limited, acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar, bearing Registered Serial No. 10092/2022 on 21.11.2022
- xix) Agreement of Development Dated 02.12.2022 for Plot No. 9 executed by (1) Smt. Shukta Manojkumar Bhattacharya, (2) Ku. Doyel Manojkumar Bhattacharya and (3) Ku. Payel Manojkumar Bhattacharya in favourof M/s. Dhuni Constructions Private Limited acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar, bearing Registered Serial No. 10467/2022 on 02.12.2022.
- xx) General Power of Attorney Dated 02.12.2022 for Plot No. 9 executed by (1) Smt. Shukta Manojkumar Bhattacharya, (2) Ku. Doyel Manojkumar Bhattacharya and (3) Ku. Payel Manojkumar Bhattacharya in favourof M/s. Dhuni Constructions Private Limited acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshrao Tarekar, bearing Registered Serial No. 10469/2022 on 02.12.2022.
- xxi) Amalgamation Letter Dated 28.09.2022 issued by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur in favour of (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya. As per the said Amalgamation Letter Dated 28.09.2022, the Plot Numbers mentioned as Plot No. 5-6-7-8-9 containing by admeasurements 764.331 Sq. Mtrs.

- xxii) BUILDING PERMIT AND SANCTIONED BUILDING MAP Dated 17.05.2023 issued by Assistant Director Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. 415655542/Tracking No. 2022092870/21.
- xxiii) Deed of Declaration Dated 25.05.2023, bearing Registered Serial No. 4703/2023.

THAT all the aforesaid documents produced before by (1) Mr. Shrikrishna Pandurang Banhatti, (2-a) Shri. Bhushan Madhusudan Banhatti, (2-b) Shri. Mandar Madhusudan Banhatti, (3-a) Smt. Shukta Manojkumar Bhattacharya, (3-b) Ku. Doyel Manojkumar Bhattacharya, (3-c) Ku. Payel Manojkumar Bhattacharya acting through his duly Constituted Attorney M/s. Dhuni Constructions Private Limited acting through its Directors (1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Suresh Rao Tarekar, the Owner/Developer to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 154 of Mouza - Sonegaon in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022)

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

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 23.07.2023


Ashwin Patil
Advocate
ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15