



SARANG KALE

ADVOCATE

DE/10, Yojraj-3, Plot No.101, Near Shivaji Nagar Park,
Shivaji Nagar, Nagpur-440010 | 8055547858 | sarangmkale@gmail.com.

FORMAT- A
(Circular No. 28/2021)

To,
MahaRERA
6&7th Floor, Housefin Bhawan,
Plot no. C-21, E-Block,
Bandra Kurla Complex,
Bandra , Mumbai-440051,

MahaRERA
Administrative Building No.1,
Civil Lines, Nagpur-440001.

LEGAL TITLE REPORT

Sub: **TITLE CLEARANCE CERTIFICATE** with respect to the ALL THAT Piece and Parcel of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, bearing Municipal Corporation house No. 348, 348/B & 348/1, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022, Hereinafter referred as the said "Southern Portion of the Plot No. S-3"

I have investigated the title of the said plot on the request of the M/s Ojaswita Construction a Partnership Firm having its office at Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, Prabhu Nagar, Nagpur-440015 acting through its Partner, Shri. Sushil Suresh Shirke, for the Title Verification & Search Report and following documents are as follows:-

Cont...2...



1) DESCRIPTION OF THE PROPERTY.

ALL THAT Piece and Parcel of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, bearing Municipal Corporation house No. 348, 348/B & 348/1, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022, and the above said Land is bounded as under :

ON THE EAST	-	Plot No. 2 in Block "S"
ON THE WEST	-	Plot No. 4 in Block "S"
ON THE NORTH	-	Portion belonging to Shri. Nikhil P. Mundle.
ON THE SOUTH	-	Road.

The Documents of Ownership of the Property.

- Photocopy of Sale deed dt. 19-04-1971 which is duly registered bearing registration serial no. 1848 dt. 21-04-1971 in the office of Joint Sub-Registrar, Nagpur-I
- Photocopy of Partition on 22-10-1981 which is duly registered bearing registration serial no. 5208 dt. 22-10-1981 in the office of Joint Sub-Registrar, Nagpur-III
- Photocopy of Relinquishment deed dt. 05-05-2014 which is duly registered bearing registration serial no. 1480 dt. 05-05-2014 of the office of Sub Registrar, Nagpur-5
- Photocopy of sale deed dt. 7-11-2022 which is duly registered bearing registration serial no. 9427 dt. 07-11-2022 of the Office of the Sub-Registrar, Nagpur-1
- Photocopy of per sale deed dt. 7-11-2022 which is duly registered bearing registration serial No. 9428 dt. 7-11-2022 of the office of Sub Registrar, Nagpur-1
- Photocopy of Agreement of Development dt. 23-1-2023 which is duly registered bearing registration serial no. 1132 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1.
- Photocopy of General Power of Attorney dt. 23-1-2023 which is duly registered bearing registration serial no. 1133 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1
- Photocopy of Agreement of Development dt. 23-1-2023 which is duly registered bearing registration serial no. 1135 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1.
- Photocopy of General Power of Attorney dt. 23-1-2023 which is duly registered bearing registration serial no. 1136 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1.
- Photocopy of Building plan bearing building permit no. NMO/RB/2023/APL/00113 dt. 11-08-2023 from the Nagpur Municipal Corporation, Nagpur ; AND
- Photocopy of Latest Tax Receipts.
- Photocopy of Latest Property card.
- Search report for 13 years from 2010 to 2023.

Cont...3...



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 the owners is clear, marketable and without any encumbrances as per available search from the online portal.

JOINT OWNERS OF THE LAND :

Description of the Property	Name of Joint Owners
ALL THAT Piece and Parcel of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, bearing Municipal Corporation house No. 348, 348/B & 348/1, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022	Shri. Satish Balkrishna Mundle
	Shri. Deepak Balkrishna Mundle
	Mrs. Seema W/o Mukesh Manjrekar
	M/s Ojaswita Construction a Partnership Firm acting through its authorized Partner, Shri. Sushil Suresh Shirke.

3. The report reflecting the flow of the title of the said joints owners 1) Shri. Satish Balkrishna Mundle 2) Shri. Deepak Balkrishna Mundle , 3) Mrs. Seema W/o Mukesh Manjrekar and 4) M/s Ojaswita Construction a Partnership Firm acting through its Partner, Shri. Sushil Suresh Shirke on the said land is enclosed herewith as Annexure.

Qualifying Comments/Remarks If any :-

THAT, I have taken search by inspecting the Index registrar for the Period of 13 Years ie. 2010 to 2023 in the office of Registrar & Sub Registrar, Nagpur. I have also perused document place before me.

THAT, I have verified all relevant Index Entries from the book and record kept and maintained in the Registrar & Sub Registrar, Nagpur by depositing Rs. 350/- vide receipt No. 1113049799 dt. 26-08-2023.

Cont...4...

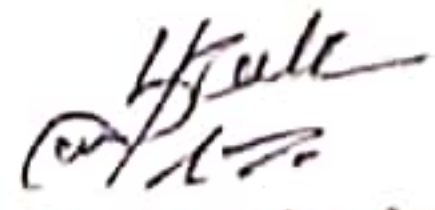


In accordance with the available search from the online portal the Title of joint owners 1) Shri. Satish Balkrishna Mundle 2) Shri. Deepak Balkrishna Mundle , 3) Mrs. Seema W/o Mukesh Manjrekar and 4) M/s Ojaswita Construction a Partnership Firm acting through its Partner, Shri. Sushil Suresh Shirke on the said land is good, valid, marketable, clear and salable.

ENCL: Annexure

Date ; 26-08-2023




SARANG KALE
ADVOCATE
Reg.No.MAH/6059/2013
DE/10, Yogiraj-3, Plot No.101,
Near Shivaji Nagar Park, Shivaji Nagar,
Mumbai-400010 (M) : 8055647888



SARANG KALE

ADVOCATE

DE(10, Yogiraj)-3, Plot No.101, Near Shivaji Nagar Park,
Shivaji Nagar, Nagpur-440010 | 8055547858 | sarangmkale@gmail.com

FORMAT- A

(Circular No. 28/2021)

1. FLOW OF THE TITLE OF THE SAID LAND:-

1) Property Card issued as on date of application for registration –

That, the name joints owners 1) Shri. Satish Balkrishna Mundle 2) Shri. Deepak Balkrishna Mundle , 3) Mrs. Seema W/o Mukesh Manjrekar and 4) M/s Ojaswita Construction a Partnership Firm acting through its authorized Partner, Shri. Sushil Suresh Shirke is recorded in the property card in respect of property comprising of ALL THAT Piece and Parcel of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, bearing Municipal Corporation house No. 348,348/B, & 348/1, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022.

2) Mutation Entry Nos.

Sr No.	Name of Joint Owners	Mutation /Ferfar Entry No. and Date
1)	Shri. Satish Balkrishna Mundle	14494
2)	Shri. Deepak Balkrishna Mundle	Dt. 27-01-2016
3)	Mrs. Seema W/o Mukesh Manjrekar	20014
		Dt. 04-02-2022
4)	M/s Ojaswita Construction a Partnership Firm acting through its Partner, Shri. Sushil Suresh Shirke.	21633
		Dt. 25-01-2023

Cont...5...



- 3) Search report for 13 years from 2010 to 2023 taken from the Sub Registrar Office at Nagpur.

BRIEF DESCRIPTION OF THE PROPERTY:

- I. THAT, 1) Shri. Satish Balkrishna Mundle 2) Shri. Deepak Balkrishna Mundle 3) Mrs. Seema W/o Mukesh Manjrekar and 4) M/s Ojaswita Construction a Partnership Firm acting through its Partner, Shri. Sushil Suresh Shirke, are absolute joint owners & in possession of the ALL THAT Piece and Parcel of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, owned under Malik Makbuja Ownership rights being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI, bearing City Survey No. 173 of Sheet No. 34 mouza Ajni, bearing Municipal Corporation house No. 348,348/B & 348/1, Ward No.75, alongwith all the rights appurtenant and belonging thereto, and also alongwith all fixtures, electric & water meter etc. as well as all the rights of easementary or otherwise attached to the plot, situated near Aath Rasta Chowk in Rani Laxmi Nagar, Nagpur, Tahasil and District- Nagpur-440022 hereinafter called as "THE SAID PLOT/PROPERTY/PROJECT LAND"; AND
- II. THAT, originally the layout land of Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 in P.S.K. 9 of Mouza AJNI was owned by The Scientific Co-operative Housing Society Limited, Nagpur who carved a residential layout on it for its members duly sanctioned from Nagpur Improvement Trust, Nagpur. AND;
- III. THAT, 1) Shri. Balkrishna S/o Ramchandra Mundle, 2) Shri. Sudhakar S/o Ramchandra Mundle, 3) Shri. Shridhar S/o Ramchandra Mundle, 4) Shri. Prakash S/o Ramchandra Mundle, 5) Shri. Vidyadhar S/o Ramchandra Mundle being jointly the members of the said society had acquired the said Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur as per Sale deed dt. 19-04-1971 which is duly registered bearing registration serial no. 1848 dt. 21-04-1971 in the office of Joint Sub-Registrar, Nagpur-I. and the then owners had constructed the building totally admeasuring about 1431.68 Sft. standing thereon hereinafter called as said Total Property. AND;
- IV. THAT, 1) Shri. Balkrishna S/o Ramchandra Mundle, 2) Shri. Sudhakar S/o Ramchandra Mundle, 3) Shri. Shridhar S/o Ramchandra Mundle, 4) Shri. Prakash S/o Ramchandra Mundle, 5) Shri. Vidyadhar S/o Ramchandra Mundle decided to do the Partiton of the above said Total Property for more convenience, exclusive possession & better use, Occupation & enjoyment of the divided portions, and hence executed a Partiton deed for the above said total property amongst themselves on 22-10-1981 which is duly registered bearing registration serial no. 5208 dt. 22-10-1981 in the office of Joint Sub-Registrar, Nagpur-III. AND;

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As per the said Partition Deed :

- i) **The Southern Portion** of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the existing ground floor building admeasuring 133.007 Sqm. (1431.68 Sft.) on Ground Floor standing thereon is jointly owned by 1) Shri. Prakash S/o Ramchandra Mundle, 2) Shri. Balkrishna S/o Ramchandra Mundle 3) Shri. Sudhakar S/o Ramchandra Mundle, and
- ii) **The Northern Portion (Vacant Land)** of the Plot No. S-3 admeasuring about 466.36 Sqm. (5020 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" is owned jointly by 1) Shri. Shridhar S/o Ramchandra Mundle and 2) Shri. Vidyadhar S/o Ramchandra Mundle. AND;

Hence, as per the terms of the Partition Deed & subsequent construction made by the owners each of the above owners own the detailed portion of the Total Property & occupation of the Property which is mentioned as under :

Sr. No.	Name of The Owner	Portion of the property as per Partition Deed in favour of the owner.
1.	Shri. Prakash S/o Ramchandra Mundle	1/3 rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the exclusive occupation of the existing building admeasuring 93.036 Sqm. (1001.44Sft.) on Ground & First Floor standing thereon.
2.	Shri. Balkrishna S/o Ramchandra Mundle	1/3 rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the exclusive occupation of the existing building admeasuring 91.057 Sqm. (980.14 Sft.) on Ground & First Floor standing thereon.
3.	Shri. Sudhakar S/o Ramchandra Mundle	1/3 rd undivided share in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S" alongwith the exclusive occupation of the existing building admeasuring 81.920 Sqm. (881.78 Sft.) on Ground & First Floor standing thereon.
4.	1) Shri. Shridhar S/o Ramchandra Mundle and 2) Shri. Vidyadhar S/o Ramchandra Mundle	Northern Portion (Vacant Land) of the Plot No. S-3 admeasuring about 466.36 Sqm. (5020 Sft.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) in the Block "S"

Cont...7..



- V. **THAT**, Shri. Balkrishna S/o Ramchandra Mundle left for heavenly abode on 20-11-2010 leaving behind him, his Two Sons & one Daughter being his legal heirs as his wife, Mrs. Nirmla W/o Balkrishna Mundle predeceased on 04-12-2000. Thus after the death of Shri. Balkrishna S/o Ramchandra Mundle, the above said Property belonging to Shri. Balkrishna S/o Ramchandra Mundle was devolved upon his legal heirs, 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle and 3) Smt. Shobha W/o Dattatray Khangan by way of intestate succession. Thus, 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle and 3) Smt. Shobha W/o Dattatray Khangan became joint owners in the above said property and each one of them own equal undivided share in the above said Property who is fully entitled to Sell/Transfer the same independently. AND;
- VI. **THAT**, Smt. Shobha W/o Dattatray Khangan out of love & affection had decided to released her share in the above said Property in favour of 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle, being her real brothers as per Relinquishment deed dt. 05-05-2014 which is duly registered bearing registration serial no. 1480 dt. 05-05-2014 of the office of Sub Registrar, Nagpur-5. Hence, after the said relinquishment, said property previously owned by Shri. Balkrishna S/o Ramchandra Mundle is now owned by 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle (The owner nos.1 a) and 1b) hereinabove named) who became absolute joint owners of the 1/3rd undivided share in above said property. AND;
- VII. **THAT**, Shri. Sudhakar S/o Ramchandra Mundle left for heavenly abode on 03-05-2021 and his wife Mrs. Kalpana W/o Sudhakar Mundle predeceased on 29-05-2005. Thus after the death of Shri. Sudhakar S/o Ramchandra Mundle the above said Property was acquired by his legal heirs 1) Mrs. Seema W/o Mukesh Manjrekar and 2) Shri. Mohan alias Ranjan S/o Sudhakar Mundle by way of intestate succession. Thus, 1) Mrs. Seema W/o Mukesh Manjrekar (The owner no.2 hereinabove named) and 2) Shri. Mohan alias Ranjan S/o Sudhakar Mundle became joint owners in the above said property and each one of them own 50% of 1/3 undivided share i.e 1/6th undivided share in the above said Plot/Property who is fully entitled to Sell/Transfer the same independently. AND;
- VIII. **THAT**, Shri. Mohan alias Ranjan S/o Sudhakar Mundle has sold his 50% of 1/3 undivided share i.e 1/6th undivided share in the above said Plot/Property to M/s Ojaswita Construction as per sale deed dt. 7-11-2022 which is duly registered bearing registration serial no. 9427 dt. 07-11-2022 of the Office of the Sub-Registrar, Nagpur-1. AND;
- IX. **THAT**, Shri. Prakash S/o Ramchandra Mundle has sold his 1/3rd undivided share (i.e. 117.057 Sqm. or 1260 Sft.) in the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) being a Part of the total Plot no. S-3 admeasuring about 8800 Sft. (817.54 Sqm.) to 1) Shri. Purushottam S/o Vishnupant Bapat and 2) Mrs. Sunanda W/o Purushottam Bapat as per as per Sale deed dt. 08-07-1988 bearing registration No.7282 dt. 08-07-1988 of the office of Sub-Registrar Nagpur-1. AND;

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- X. THAT, Shri. Purushottam S/o Vishnupant Bapat left for heavenly abode on 12-10-2009. Prior to his death, Shri. Purushottam S/o Vishnupant Bapat has made his will on 02-09-2007. As per the will, the share of Shri. Purushottam S/o Vishnupant Bapat got devolved upto his son Shri. Adityaram S/o Purushottam Bapat, AND;
- XI. THAT, in the likemanner, Mrs. Sunanda W/o Purushottam Bapat also left for heavenly abode on 29-05-2013. Prior to her death, Mrs. Sunanda W/o Purushottam Bapat has made her will on 02-09-2007. As per the will, the share of Mrs. Sunanda W/o Purushottam Bapat got devolved upto her son Shri. Adityaram S/o Purushottam Bapat. AND;
- XII. THAT, thus, after acquiring shares of 1) Shri. Purushottam S/o Vishnupant Bapat and 2) Mrs. Sunanda W/o Purushottam Bapat, Shri. Adityaram S/o Purushottam Bapat, now became absolute owner of the 1/3rd undivided share in the said plot/property and his name is duly mutated in the city survey records. AND;
- XIII. THAT, Shri. Adityaram S/o Purushottam Bapat, has sold his 1/3 undivided share in the above said Plot/Property to M/s Ojaswita Construction as per sale deed dt. 7-11-2022 which is duly registered bearing registration serial No. 9428 dt. 7-11-2022 of the office of Sub Registrar, Nagpur-1. AND;
- XIV. THAT, the Building on the above said plot being old, all the Owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) have found it expedient to demolish the existing building and to construct a New Building having all modern amenities and facilities in the Proposed Apartment Scheme and hence they have decided to take the help of a M/s Ojaswita Construction being a developer firm with a good repute and offer their share in the above said Total Property for re-development; AND
- XV. THAT, the M/s Ojaswita Construction, the Developer/Builder/Party no. 2 hereinabove have finalized the negotiations with the Owners for framing a development scheme for the said Plot wherein the Developer/Builder/Party no. 2 has separately approached each of the other co-owners of the Southern Portion of the Plot No. S-3 admeasuring about 3780 Sft. (351.173 Sqm.) who have also agreed to redevelop the above said Southern Portion of the Plot No. S-3 and would be at their own cost and responsibilities construct the building on the said plot according to the sanctioned plan. AND;
- XVI. THAT, the Owners later on decided to develop the Project Land into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein ; AND

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XVII. THAT, 1) Shri. Satish Balkrishna Mundle and 2) Shri. Deepak Balkrishna Mundle being desirous of developing the above said Project Land with the help of M/s Ojaswita Construction a Partnership Firm acting through its authorized Partner, Shri. Sushil Suresh Shirke, being the Developer have finalized the negotiations and entered into an Agreement of Development with the Developer/Promoter/Confirming Party on 23-1-2023 which is duly registered bearing registration serial no. 1132 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1. for framing a development scheme for the said Plot wherein the Developer/Promoter/Confirming Party would be at their own cost and responsibilities construct the building on the said plot according to the sanctioned plan on payment of requisite Stamp Duty and Registration Fees payable thereon (hereinafter referred to as "the Development Agreement"). That, 1) Shri. Satish Balkrishna Mundle and 2) Shri. Deepak Balkrishna Mundle being one of the joint owners have further allowed the Developer/Promoter/Confirming Party to enter into Agreement of Sale for the apartments chosen by the prospective Purchasers alongwith the undivided share in the plot of land. AND;

XVIII. THAT, for implementing the aforesaid proposed scheme, 1) Shri. Satish Balkrishna Mundle and 2) Shri. Deepak Balkrishna Mundle have executed a General Power of Attorney for development of the said property and sale of various Units in the said project, in favour of Shri. Sushil Suresh Shirke, the Partner of Developer/ Promoter / Confirming Party on 23-1-2023 which is duly registered bearing registration serial no. 1133 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1; AND

XIX. THAT, Mrs. Seema W/o Mukesh Manjrekar being desirous of developing the above said Project Land with the help of M/s Ojaswita Construction a Partnership Firm acting through its Partner, Shri. Sushil Suresh Shirke, the Developer / Promoter / Confirming Party hereinabove, have finalized the negotiations and entered into an Agreement of Development with the Developer/Promoter/Confirming Party on 23-1-2023 which is duly registered bearing registration serial no. 1135 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1. for framing a development scheme for the said Plot wherein the Developer/Promoter/Confirming Party would be at their own cost and responsibilities construct the building on the said plot according to the sanctioned plan on payment of requisite Stamp Duty and Registration Fees payable thereon. Mrs. Seema W/o Mukesh Manjrekar being one of the joint owners have further allowed the Developer/Promoter/Confirming Party to enter into Agreement of Sale for the apartments chosen by the prospective Purchasers alongwith the undivided share in the plot of land. AND;

Cont... 10..



XX. THAT, for implementing the aforesaid proposed scheme, the Mrs. Seema W/o Mukesh Manjrekar has executed a General Power of Attorney for development of the said property and sale of various Units in the said project, in favour of Shri. Sushil Suresh Shirke, the authorized Partner of the Developer / Promoter / Confirming Party on 23-1-2023 which is duly registered bearing registration serial no. 1136 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1. ; AND

XXI. THAT, Owners, being desirous of developing the above said Plot of Land have floated an apartment scheme on it as per the sanctioned plan bearing building permit no. NMO/RB/2023/APL/00113 dt. 11-08-2023 from the Nagpur Municipal Corporation, Nagpur ; AND

2. I have perused the following documents placed before me :-

- Photocopy of Sale deed dt. 19-04-1971 which is duly registered bearing registration serial no. 1848 dt. 21-04-1971 in the office of Joint Sub-Registrar, Nagpur-I owned by The Scientific Co-operative Housing Society Limited, Nagpur and sold in favour of 1) Shri. Balkrishna S/o Ramchandra Mundle, 2) Shri. Sudhakar S/o Ramchandra Mundle, 3) Shri. Shridhar S/o Ramchandra Mundle, 4) Shri. Prakash S/o Ramchandra Mundle, 5) Shri. Vidyadhar S/o Ramchandra Mundle
- Photocopy of Partition on 22-10-1981 which is duly registered bearing registration serial no. 5208 dt. 22-10-1981 in the office of Joint Sub-Registrar, Nagpur-III
- Photocopy of Death Certificate of Balkrishna S/o Ramchandra Mundle dt. 20-11-2010.
- Photocopy of Death Certificate of Mrs. Nirmala W/o Balkrishna Mundle dt. 04-12-2000.
- Photocopy of Relinquishment Deed by Smt. Shobha W/o Dattatray Khangan in Favour of 1) Shri. Satish S/o Balkrishna Mundle , 2) Shri. Deepak S/o Balkrishna Mundle
- Photocopy of Death Certificate of Shri. Sudhakar S/o Ramchandra Mundle dt. 20-11-2010.
- Photocopy of Death Certificate of Mrs. Kalpana W/o Sudhakar Mundle dt. 29-05-2005
- Photocopy of sale deed dt. 7-11-2022 which is duly registered bearing registration serial no. 9427 dt. 07-11-2022 of the Office of the Sub-Registrar, Nagpur-1 by Shri. Mohan alias Ranjan S/o Sudhakar Mundle in favour of M/s Ojaswita Construction.
- Photocopy of per sale deed dt. 7-11-2022 which is duly registered bearing registration serial No. 9428 dt. 7-11-2022 of the office of Sub Registrar, Nagpur-1 by Shri. Adityaram S/o Purushottam Bapat in favour of M/s Ojaswita Construction.
- Photocopy of Agreement of Development between 1) Shri. Satish Balkrishna Mundle and 2) Shri. Deepak Balkrishna Mundle and M/s Ojaswita Construction on 23-1-2023 which is duly registered bearing registration serial no. 1132 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1.
- Photocopy of General Power of Attorney by 1) Shri. Satish Balkrishna Mundle and 2) Shri. Deepak Balkrishna Mundle in favour of Shri. Sushil Suresh Shirke on 23-1-2023 which is duly registered bearing registration serial no. 1133 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1

Cont...11...



- Photocopy of Agreement of Development between Mrs. Seema W/o Mukesh Manjrekar and M/s Ojaswita Construction dt. 23-1-2023 which is duly registered bearing registration serial no. 1135 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1.
 - Photocopy of General Power of Attorney by Mrs. Seema W/o Mukesh Manjrekar in favour of Shri. Sushil Suresh Shirke on 23-1-2023 which is duly registered bearing registration serial no. 1136 dt. 24-1-2023 of the Office of the Sub-Registrar, Nagpur-1.
 - Photocopy of sanctioned plan bearing building permit no. NMO/RB/2023/APL/00113 dt. 11-08-2023 from the Nagpur Municipal Corporation, Nagpur, AND
 - Photocopy of Tax Receipts
 - Photocopy of Latest Property card.
3. THAT, all the aforesaid documents produced before by M/s Ojaswita Construction to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the 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.
4. THAT, we have taken online search in respect of the aforesaid property from the web portal www.lgrmaharashtra.gov.in by giving inputs of City Survey No. 173 of Mouza Ajni, Tahsil & District Nagpur for the period of 13 (Thirteen) years (i.e from 2010 to 2023 and by depositing necessary Search Fees online with department of Registration vide Receipt no. 1113049799 dt 26-08-2023. The receipt of the same are enclosed herewith.
5. THAT, during our online search I did not come across any adverse entry recorded to the aforesaid property.
6. Any other relevant Title :- N.A
7. Litigations if any: N.A

Place – Nagpur

Date : - 26-08-2023



S. Kale
SARANG KALE
ADVOCATE
Reg. No. MAH/8859/2013
DE/10, Yogiraj-3, Plot No. 101,
Near Shivaji Nagar Park, Shivaji Nagar,
Nagpur-440010 (M) : 8055547858

MH007171571202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Aug 2023	Receipt	Receipt no.: 1113049799
	Name of the Applicant :	sarang milan kale
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 173
	Period of search :	From :2010 To :2023
	Received Fee :	350
The above mentioned Search fee has been credited to government vide GRN no :MH007171571202324E		
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/frmSearchChallanWithoutReg.php'.		

