

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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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 Buidling 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 Plot No. 7/1 in Block T (T-7/1) out of the sanctioned layout of The Scientific Co-Operative Housing Society Limited, Nagpur, containing by admeasurement 8000 Sq. Ft. (OR 743.20 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "SHREYAS INSIGNIA", bearing Corporation House Nos. 385/1, 385/2, 385/3, 385/4, 385/5, 385/6, 385/7, 385/8, 385/9, 385/10, 385/11 and 385/12, City Survey No. 140 and Sheet No. 83/14 of Mouza – AJNI, situate at Scientific Society, Laxminagar, 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) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, acting through their Constituted Attorney M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri.


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Sanjay Laxmanrao Narad, the Developer (Name of owner/ promoter/ developer/company) and following documents

(1) **Description of the property:**

ALL THAT Piece and Parcel of land bearing Plot No. 7/1 in Block T (T-7/1) out of the sanctioned layout of The Scientific Co-Operative Housing Society Limited, Nagpur, containing by admeasurement 8000 Sq. Ft. (OR 743.20 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and styled as "**SHREYAS INSIGNIA**", bearing Corporation House Nos. 385/1, 385/2, 385/3, 385/4, 385/5, 385/6, 385/7, 385/8, 385/9, 385/10, 385/11 and 385/12, City Survey No. 140 and Sheet No. 83/14 of Mouza - AJNI, situate at Scientific Society, Laxminagar, 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. 8 IN BLOCK T; ON THE WEST - PLOT NO. 270/1; ON THE NORTH - 40'0" WIDE ROAD & ON THE SOUTH - CONSERVANCY LANE AND PLOT NO. 270/3.

(2) The Document of Sale Deeds of All Apartments Owners.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation / Ferfar Entry Nos. 8360; 17866; 1620; 14110; 17481; 8948; 5929; 5943; 7834; 12332; 12626 and 18000 dated 14-09-2009; 16-02-2019; 28-03-2002; 30-09-2015; 17-09-2018; 05-09-2009; 17-10-2007; 24-10-2007; 05-01-2009; 23-01-2014; 15-04-2014 and 15-04-2019 respectively.

(4) Search report for 30 years from 1994 to 2024

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 Plot No. 7/1 in Block T (T-7/1) out of the sanctioned layout of The Scientific Co-Operative Housing Society Limited, Nagpur, containing by admeasurement 8000 Sq. Ft. (OR 743.20 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be constructed thereon and to be known and

(1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatat Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri.


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styled as "SHREYAS INSIGNIA", bearing Corporation House Nos 385/1, 385/2, 385/3, 385/4, 385/5, 385/6, 385/7, 385/8, 385/9, 385/10, 385/11 and 385/12, City Survey No. 140 and Sheet No. 83/14 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR	Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo
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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) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhtai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, acting through their Constituted Attorney M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad, the Developer on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhtai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, acting through their Constituted Attorney M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 10.02.2024


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

1) Property Card of City Survey No. 140 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatat Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo recorded in the property Card City Survey No. 140 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land bearing Plot No. 7/1 in Block T (T-7/1) out of the sanctioned layout of The Scientific Co-Operative Housing Society Limited, Nagpur, containing by admeasurement 8000 Sq. Ft. (OR 743.20 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, bearing Corporation House Nos. 385/1, 385/2, 385/3, 385/4, 385/5, 385/6, 385/7, 385/8, 385/9, 385/10, 385/11 and 385/12, City Survey No. 140 and Sheet No. 83/14 of Mouza – AJNI, situate at Scientific Society, Laxminagar, 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. 140 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 8360; 17866; 1620; 14110; 17481; 8948; 5929; 5943; 7834; 12332; 12626 and 18000 dated 14-09-2009; 16-02-2019; 28-03-2002; 30-09-2015; 17-09-2018; 05-09-2009; 17-10-2007; 24-10-2007; 05-01-2009; 23-01-2014; 15-04-2014 and 15-04-2019 respectively the name of (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatat Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo are recorded as owners of the said land.

3) Search report for 30 years from 1994 to 2024 taken from Sub Registrar Office at Nagpur.


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THAT ALL THAT Piece and Parcel of land bearing Plot No. 7 in Block "U" out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8000 Sq. Ft. (OR 743.20 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 140 and Sheet No. 83/14 of Mouza - AJNI, situate at Scientific Society, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Narayanrao S/o Krishnajeel Kularkar having purchased the same by him from The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Co-operative Societies Act, II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a duly Registered Sale Deed Dated 27-3-1939.

THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue case No. 104/A-2/1966-67.

THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 22-2-1952 made between the said Society and the Nagpur Improvement Trust.

THAT the said Shri. Narayanrao S/o Krishnajeel Kularkar lateron transferred the said Plot No. 7 in Block 'U' by way of Sale to Shri. Shripad S/o Gopal Mujumdar by a duly Registered Sale Deed Dated 17-10-1942.

THAT consequent upon the death of Shri. Shripad S/o Gopal Mujumdar the aforesaid entire property devolved upon his 2 sons namely Shri. Gopal and Shri. Krishna, by way of intestate succession. The said Shri. Gopal S/o Late Shri. Shripad Mujumdar and Shri. Krishna S/o Late Shri. Shripad Mujumdar lateron jointly effected a Partition of the said property in between them on 20-7-1966 and thereby the said Plot No. U-7 was allotted to the exclusive share of Shri. Gopal S/o Late Shri. Shripad Mujumdar absolutely forever with heritable and transferable rights therein.

THAT the said Shri. Gopal S/o Late Shri. Shripad Mujumdar further transferred the said Plot No. 7 in Block 'U' by way of Sale to Shri. Moreshwar S/o Gangadharrao Kayande and Shri. Malhar S/o Bhikaji Gore jointly by a Sale Deed Dated 29-7-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2345 on even date.


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THAT the said Plot No. 7 in Block 'U' came to be included in the layout belonging to the Nagpur Improvement Trust and consequentially therefore it encroached upon the same, the matter remained under dispute for many years and ultimately though the Nagpur Improvement Trust accepted the facts of encroachment, yet it had no other plot of the same size and dimensions which would be given in exchange to the said Shri. Moreshwar S/o Gangadharrao Kayande and Shri. Malhar S/o Bhikaji Gore directly. Hence under its consent (i.e. consent of Nagpur Improvement Trust) and letter of Authority Dated 23-10-1971, the said Society took up the matter of the said Shri. Moreshwar S/o Gangadharrao Kayande and Shri. Malhar S/o Bhikaji Gore with the Nagpur Improvement Trust and ultimately the area of the said Plot No. 7 in Block U so came to have been included in the total extent of land encroached upon by it. The Nagpur Improvement Trust had agreed to give other lands in exchange thereof.

THAT by a Deed of Exchange Dated 6-6-1980 which is Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3348 on 4-7-1980 made between the The Scientific Co-operative Housing Society Limited, Nagpur and the Nagpur Improvement Trust, a Piece of land containing by admeasurement 44150 Sq. Ft. in shape of Pieces of lands having different sizes and areas which when jointed with the irregular pieces of land belonging to the Society would formed regular plots was given by the Nagpur Improvement Trust to the said Society in exchange of the equivalent extent of land already encroached upon by the Nagpur Improvement Trust and subsequently sanctioned a plan showing regular Plots parceled out therefrom.

THAT in accordance with such sanctioned Plan a Piece of land bearing Plot No. T-7/1 having similar size and dimension had been newly carved out and the same was allotted by the said Society to the said Shri. Moreshwar S/o Gangadharrao Kayande and Shri. Malhar S/o Bhikaji Gore vide its Resolution No. 8 passed in its Managing Committee's meeting held on 21-9-1980 as the original Plot No. 7 in Block U was nonexistent in the Society's layout having since been encroached upon by the Nagpur Improvement Trust.

THAT the said Shri. Malhar S/o Bhikaji Gore lateron relinquished all his right, title and interest in respect of the said Plot No. T-7/1 in favour of Shri. Moreshwar S/o Gangadharrao Kayande by a Deed of Release Dated 25-1-1982, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 403 on even date.

THAT the said Shri. Moreshwar S/o Gangadharrao Kayande lateron transferred the said Plot No. T-7/1 by way of Gift to his wife Mrs. Sharika W/o Moreshwar Kayande by a duly Registered Gift Deed Dated 24-1-1985.


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THAT the said Mrs. Sharika W/o Moreshwar Kayande lateron decided to develop the said Plot No. 7/1 in Block T (T-7/1) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly she had entrusted the entire work of Development of the said property to M/s. Shreyas Constructions, A Partnership Firm having its Office at 10/11, Panchsheel Talkies, Wardha Road, Nagpur upon the several terms and conditions.

THAT by the same Agreement she had also 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 No. T-7/1 in favour of each such individual buyer as may be nominated by M/s. Shreyas Constructions.

THAT in pursuance of the said Agreement the said M/s. Shreyas Constructions 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 "SHREYAS 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/10007/13926 Dated 11-2-1982. The said Plan is lateron Revised and it bears Revised Building Permit No. CS/10428/13926 Dated 15-9-1982.

THAT the aforesaid entire property 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 Sub-Registrar, Nagpur-III in Book No.1 at Sr. No. 505 on 1-2-1984.

THAT the said Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions lateron transferred the Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) by way of Sale to Shri. Prabhakar S/o Narherrao Apsingekar by a Sale Deed Dated 25-1-1985, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 204(P) on even date. The said Shri. Prabhakar S/o Narherrao Apsingekar having paid, provided and contributed the entire agreed cost of construction of Apartment No. 1 covering a Built-up area of 62.732 Sq. Mtrs. on Ground Floor of "Shreyas Apartments" to M/s. Shreyas Constructions he has become the Owner of the said Apartment.

THAT consequent upon the death of Shri. Prabhakar S/o Narherrao Apsingekar the said Apartment No. 1 devolved upon his widow Smt. Jaishree, by way of intestate succession, being the only legal heir of the deceased.


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THAT during her life time the said Smt. Jaishree Wd/o Late Shri. Prabhakar Apsingekar executed her LAST WILL AND TESTAMENT on 3-8-2000 and thereby she had bequeathed the said Apartment No. 1 to Shri. Pramod alias Jaytirtha S/o Goverdhan Sangam absolutely forever with heritable and transferable rights therein.

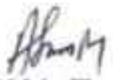
THAT the said Smt. Jaishree Wd/o Late Shri. Prabhakar Apsingekar left for heavenly abode on 6-3-2002 and consequent upon her death/demise the said Apartment No. 1 devolved upon Shri. Pramod alias Jaytirtha S/o Goverdhan Sangam in terms of her Last Will Dated 3-8-2000.

THAT the said Shri. Pramod alias Jaytirtha S/o Goverdhan Sangam lateron transferred the said Apartment No. 1 by way of Sale to Mrs. Kalpana W/o Dadarao Mohod, the Owner No. 1 hereinabovenamed by a Sale Deed Dated 3-3-2009, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1074 on even date.

THAT in the like manner the said Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions lateron transferred the Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) by way of Sale to Shri. Arun S/o Wasudeo Sapre by a Sale Deed Dated 25-1-1985, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 205 on even date. The said Shri. Arun S/o Wasudeo Sapre having paid, provided and contributed the entire agreed cost of construction of Apartment No. 2 covering a Built-up area of 62.709 Sq. Mtrs. on Ground Floor of "Shreyas Apartments" to M/s. Shreyas Constructions he has become the Owner of the said Apartment.

THAT the said Shri. Arun S/o Wasudeo Sapre left for heavenly abode on 9-1-2016 and consequent upon his death/demise the said Apartment No. 2 devolved upon his widow Smt. Chhaya, only son Shri. Ambarish and 2 daughters namely Mrs. Archana W/o Dhananjay Ghonasgi and Dr. (Mrs.) Vaishali W/o Dhananjay Kotathane, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Smt. Chhaya Wd/o Late Shri. Arun Sapre, Mrs. Archana W/o Dhananjay Ghonasgi and Dr. (Mrs.) Vaishali W/o Dhananjay Kotathane lateron relinquished all their respective rights, title and interest in respect of the said Apartment No. 2 in favour of her son/their brother Shri. Ambarish S/o Late Shri. Arun Sapre, the Owner No. 2 hereinabovenamed, by a Deed of Release Dated 23-5-2018, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2728 on even date.


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THAT the said Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions lateron transferred the Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) by way of Sale to Smt. Snehalata Wd/o Late Shri. Ramkrishna Mahadeokar and Shri. Sharad S/o Kashinath Mahadeokar jointly by a Sale Deed Dated 25-1-1985, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 at Sr. No. 206 on even date. The said Smt. Snehalata Wd/o Late Shri. Ramkrishna Mahadeokar and Shri. Sharad S/o Kashinath Mahadeokar having paid, provided and contributed the entire agreed cost of construction of Apartment No. 3 covering a Built-up area of 62.709 Sq. Mtrs. on Ground Floor of "Shreyas Apartments" to M/s. Shreyas Constructions they have become the Joint/Co-Owners of the said Apartment.

THAT the said Smt. Snehalata Wd/o Late Shri. Ramkrishna Mahadeokar and Shri. Sharad S/o Kashinath Mahadeokar lateron in their turn jointly transferred the said Apartment No. 3 by way of Sale to Shri. Prabhakar S/o Atmaram Mooley by a Sale Deed Dated 25-9-1985, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 782 on Pages 49 to 53 at Sr. No. 3659(P) on even date. The said Sale Deed is duly signed by Shri. Moreshwar S/o Gangadhar Kayande as Confirming Party.

THAT the said Shri. Prabhakar S/o Atmaram Mooley further transferred the said Apartment No. 3 by way of Sale to Shri. Pratap S/o Krishnarao Pradhan and Miss. Tara D/o Krishnarao Pradhan jointly by a Sale Deed Dated 23-8-1989, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 1446 on Pages 23 to 33 at Sr. No. 11044(P) on 13-9-1989.

THAT the said Shri. Pratap S/o Krishnarao Pradhan left for heavenly abode on 31-5-1994 and consequent upon his death/demise his Undivided 50% share and interest in the said Apartment No. 3 devolved upon his son Shri. Arun by way of succession.

THAT during her life time the said Miss. Tara D/o Late Shri. Krishnarao Pradhan executed her Last Will and Testament on 5-10-1995 and thereby she had bequeathed her Undivided 50% share and interest in the said Apartment No. 3 to her Nephew Shri. Arun S/o Late Shri. Pratap Pradhan absolutely forever with heritable and transferable rights therein.

THAT the said Miss. Tara D/o Late Shri. Krishnarao Pradhan left for heavenly abode on 12-8-1997 and consequent upon her death/demise her Undivided 50% share and interest in the said Apartment No. 3 devolved upon her Nephew Shri. Arun S/o Late Shri. Pratap Pradhan in terns of her Last Will Dated 5-10-1995.


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THAT the said Shri. Arun S/o Late Shri. Pratap Pradhan lateron in his turn transferred the said Apartment No. 3 by way of Sale to Shri. Satish S/o Ambadas Joshi and Mrs. Savita W/o Satish Joshi, the Owner Nos. (3a) and (3b) hereinabovenamed jointly by a Sale Deed Dated 23-1-1998, which is duly Registered in the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2012 on Pages 79 to 85 at Sr. No. 618(P) on even date.

THAT in the like manner the said Mrs. Sharika W/o Moreswar Kayande alongwith M/s. Shreyas Constructions lateron transferred the Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) by way of Sale to Shri. Ganesh Pandurang Mukadam, by a Sale Deed Dated 25-1-1985, which is duly Registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 207(P) on even date. The said Ganesh Pandurang Mukdaam having paid, provided and contributed the entire agreed cost of construction of Apartment No. 4 covering a Built-up area of 62.709 Sq. Mtrs. on Ground Floor of "Shreyas Apartments" to M/s. Shreyas Construction, she has become the Owner of the said Apartment.

THAT the aforesaid Shri. Ganesh Pandurang Mukadam lateron transferred the said Apartment No. 4 by way of Sale to Dr. (Mrs.) Venu K. Fulkar (after marriage known and recognized as Dr. (Mrs.) Venu W/o Anant Bhanddakar), by a Sale Deed Dated 27-4-1989, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1335 on Pages 53 to 62 at Sr. No. 6090 (P) on even date.

THAT the said Dr. (Mrs.) Venu K. Fulkar lateron Gifted the said Apartment No. 4 on Ground Floor to Mrs. Rekha W/o Sharad Mahore, the Owner No. 4 abovenamed by a Gift Deed Dated 19-6-2015, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Addl. Book No. 1, at Sr. No. 2988 on even date.

THAT the aforesaid Mrs. Sharika W/o Moreswar Kayande alongwith Shri. Moreswar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. Suresh S/o Annasaheb Nandedkar by a Sale Deed Dated 29-1-1987, which is duly registered in the Office of the Sub Registrar, Nagpur at Sr. No. 645(P) on even date. The said Shri. Suresh Annasaheb Nandedkar having paid, provided and contributed the entire agreed cost of construction of Apartment No. 5 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on First Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. Suresh Annasaheb Nandedkar left for heavenly abode on 17-11-1995 and consequent upon his death/demise the aforesaid Apartment devolved upon his Widow


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Smt. Usha, two sons namely Shri. Shrinidhi and Shri. Rajesh and only daughter Mrs. Vrunda Sanjay Nandedkar jointly by way of intestate succession being the legal heirs of the deceased.

THAT the said Smt. Usha Suresh Nandedkar lateron Gifted her 1/4th share and interest in the said Apartment No. 5 on Ground Floor to Smt. Vrunda Sanjay Nandedkar by a Gift Deed Dated 28-12-2018, which is duly registered in the office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 7848 on even date. In the like manner the aforesaid Shri. Shrinidhi Suresh Nandedkar and Shri Rajesh Suresh Nandedkar also Gifted heir 2/4th share and interest in the aforesaid property to Smt. Vrunda Sanjay Nandedkar, the Owner No. 5 abovenamed by a Sale Deed Dated 29-12-2018 and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1, at Sr. No. 7847 on even date.

THAT the aforesaid Mrs. Sharika W/o Moreswar Kayande alongwith Shri. Moreswar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. A.S. Narayanan S/o Late Shri. A.S. Shrinivasan Iyengar by a Sale Deed Dated 25-1-1985, which is duly registered in the Office of the Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 735 on Pages 83 to 88 at Sr. No. 208(P) on even date. The said Shri. A.S. Narayanan S/o Late Shri. A.S. Shrinivasan Iyengar having paid, provided and contributed the entire agreed cost of construction of Apartment No. 6 (F-2) covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on First Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. A.S. Narayanan S/o Late Shri. A.S. Shrinivasan Iyengar lateron transferred the said Apartment No. 6 (F-02) by way of sale to Smt. Madhavi Wd/o Late Shri. Kisansingh Sisodia and Shri. Shailendrasingh S/o Late Shri. Kisansingh Sisodia, the Owner Nos. (6a) and (6b) abovenamed jointly by a Sale Deed Dated 11-5-1994, which is duly registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 266 on Pages 30 to 37 at Sr. No. 1534 on even date.

THAT during her life time the said Smt. Madhavi Wd/o Late Shri. Kisansingh Sisodia executed her LAST WILL AND TESTAMENT on 26-2-2013 and thereby she had bequeathed her Undivided 50 Percent share and interest in the said Apartment No. 6 to her Son Shri. Shri. Shailendrasingh S/o Late Shri. Kisansingh Sisodia, absolutely forever with heritable and transferable rights therein.

THAT the said Smt. Madhavi Wd/o Late Shri. Kisansingh Sisodia left for heavenly abode on 1-6-2013 and consequent upon her death/demise the said Apartment No. 6 devolved upon her


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Son Shri. Shalendrasingh S/o Late Shri. Ksarsingh Sisodia in terms of her Last Will Dated 26-2-2013.

THAT the aforesaid Mrs. Sharika W/o Moreswar Kayande alongwith Shri. Moreswar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. Chandrashekhar S/o Govind Deshpande by a Sale Deed Dated 25-1-1985, which is duly registered in the Office of the Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 735 on Pages 89 to 94 at Sr. No. 209(P) on even date. The said Shri. Chandrashekhar S/o Govind Deshpande having paid, provided and contributed the entire agreed cost of construction of Apartment No. 7 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on First Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. Chandrashekhar S/o Govind Deshpande lateron transferred the said Apartment No. 7 by way of sale to Shri. Sudhir S/o Gopal Jatkar by a Sale Deed Dated 30-6-2000, which is duly registered in the Office of the Sub Registrar, Nagpur 3 in Addl. Book No. 1, Volume No. 699 on Pages 74 to 81 at Sr. No. 1144(P) on even date.

THAT the said Shri. Sudhir S/o Gopal Jatkar lateron transferred the said Apartment No. 7 by way of sale to Shri. Avinash S/o Anant Jatkar, by a Sale Deed Dated 21-4-2007, which is duly Registered in the Office of the Head Quarter Sub Registrar Nagpur-1 in Book No. 1 at Sr. No. 2371 on even date.

THAT the aforesaid Mrs. Sharika W/o Moreswar Kayande alongwith Shri. Moreswar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. Shakunni Gopakumar Menon, by a Sale Deed Dated 25-1-1985, which is duly registered in the Office of the Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 735 on Pages 95 to 100 at Sr. No. 210(P) on even date. The said Shri. Shakunni Gopakumar Menon having paid, provided and contributed the entire agreed cost of construction of Apartment No. 8 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on First Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the aforesaid Mrs. Sharika W/o Moreswar Kayande alongwith Shri. Moreswar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. K.P. Chandran by a Sale Deed Dated 25-1-1985, which is duly registered in the Office of the Sub


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Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 735 on Pages 111 to 116 at Sr. No. 211(P) on even date. The said Shri. K.P. Chandran having paid, provided and contributed the entire agreed cost of construction of Apartment No. 9 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on Second Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. K.P. Chandran lateron transferred the said Apartment by way of sale to Shri. Jogindersingh Rana S/o Sardar Udham Singh by a Sale Deed Dated 30-10-1990, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 1825 on Pages 140 to 148 at Sr. No. 13148(P) on even date.

THAT the said Shri. Jogindersingh Rana S/o Sardar Udham Singh lateron in his turn transferred the said Apartment No. 9 on Second Floor by way of sale to Shri. Amitabh S/o Ranbir Singh Thakur and Mrs. Priyanka W/o Amitabh Thakur, the Owner Nos. (9a) and (9b) abovenamed by a Sale Deed Dated 29-7-2008, which is duly registered in the Office of the Joint Sub Registrar, Nagpur No. 3 in Book No. 1 at Sr. No. 3300 on even date.

THAT the aforesaid Mrs. Sharika W/o Moreshwar Kayande alongwith Shri. Moreshwar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. Rajendra S/o Mohan Singh by a Sale Deed Dated 25-1-1985, which is duly registered in the Office of the Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 735 on Pages 117 to 122 at Sr. No. 212(P) on even date. The said Shri. Rajendra S/o Mohan Singh having paid, provided and contributed the entire agreed cost of construction of Apartment No. 10 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on Second Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. Rajendra S/o Mohan Singh lateron transferred the said Apartment by way of sale to Shri. Rajendrakumar S/o Keshao Datta Joshi by a Sale Deed Dated 19-5-1986, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in at Sr. No. 3053 on even date.

THAT the said Shri. Rajendrakumar S/o Keshao Datta Joshi lateron in his turn transferred the said Apartment No. 10 on Second Floor by way of sale to Shri. Pawan S/o Arun Deshmukh and Smt. Ashwini W/o Arun Deshmukh jointly by a Sale Deed Dated 23-2-2007, which is duly Registered in the Office of the Sub Registrar, Nagpur-2 at Sr. No. 1218 on even date.


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THAT the said Shri. Pawan S/o Arun Deshmukh and Smt. Ashwini W/o Arun Deshmukh further in their turn jointly transferred the said Apartment No. 9 by way of sale to Shri. Amit S/o Madhukar Jain, the Owner No. 10 abovenamed by a Sale Deed Dated 25-4-2013, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 2670 on even date.

THAT the aforesaid Mrs. Sharika W/o Moreshwar Kayande alongwith Shri. Moreshwar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. Yogendra Mohan Singh S/o S. M. Singh by a Sale Deed Dated 25-1-1985, which is duly registered in the Office of the Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 735 on Pages 123 to 128 at Sr. No. 213(P) on even date. The said Shri. Yogendra Mohan Singh S/o S. M. Singh having paid, provided and contributed the entire agreed cost of construction of Apartment No. 11 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on Second Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. Yogendra Mohan Singh S/o S. M. Singh Iyer lateron transferred the said Apartment No. 11 by way of sale to Shri. Shankarnarayana S/o Hariharan Iyer by a Sale Deed Dated 20-10-1987, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 954 on Pages 93 to 96 at Sr. No. 5213(P) on even date.

THAT the said Shri. Shankarnarayana S/o Hariharan Iyer lateron transferred the said Apartment No. 11 by way of sale to Shri Sham Sunder Sharma S/o A. R. Sharma and Smt. Kamlesh W/o Sham Sunder Sharma by a Sale Deed Dated 18-10-1996, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-11 at Sr. No. 10591 on even date.

THAT the said Shri Sham Sunder Sharma S/o A. R. Sharma and Smt. Kamlesh W/o Sham Sunder Sharma lateron in his turn transferred the said Apartment No. 11 on Second Floor by way of sale to Mrs. Shakuntala W/o Dilip Srivastava, the Owner No. 11 abovenamed by a Sale Deed Dated 30-1-2013, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 6 in Book No. 1 at Sr. No. 1188 on even date.

THAT the aforesaid Mrs. Sharika W/o Moreshwar Kayande alongwith Shri. Moreshwar Gangadhar Kayande and M/s. Shreyas Construction lateron transferred the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) by way of sale to Shri. Dattatraya S/o Ramchandra Jagam by a Sale Deed Dated 20-10-1985, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 799 on Pages 62 to 67 at Sr. No. 4958(P) on even date. The said Shri. Dattatraya S/o Ramchandra


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Jagam having paid, provided and contributed the entire agreed cost of construction of Apartment No. 12 covering a Built-up area of 675 Sq. Ft. (OR 62.709 Sq. Mtrs.) on Second Floor of "Shreyas Apartments" to M/s. Shreyas Construction he has become the Owner of the said Apartment.

THAT the said Shri. Dattatraya S/o Ramchandra Jagam left for heavenly abode on 29-12-2018 and consequent upon his death/demise the aforesaid property devolved upon his Widow Smt. Shobha, only son Shri. Harshwardhan and only daughter Mrs. Hema W/o Arun Deo, the Owner Nos. (12a) and (12b) abovenamed jointly by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the Owners hereinabovenamed 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 Grantors namely (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6-a) Smt. Madhavi Kisan Singh Sisodia, (6-b) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, jointly decided to re-develop the said property comprising Plot No. 7/1 in Block T (T-7/1) 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 25.07.2022, the aforesaid (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6-a) Smt. Madhavi Kisan Singh Sisodia, (6-b) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, jointly have entrusted the entire work of Development of the said Plot No. 7/1 in Block T (T-7/1) to the Developer M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad upon several terms and conditions contained therein. The said Agreement of Development is duly Registered in the office of the Sub Registrar Nagpur-4 at Sr. No. 7024/2022 on 25.07.2022 on payment of requisite Stamp Duty and Registration Fees payable thereon.


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THAT for completion of the development works speedily, the aforesaid (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhtai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6-a) Smt. Madhavi Kisan Singh Sisodia, (6-b) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo jointly executed a General Power of Attorney relating to the said Plot No. 7/1 in Block T (T-7/1) in favour of M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad on 25.07.2022 and thereby allowed them to develop the said property and the said Attorney is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7025/2022 on 25.07.2022.

THAT, in pursuance of the aforesaid Agreement, M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 7/1 in Block T (T-7/1) and to be known and styled as "SHREYAS INSIGNIA" and the same is duly sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 215746 and Permit No. NMO/B/2023/APL/02152 Dated 18.01.2024.

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

- (i) Sale Deed Dated 27-3-1939 for Plot No. 7 in Block "U" executed by The Scientific Co-operative Housing Society Limited, Nagpur, in favour of Shri. Narayanrao S/o Krishnajeet Kularkar.
- (ii) Non-Agricultural Order Dated 16-10-1976
- (iii) Sale Deed Dated 17-10-1942 for Plot No. 7 in Block 'U' executed by Shri. Narayanrao S/o Krishnajeet Kularkar in favour of Shri. Shripad S/o Gopal Mujumdar by a duly Registered.
- (iv) Sale Deed Dated 29-7-1968 for Plot No. 7 in Block 'U' executed by Shri. Gopal S/o Late Shri. Shripad Mujumdar in favour of Shri. Moreshwar S/o Gangadharrao Kayande and Shri. Malhar S/o Bhikaji Gore, bearing Registered Sr. No. 2345.
- (v) Deed of Release Dated 25-1-1982 for Plot No. T-7/1 executed by Shri. Malhar S/o Bhikaji Gore in favour of Shri. Moreshwar S/o Gangadharrao Kayande, bearing Registered Sr. No. 403.


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- (vi) Gift Deed Dated 24-1-1985 for Plot No. T-7/1 executed by Shri. Moreshwar S/o Gangadharrao Kayande in favour of Mrs. Sharika W/o Moreshwar Kayande.
- (vii) Building Permit No. CS/10007/13926 Dated 11-2-1982 and Revised Building Permit No. CS/10428/13926 Dated 15-9-1982.
- (viii) Deed of Declaration Dated 01-02-1984, bearing Registered Sr. No. 505.
- (ix) Sale Deed Dated 25-1-1985 for Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 1 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. Prabhakar S/o Narherra Apsingekar, bearing Registered Sr. No. 204(P).
- (x) LAST WILL AND TESTAMENT Dated 3-8-2000 for Apartment No. 1 executed by Smt. Jaishree Wd/o Late Shri. Prabhakar Apsingekar in favour of Shri. Pramod alias Jaytirtha S/o Goverdhan Sangam.
- (xi) Sale Deed Dated 3-3-2009 for Apartment No. 1 executed by Shri. Pramod alias Jaytirtha S/o Goverdhan Sangam in favour of Mrs. Kalpana W/o Dadarao Mohod, bearing Registered Sr. No. 1074.
- (xii) Sale Deed Dated 25-1-1985 for Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 2 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. Arun S/o Wasudeo Sapre, bearing Registered Sr. No. 205.
- (xiii) Deed of Release Dated 23-5-2018 for Apartment No. 2 executed by Smt. Chhaya Wd/o Late Shri. Arun Sapre, Mrs. Archana W/o Dhananjay Ghonasgi and Dr. (Mrs.) Vaishali W/o Dhananjay Kotathane in favour of Shri. Ambarish S/o Late Shri. Arun Sapre, by a, bearing Registered Sr. No. 2728.
- (xiv) Sale Deed Dated 25-1-1985 for the Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 3 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Smt. Snehalata Wd/o Late Shri. Ramkrishna Mahadeokar and Shri. Sharad S/o Kashinath Mahadeokar, bearing Registered Sr. No. 206
- (xv) Sale Deed Dated 25-9-1985 for Apartment No. 3 executed by Smt. Snehalata Wd/o Late Shri. Ramkrishna Mahadeokar and Shri. Sharad S/o Kashinath Mahadeokar in favour of Shri. Prabhakar S/o Atmaram Mooley, bearing Registered Sr. No. 3659(P)
- (xvi) Sale Deed Dated 23-8-1989 for Apartment No. 3 executed by Shri. Prabhakar S/o Atmaram Mooley in favour of Shri. Pratap S/o Krishnarao Pradhan and Miss. Tara D/o Krishnarao Pradhan, bearing Registered Sr. No. 11044(P) on 13-9-1989.


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(xvii) Last Will and Testament on 5-10-1995 for Apartment No. 3 executed by Miss Tara D/o Late Shri. Krishnarao Pradhan in favour of Shri. Arun S/o Late Shri. Pratap Pradhan.

(xviii) Sale Deed Dated 23-1-1998 for Apartment No. 3 executed by Shri. Arun S/o Late Shri. Pratap Pradhan lateron in favour of Shri. Satish S/o Ambadas Joshi and Mrs. Savita W/o Satish Joshi, bearing Registered Sr. No. 618(P).

(xix) Sale Deed Dated 25-1-1985 for the Undivided 1/12th share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 4 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Dr. (Mrs.) Venu K. Fulkar (after marriage known and recognized as Dr. (Mrs.) Venu W/o Anant Bhanddakar), bearing Registered Sr. No. 207(P).

(xx) Gift Deed Dated 19-6-2015 for Apartment No. 4 executed by Dr. (Mrs.) Venu K. Fulkar in favour of Mrs. Rekha W/o Sharad Mahore, bearing Registered Sr. No. 2988.

(xxi) Sale Deed Dated 29-1-1987 for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 5 in favour of Shri. Suresh S/o Annasaheb Nandedkar, bearing Registered Sr. No. 645(P).

(xxii) Gift Deed Dated 28-12-2018 for 1/4th share and interest in the said Apartment No. 5 on Ground Floor executed by Smt. Usha Suresh Nandedkar lateron in favour of Smt. Vrunda Sanjay Nandedkar, bearing Registered Sr. No. 7848.

(xxiii) Sale Deed Dated 29-12-2018 for the undivided 2/4th share and interest in the Apartment No. 5 on Ground Floor executed by Shri. Shrinidhi Suresh Nandedkar and Shri. Rajesh Suresh Nandedkar in favour of Smt. Vrunda Sanjay Nandedkar, bearing Registered Sr. No. 7847.

(xxiv) Sale Deed Dated 25-1-1985 for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 6 in favour of Shri. A.S. Narayanan S/o Late Shri. A.S. Shrinivasan Iyengar, bearing Registered Sr. No. 208(P).

(xxv) Sale Deed Dated 11-5-1994 for Apartment No. 6 (F-02) executed by Shri. A.S. Narayanan S/o Late Shri. A.S. Shrinivasan Iyengar in favour of Smt. Madhavi W/o Late Shri. Kisansingh Sisodia and Shri. Shailendrasingh S/o Late Shri. Kisansingh Sisodia, bearing Registered Sr. No. 1534.

(xxvi) Sale Deed Dated 25-1-1985, for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 7 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. Chandrashekhar S/o Govind Deshpande by bearing Registered Sr. No. 209(P).

(xxvii) Sale Deed Dated 30-6-2000 for Apartment No. 7 executed by Shri. Chandrashekhar S/o Govind Deshpande in favour of Shri. Sudhir S/o Gopal Jatkar, bearing Registered Sr. No. 1144(P).

(xxviii) Sale Deed Dated 21-4-2007 for Apartment No. 7 executed by Shri. Sudhir S/o Gopal Jatkar in favour of Shri. Avinash S/o Anant Jatkar, bearing Registered Sr. No. 2371.

(xxix) Sale Deed Dated 25-1-1985 for Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 8 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. Shakunni Gopakumar Menon, bearing Registered Sr. No. 210(P).

(xxx) Sale Deed Dated 25-1-1985 for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 9 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. K.P. Chandran, bearing Registered Sr. No. 211(P).

(xxxi) Sale Deed Dated 30-10-1990 for the Apartment No. 9 executed by Shri. K.P. Chandran in favour of Shri. Jogindersingh Rana S/o Sardar Udham Singh, bearing Registered Sr. No. 13148(P).

(xxxii) Sale Deed Dated 29-7-2008 for Apartment No. 9 executed by Shri. Jogindersingh Rana S/o Sardar Udham Singh in favour of Shri. Amitabh S/o Ranbir Singh Thakur and Mrs. Priyanka W/o Amitabh Thakur, bearing Registered Sr. No. 3300.

(xxxiii) Sale Deed Dated 25-1-1985 for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 10 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. Rajendra S/o Mohan Singh, bearing Registered Sr. No. 212(P).

(xxxiv) Sale Deed Dated 19-5-1986 for the Apartment No. 10 executed by Shri. Rajendra S/o Mohan Singh in favour of Shri. Rajendrakumar S/o Keshao Datta Joshi, bearing Registered Sr. No. 3053.

(xxxv) Sale Deed Dated 23-2-2007 for the Apartment No. 10 executed by Shri. Rajendrakumar S/o Keshao Datta Joshi in favour of Shri. Pawan S/o Arun Deshmukh and Smt. Ashwini W/o Arun Deshmukh, bearing Registered Sr. No. 1218.

(xxxvi) Sale Deed Dated 25-4-2013 for the Apartment No. 10 executed by Shri. Pawan S/o Arun Deshmukh and Smt. Ashwini W/o Arun Deshmukh in favour of Shri. Amit S/o Madhukar Jain, bearing Registered Sr. No. 2670.

(xxxvii) Sale Deed Dated 25-1-1985 for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 11 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith Shri. Moreshwar


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Gangadhar Kayande and M/s. Shreyas Construction Shri. Yogendra Mohan Singh S/o S. M. Singh, bearing Registered Sr. No. 213(P).

(xxxviii) Sale Deed Dated 20-10-1987 for Apartment No. 11 executed by Shri. Yogendra Mohan Singh S/o S. M. Singh Iyer in favour of Shri. Shankarnarayana S/o Hariharan Iyer, bearing Registered Sr. No. 5213(P).

(xxxix) Sale Deed Dated 18-10-1996 for Apartment No. 11 executed by Shri. Shankarnarayana S/o Hariharan Iyer in favour of Shri Sham Sunder Sharma S/o A. R. Sharma and Smt. Kamlesh W/o Sham Sunder Sharma, bearing Registered Sr. No. 10591 on even date.

(xl) Sale Deed Dated 30-1-2013 for Apartment No. 11 executed by Shri Sham Sunder Sharma S/o A. R. Sharma and Smt. Kamlesh W/o Sham Sunder Sharma in favour of Mrs. Shakuntala W/o Dilip Srivastava, bearing Registered Sr. No. 1188.

(xli) Sale Deed Dated 18-10-1996 for the Apartment No. 11 executed by Shri. Shankarnarayana S/o Hariharan Iyer in favour of Smt. Kamlesh W/o Sham Sunder Sharma, bearing Registered Sr. No. 10591.

(xlii) Sale Deed Dated 30-1-2013 for the Apartment No. 11 executed by Smt. Kamlesh W/o Sham Sunder Sharma in favour of Mrs. Shakuntala W/o Dilip Srivastava, bearing Registered Sr. No. 1188.

(xliii) Sale Deed Dated 20-10-1985 for the Undivided 1/12th or 8.33 Percent share and interest in Plot No. 7/1 in Block T (T-7/1) togetherwith the Apartment No. 12 executed by Mrs. Sharika W/o Moreshwar Kayande alongwith M/s. Shreyas Constructions in favour of Shri. Dattatraya S/o Ramchandra Jagam, bearing Registered Sr. No. 4958(P).

(xliv) Agreement of Development dated 25.07.2022 for Plot No. 7/1 in Block T (T-7/1) executed by (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, in favour of M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad, bearing Registered Sr. No. 7024/2022.

(xlv) General Power of Attorney dated 25.07.2002 for Plot No. 7/1 in Block T (T-7/1) executed by (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhatai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b)


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Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, in favour of M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad, bearing Registered Sr. No. 7025/2022.

(xlv) Building Permit/Sanctioned Map Dated 18.01.2024.

THAT all the aforesaid documents produced before by (1) Mrs. Kalpana Dadarao Mohod, (2) Shri. Ambarish Arun Sapre, (3-a) Shri. Satish Ambadas Joshi, (3-b) Mrs. Savita Satish Joshi, (4) Mrs. Rekhtai Sharad Mahore, (5) Mrs. Vrunda Sanjay Nandekar, (6) Shri. Shailendra Singh Kisan Singh Sisodia, (7) Shri. Avinash Anant Jatkar, (8) Shri. Shankunhi Menon Gopakumar, (9-a) Shri. Amitabh Ranbirsingh Thakur, (9-b) Mrs. Priyanka Amitabh Thakur, (10) Shri. Amit Madhukar Jain, (11) Mrs. Shakuntala Dilip Shrivastava, (12-a) Smt. Shobha Dattatraya Jagam, (12-b) Shri. Harshvardhan Dattatraya Jagam and (12-c) Mrs. Hema Arun Deo, acting through their Constituted Attorney M/s. C-CRAFT INFRA PRIVATE LIMITED, acting through its Director Shri. Sanjay Laxmanrao Narad, the 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 Plot No. 7/1 in Block T (T-7/1) Mouza Ajni in Tahsil and District Nagpur of the period of 30 (Thirty) Years (i.e. 1994 to 2023) vide GRN No. MH015408139202324E dated 10-02-2024

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 : 10.02.2024


Ashwin Patil
Advocate

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



CHALLAN
MTR Form Number-6



GRN	MH015408139202324E	BARCODE			Date	10/02/2024-14:44:19		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID / TAN (If Any)								
Type of Payment Other Items				PAN No.(If Applicable)								
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Ashwin Patil						
Location NAGPUR												
Year 2023-2024 From 01/04/2023 To 31/03/2024				Flat/Block No.		Plot No. 54						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			325.00	Road/Street		Sawarkar Nagar						
				Area/Locality		Nagpur						
				Town/City/District								
				PIN			4	4	0	0	1	5
				Remarks (If Any)								
				Search fee for 30 Years of Plot No. 7/1 Mouza Ajni CTS No. 140 Sheet								
				No. 63/14 Tah and Dist Nagpur								
				Amount In		Three Hundred Twenty Five Rupees Only						
Total			325.00	Words								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	00040572024021095205			IK0CQEZAB1			
Cheque/DD No.				Bank Date	RBI Date	10/02/2024-14:24:45			Not Verified with RBI			
Name of Bank				Bank-Branch			STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date			Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : 9822936551