

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

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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 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. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 71, 72 and 73 of Mouza – KHAMLA, 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 "**PRIYA BLOSSOMS**", bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/S/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, 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) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Priahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, acting through their Constituted Attorney M/s. LIFESTYLE INFRASTRUCTURE acting


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through its Sole Proprietor Mr. Sanjay Laxmanrao Narad, the Developer, 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. 159** containing by admeasurement **741.22 Sq. Mtrs.** (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 71, 72 and 73 of **Mouza – KHAMLA**, 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 **"PRIYA BLOSSOMS"**, bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/S/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, **City Survey No. 2098/239** and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, 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. 158; ON THE WEST - 9.14 MTRS. WIDE ROAD; ON THE NORTH - 9.14 MTRS. WIDE ROAD & ON THE SOUTH - PLOT NO. 176.

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

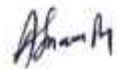
(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation / Ferfar Entry Nos. 19395; 15141; 15093; 11917; 11403; 13677; 18305; 16110; 9719; 16133; 15879; 19916; 9670; 16300 and 8028 Dated 12.01.2023; 26.02.2018; 30.01.2018; 30.12.2014; 31.07.2014; 21.09.2016; 16.02.2022; 28.01.2019; 15.12.2011; 112.02.2019; 30.10.2018; 30.12.2014; 05.12.2011; 18.04.2019 and 23.09.2009 respectively 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. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 71, 72 and 73 of Mouza – KHAMLA , P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure of a building proposed to be	(1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt.
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constructed thereon and to be known and styled as " PRIYA BLOSSOMS ", bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/S/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR	Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar
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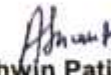
(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, acting through their Constituted Attorney M/s. LIFESTYLE INFRASTRUCTURE acting through its Sole Proprietor Mr. 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) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, acting through their Constituted Attorney M/s. LIFESTYLE INFRASTRUCTURE acting through its Sole Proprietor Mr. Sanjay Laxmanrao Narad, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 13.02.2024


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

1) Property Card of City Survey No. 2098/239 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar recorded in the property Card City Survey No. 2098/239 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. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 71, 72 and 73 of Mouza – KHAMLA, P.S.K. 9, bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/S/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, 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. 2098/239 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 19395; 15141; 15093; 11917; 11403; 13677; 18305; 16110; 9719; 16133; 15879; 19916; 9670; 16300 and 8028 Dated 12.01.2023; 26.02.2018; 30.01.2018; 30.12.2014; 31.07.2014; 21.09.2016; 16.02.2022; 28.01.2019; 15.12.2011; 112.02.2019; 30.10.2018; 30.12.2014; 05.12.2011; 18.04.2019 and 23.09.2009 respectively the name of (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar 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. 159 containing by admeasurement 741.22 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Shri. Shashikant S/o Dinkar Kardekar, being his separate property.

THAT the said Shri. Shashikant S/o Dinkar Kardekar lateron in his turn transferred the said Plot No. 159 by way of Sale to Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak jointly by a Sale Deed Dated 25-3-1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2280(P) on even date.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak lateron jointly decided to develop the aforesaid Plot No. 159 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement Dated 30-10-1988 they had jointly entrusted the entire work of Development of the said property to M/s. Modak Builders, A Proprietary Concern having its Office at Plot No. 167, Pande Layout, Nagpur, upon the several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak had also executed a General Power of Attorney regarding the development of the said property in favour of Shri. Arun S/o Balkrishna Modak.

THAT by the same Agreement they 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. 159 in favour of each such individual buyer as may be nominated by M/s. Modak Builders.

THAT in pursuance of the said Agreement the said M/s. Modak Builders 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 "PRIYA 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/446/12256 Dated 26-10-1988.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 6.66 Percent share and interest in Plot No. 159 Togetherwith the entire R.C.C. superstructure comprising Apartment No. G-1 covering a Built-up area of 57.635 Sq. Mtrs. on the Ground Floor of "Priya Apartments" by way of Sale to Shri. Kishore S/o Bhajanlal Kandhari by a Deed of Apartment Dated 2-4-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 207 on even date.

THAT by an Agreement Dated 3-11-2001 the said Shri. Kishore S/o Bhajanlal Kandhari had agreed to sell the said Apartment No. G-1 of "Priya Apartments" to Shri. Pradeep S/o Shripad Joshi, the Owner No. 1 hereinabovenamed, upon the several terms and conditions contained therein. The said Agreement to Sell Dated 3-11-2001 is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2703 on even date. In pursuance of the said Agreement 3-11-2001 the said Shri. Kishore S/o Bhajanlal Kandhari has also executed a Sale Deed relating to the aforesaid property in favour of the Owner No. 1 hereinabovenamed on 8-1-2002 and the same is duly Registered in the Office of the Sub Registrar, Nagpur No. 1 in Book No. 1 at Sr. No. 78 on even date.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (i.e.


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6.66 Percent) share and interest in Plot No. 159 by way of Sale to Dr. (Mrs.) Ratna W/o Kishor Kandhari by a Sale Deed Dated 2-4-1993, which is duly registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 204 on even date. The said Dr. (Mrs.) Ratna W/o Kishor Kandhari having paid, provided and contributed the entire agreed cost of construction of Apartment No. G-2 covering a Built-up area of 57.887 Sq. Mtrs. on the Ground Floor of "Priya Apartments" to M/s Modak Builders, she became an exclusive, absolute and full Owner the Apartment No. G-2 with heritable and transferable right therein.

THAT the said Dr. (Mrs.) Ratna W/o Kishor Kandhari lateron in her turn transferred the said Apartment No. G-2 by way of Sale to Shri. Girish S/o Vasantrao Deshkar, the Owner No. 2 hereinabovenamed by a Sale Deed of an Apartment Dated 14-3-2002, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur No. 1 in Book No. 1, at Sr. No. 204 on eve date. A Deed of Correction to the said Sale Deed of an Apartment Dated 14-3-2002 is executed on 27-2-2015 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1470 on even date.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 6.66 Percent share and interest in Plot No. 159 Togetherwith the entire R.C.C. superstructure comprising Apartment No. G-3 covering a Built-up area of 57.903 Sq. Mtrs. on the Ground Floor of "Priya Apartments" by way of Sale to Shri. Mahesh S/o Arjundas Bidichandani by a Sale Deed Dated 2-4-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 at Sr. No. 206 on even date. The said Shri. Mahesh S/o Arjundas Bidichandani having paid, provided and contributed the entire agreed cost of construction of Apartment No. G-3 covering a Built-up area of 57.903 Sq. Mtrs. on the Ground Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner of the Apartment No. G-3 with heritable and transferable right therein. And accordingly a separate Deed of Apartment relating to the aforesaid property is also executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Mahesh S/o Arjundas Bidichandani on 2-4-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 at Sr. No. 207 on even date.

THAT the said Shri. Mahesh S/o Arjundas Bidichandani further transferred the said Apartment No. G-3 by way of Sale to Shri. Kamal S/o Ramkaran Agrawal by a Sale Deed Dated 2-6-2001, which is duly Registered in the Office of Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 159 on Pages 167 to 172 at Sr. No. 1702(P) on even date. A Deed of Correction to the said Sale Deed Dated 2-6-2001 is executed on 7-7-2014 and the same is duly Registered in the Office of the Sub Registrar Nagpur-4 in Book No. 1 at Sr. No. 4038 on even date.

THAT the said Shri. Kamal S/o Ramkaran Agrawal in his turn transferred the said aforesaid property by way of Sale to Shri. Nishikant S/o Baburao Kale and Shri. Chinmay S/o Nishikant Kale jointly by a Sale Deed Dated 10-12-2015, which is duly Registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6218 on even date.

THAT the said Shri. Nishikant S/o Baburao Kale breathed his last on 2-1-2017 (his wife Mrs. Nishita Kale predeceased him on 7-7-2015) and consequent upon his death/demise his Undivided 50% share and interest in the said Apartment No. G-3 devolved upon his son Shri. Chinmay, the Owner No. 3 hereinabovenamed by way of intestate succession, being the only legal heir of the deceased.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Suresh S/o Mukundrao Deshmukh, the Owner No. 4 hereinabovenamed, by a Sale Deed Dated 24-9-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 107 on even


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date. The said Shri. Suresh S/o Mukundrao Deshmukh having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-4 covering a Built-up area of 57.51 Sq. Mtrs. on the First Floor of "Priya Apartments to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. FF-4 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suresh S/o Mukundrao Deshmukh, the Owner No. 4 hereinabovenamed on 24-9-1992 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 107 on even date.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Mrs. Nalini W/o Shankarrao Kardekar, by a Sale Deed Dated 31-3-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 185 on even date. The said Mrs. Nalini W/o Shankarrao Kardekar having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-5 covering a Built-up area of 57.635 Sq. Mtrs. on the First Floor of "Priya Apartments) to M/s Modak Builders, she became an exclusive, absolute and full Owner the Apartment No. FF-5 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Nalini W/o Shankarrao Kardekar on 31-3-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 186 on even date.

THAT the said Mrs. Nalini W/o Shankarrao Kardekar breathed her last in the Year 2011 (her son Shri. Umesh pre-deceased her in the Year 2006) and consequent upon her death/demise the said Apartment No. FF-5 devolved upon her daughter-in-law Smt. Ujjwala and 2 grandsons Shri. Abhishek and Shri. Abhay, by way of intestate succession.

THAT the said Smt. Ujjwala Wd/o Late Shri. Umesh Kardekar, Shri. Abhishek S/o Late Shri. Umesh Kardekar and Shri. Abhay S/o Late Shri. Umesh Kardekar lateron in their turn jointly transferred the aforesaid property by way of Sale to Shri. Mahesh S/o Ramesh Bakal, the Owner No. 5 hereinabovenamed by a Sale Deed Dated 27-9-2013, which is duly Registered in the Office of the Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4907 on even date.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Mrs. Vinata alias Vanita W/o Prabhakar Mendhe by a Sale Deed Dated 31-3-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 187 on even date. The said Mrs. Vinata alias Vanita W/o Prabhakar Mendhe having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-6 covering a Built-up area of 57.887 Sq. Mtrs. on the First Floor of "Priya Apartments to M/s Modak Builders, she became an exclusive, absolute and full Owner the Apartment No. FF-6 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Vinata alias Vanita W/o Prabhakar Mendhe on 31-3-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 188 on even date.

THAT the said Mrs. Vinata alias Vanita W/o Prabhakar Mendhe lateron in her turn transferred the said Apartment No. FF-6 by way of Sale to Shri. Kamlakar S/o Laxmikant Kale, the Owner No. 6 hereinabovenamed by a Sale Deed Dated 5-8-2016, which is duly Registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4225 on even date.


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THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Ramchandra S/o Ganesh Godbole by a Sale Deed Dated 6-4-1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 1090 on even date. The said Shri. Ramchandra S/o Ganesh Godbole having paid, provided and contributed the entire agreed cost of construction of Apartment No. FF-7 covering a Built-up area of 57.903 Sq. Mtrs. on the First Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. FF-7 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Ramchandra S/o Ganesh Godbole on 6-4-1994 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 1091 on even date.

THAT during his life time the said Shri. Ramchandra S/o Ganesh Godbole executed his Last Will and Testament and thereby he had bequeathed the said Apartment No. FF-7 of "Priya Apartments" to his son Shri. Shirish absolutely forever with heritable and transferable rights therein.

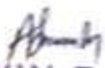
THAT the said Shri. Ramchandra S/o Ganesh Godbole breathed his last on 4-1-2010 and consequent upon his death/demise the said Apartment No. FF-7 of "Priya Apartments" devolved upon his son Shri. Shirish in terms his Last Will.

THAT the said Shri. Shirish S/o Late Shri. Ramchandra Godbole lateron transferred the aforesaid property by way of Sale to Colonel Sandeep S/o Madhukar Natu and Mrs. Kanchan W/o Colonel Sandeep Natu jointly by a Sale Deed Dated 29-7-2011, which is duly Registered in the Office of the Sub Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 5253 on even date.

THAT the said Colonel Sandeep S/o Madhukar Natu and Mrs. Kanchan W/o Colonel Sandeep Natu lateron in their turn jointly transferred the said Apartment No. FF-7 of "Priya Apartments" by way of Sale to Shri. Pralhad S/o Mahadeorao Bokade, the Owner No. 7 hereinabovenamed by a Sale Deed Dated 23-2-2021, which is duly Registered in the Office of the Sub Registrar, Nagpur-3 in Book No. 1n at Sr. No. 1478 on even date.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Vilas S/o Nilkanthrao Ranwadkar, by a Sale Deed Dated 31-3-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 189 on even date. The said Shri. Vilas S/o Nilkanthrao Ranwadkar having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-8 covering a Built-up area of 57.51 Sq. Mtrs. on the Second Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. SF-8 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Vilas Nilkanthrao Ranwadkar on 31-3-1993 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 190 on even date.

THAT the said Shri. Vilas S/o Nilkanthrao Ranwadkar lateron transferred the said Apartment No. FF-8 by way of Sale to Shri. Prabhakar S/o Purushottam Sant by a Sale Deed Dated 20-2-1996, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1357 on Pages 101 to 111 at Sr. No. 1682(P) on even date.


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THAT the said Shri. Prabhakar S/o Purushottam Sant further transferred the aforesaid property by way of Sale to Mrs. Savita W/o Ramesh Parate by a Sale Deed Dated 30-12-2003, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1632 on even date. A Deed of Correction to the said Sale Deed Dated 30-12-2003 is executed on 4-12-2017 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6391 on even date.

THAT the said Mrs. Savita W/o Ramesh Parate further in her turn transferred the aforesaid property by way of Sale to Shri. Mukund S/o Pralhadrao Deshpande and Mrs. Radhika W/o Mukund Deshpande, the Owner Nos. 8a & 8b hereinabovenamed jointly by a Sale Deed Dated 30-10-2018, which is duly Registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6514 on even date.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders lateron jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Prabhakar S/o Harichandra Mohadikar, the Owner No. 9 hereinabovenamed by a Sale Deed Dated 27-7-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 80 on Pages 144 to 151 at Sr. No. 2590(P) on even date. The said Shri. Prabhakar S/o Harichandra Mohadikar, the Owner No. 9 hereinabovenamed having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-9 covering a Built-up area of 57.635 Sq. Mtrs. on the Second Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. SF-9 with heritable and transferable right therein.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Dinkar S/o Gajanan Deshpande, by a Sale Deed Dated 30-12-1993, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 50 on even date. The said Shri. Dinkar S/o Gajanan Deshpande having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-10 covering a Built-up area of 57.887 Sq. Mtrs. on the Second Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. SF-10 with heritable and transferable right therein.

THAT during his life time said Shri. Dinkar S/o Gajanan Deshpande had executed his Last Will and Testament on 18-6-2015 and thereby he had bequeathed the said Apartment No. SF-10 of "Priya Apartments" to his wife Mrs. Neeta absolutely forever with heritable and transferable rights therein. The said Will Dated 18-6-2015 is duly Registered in the Office of the Sub Registrar, Nagpur in Book No. 3 at Sr. No. 3801 on even date.

THAT the said Shri. Dinkar Gajanan Deshpande left for heavenly abode on 6-4-2018 and consequent upon his death/demise the said Apartment No. SF-10 of "Priya Apartments" devolved upon his widow Smt. Neeta, the Owner No. 10 hereinabovenamed in terms the said Will Dated 18-6-2015.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Smt. Sunanda Wd/o Late Shri. Madhukar Deshpande, by a Sale Deed Dated 6-4-1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 251 on Pages 160 to 167 at Sr. No. 1092 on even date. The said Smt. Sunanda Wd/o Late Shri. Madhukar Deshpande having paid, provided and contributed the entire agreed cost of construction of Apartment No. SF-11 covering a Built-up area of 57.903 Sq. Mtrs. on the Second Floor of "Priya Apartments" to M/s Modak Builders, she became an exclusive, absolute and full Owner the Apartment No. SF-11 with heritable and


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transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Smt. Sunanda Madhukar Deshpande on 6-4-1994 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 251 on Pages 168 to 170 at Sr. No. 1093 on even date.

THAT the said Smt. Sunanda Wd/o Late Shri. Madhukar Deshpande breathed her last on 30-9-2008 (her husband Shri. Madhukar S/o Shamrao Deshpande pre-deceased her on 28-3-1993) and consequent upon her death/demise the said Apartment No. SF-11 on the Second Floor of "Priya Apartments" devolved upon her only son Shri. Shashank and 2 daughters namely Mrs. Vishakha W/o Yashodhan Deshpande and Mrs. Vaishali W/o Suhas Garde, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Mrs. Vishakha W/o Yashodhan Deshpande and Mrs. Vaishali W/o Suhas Garde lateron jointly relinquished all their respective rights, title and interest in respect of the aforesaid property in favour of their brother Shri. Shri. Shashank S/o Late Shri. Madhukar Deshpande, the Owner No. 11 hereinabovenamed, by a Deed of Release Dated 2-1-2019 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 38 on even date.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Mrs. Shashi W/o Kamlakar Kale, the Owner No. 12 hereinabovenamed by a Sale Deed Dated 15-5-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 56 on Pages 236 to 249 at Sr. No. 1618(P) on even date. The said Mrs. Shashi W/o Kamlakar Kale, the Owner No. 12 hereinabovenamed having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-12 covering a Built-up area of 57.51 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s Modak Builders, she became an exclusive, absolute and full Owner the Apartment No. TF-12 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Shashi W/o Kamlakar Kale, the Owner No. 12 hereinabovenamed on 15-05-1992 and the same is duly Registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 56 on Pages 250 to 252 at Sr. No. 1619(P) on even date.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Arun Nayan Tiwari S/o Shrigovind Tiwari, the Owner No. 13 hereinabovenamed by a Sale Deed Dated 27-7-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 80 on Pages 133 to 140 at Sr. No. 2588(P) on even date. The said Shri. Arun Nayan Tiwari S/o Shrigovind Tiwari, the Owner No. 13 hereinabovenamed having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-13 covering a Built-up area of 57.635 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. TF-13 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Arun Nayan Tiwari S/o Shrigovind Tiwari, the Owner No. 13 hereinabovenamed on 27-7-1992 and the same is duly Registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 80 on Pages 141 to 143 at Sr. No. 2589 (P) on even date.

THAT in the like manner the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66


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Percent) share and interest in Plot No. 159 by way of Sale to Shri. Madan S/o Dinkar kalwit, by a Sale Deed Dated 27-7-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur 8 in Addl. Book No. 1, Volume No. 80 on Pages 155 to 162 at Sr. No. 2592(P) on even date. The said Shri. Madan S/o Dinkar kalwit having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-14 covering a Built-up area of 57.887 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. TF-14 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Madan S/o Dinkar kalwit on 27-7-1992 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 80 on Pages 163 to 165 at Sr. No. 2593(P) on even date.

THAT the said Shri. Madan S/o Dinkar Kalwit lateron transferred the said Apartment No. TF-14 by way of Sale to Shri. Ghanshyam S/o Iduljee Gaikwad by a Sale Deed Dated 11-11-1998, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 2239 on Pages 48 to 54 at Sr. No. 8344(P) on even date.

THAT the said Shri. Ghanshyam S/o Iduljee Gaikwad lateron in his turn transferred the aforesaid property by way of Sale to Shri. Vikas S/o Marotrao Barapatre, the Owner No. 14 hereinabovenamed by a Sale Deed Dated 8-11-2017, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5828 on even date.

THAT the said Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders jointly transferred the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 by way of Sale to Shri. Suprasanna S/o Radhakrishna Paranjpe, by a Sale Deed Dated 10-8-1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, at Sr. No. 2480(P) on even date. The said Shri. Suprasanna S/o Radhakrishna Paranjpe having paid, provided and contributed the entire agreed cost of construction of Apartment No. TF-15 covering a Built-up area of 57.903 Sq. Mtrs. on the Third Floor of "Priya Apartments" to M/s Modak Builders, he became an exclusive, absolute and full Owner the Apartment No. TF-15 with heritable and transferable right therein. Accordingly a separate Deed of Apartment relating to the aforesaid property is executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suprasanna S/o Radhakrishna Paranjpe on 10-8-1994 and the same is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 297 on Pages 85 to 87 at Sr. No. 2481(P) on even date.

THAT the said Shri. Suprasanna S/o Radhakrishna Paranjpe lateron in his turn transferred the said Apartment No. TF-15 by way of Sale to Shri. Vijay S/o Prabhakar Sawarkar, the Owner No. 15 hereinabovenamed by a Sale Deed Dated 28-7-2008, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4494 on even date.

THAT as a result therefore the Owners hereinabovenamed have now become the Joint/Co-owners of the said Plot No. 159 and exclusive owners of their respective Apartments in the said Building with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records.

THAT the aforesaid Owners namely (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank


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Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, jointly decided to re-develop the said property comprising Plot No. 159 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 17.10.2022, the aforesaid (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasant Rao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukund Rao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, jointly have entrusted the entire work of Development of the said Plot No. 159 to the Developer M/s. LIFESTYLE INFRASTRUCTURE, acting through its Sole Proprietor Shri. Sanjay Laxman Rao 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. 9218/2022 on 17.10.2022 on payment of requisite Stamp Duty and Registration Fees payable thereon.

THAT for completion of the development works speedily, the aforesaid (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasant Rao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukund Rao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar jointly executed a General Power of Attorney relating to the said Plot No. 159 in favour of M/s. LIFESTYLE INFRASTRUCTURE, acting through its Sole Proprietor Shri. Sanjay Laxman Rao Narad on 17.10.2022 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. 9220/2022 on 17.10.2022.

THAT, in pursuance of the aforesaid Agreement, M/s. LIFESTYLE INFRASTRUCTURE, acting through its Sole Proprietor Shri. Sanjay Laxman Rao Narad has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 159 and to be known and styled as "**PRIYA BLOSSOMS**" and the same is duly sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 212631 and Permit No. NMO/B/2023/APL/02216 Dated 01.02.2024.

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

- (i) Sale Deed Dated 25-3-1988 for Plot No. 159 executed by Shri. Shashikant S/o Dinkar Kardekar in favour of Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak, bearing Registered Sr. No. 2280(P).


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- (ii) Deed of Apartment Dated 2-4-1993 for Apartment No. G-1 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Kishore S/o Bhajanlal Kandhari, bearing Registered Sr. No. 207.
- (iii) Agreement Dated 3-11-2001 for Apartment No. G-1 executed by Shri. Kishore S/o Bhajanlal Kandhari in favour of Shri. Pradeep S/o Shripad Joshi, bearing Registered Sr. No. 2703.
- (iv) Sale Deed Dated 8-1-2002 for Apartment No. G-1 executed by Shri. Kishore S/o Bhajanlal Kandhari in favour of Shri. Pradeep S/o Shripad Joshi, bearing Registered Sr. No. 78.
- (v) Sale Deed Dated 2-4-1993 for Apartment No. G-2 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Dr. (Mrs.) Ratna W/o Kishor Kandhari, bearing Registered Sr. No. 204.
- (vi) Sale Deed of an Apartment Dated 14-3-2002 for Apartment No. G-2 executed by Dr. (Mrs.) Ratna W/o Kishor Kandhari in favour of Shri. Girish S/o Vasantrao Deshkar, bearing Registered Sr. No. 204 and A Deed of Correction to the said Sale Deed of an Apartment Dated 14-3-2002 is executed on 27-2-2015 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1470 on even date.
- (vii) Sale Deed Dated 2-4-1993 for the Undivided 6.66 Percent share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Mahesh S/o Arjundas Bidichandani, bearing Registered Sr. No. 206.
- (viii) Deed of Apartment Dated 2-4-1993 for Apartment No. G-3 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Mahesh S/o Arjundas Bidichandani, bearing Registered Sr. No. 207.
- (ix) Sale Deed Dated 2-6-2001 for Apartment No. G-3 executed by Shri. Mahesh S/o Arjundas Bidichandani in favour of Shri. Kamal S/o Ramkaran Agrawal, bearing Registered Sr. No. 1702(P) and A Deed of Correction to the said Sale Deed Dated 2-6-2001 is executed on 7-7-2014 and the same is duly Registered in the Office of the Sub Registrar Nagpur-4 in Book No. 1 at Sr. No. 4038 on even date.
- (x) Sale Deed Dated 10-12-2015 Apartment No. G-3 executed by Shri. Kamal S/o Ramkaran Agrawal in favour of Shri. Nishikant S/o Baburao Kale and Shri. Chinmay S/o Nishikant Kale, bearing Registered Sr. No. 6218.
- (xi) Sale Deed Dated 24-9-1992 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suresh S/o Mukundrao Deshmukh, bearing Registered Sr. No. 107.
- (xii) Deed of Apartment Dated 24-9-1992 for Apartment No. G-4 executed Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suresh S/o Mukundrao Deshmukh, bearing Registered Sr. No. 107.


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(xiii) Sale Deed Dated 31-3-1993 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Nalini W/o Shankarrao Kardekar, bearing Registered Sr. No. 185.

(xiv) Deed of Apartment Dated 31-3-1993 for Apartment No. FF-5 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Nalini W/o Shankarrao Kardekar, bearing Registered Sr. No. 186.

(xv) Sale Deed Dated 27-9-2013 for Apartment No. FF-5 executed by Smt. Ujjwala W/o Late Shri. Umesh Kardekar, Shri. Abhihek S/o Late Shri. Umesh Kardekar and Shri. Abhay S/o Late Shri. Umesh Kardekar in favour Shri. Mahesh S/o Ramesh Bakal, bearing Registered Sr. No. 4907.

(xvi) Sale Deed Dated 31-3-1993 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Vinata alias Vanita W/o Prabhakar Mendhe, bearing Registered Sr. No. 187.

(xvii) Deed of Apartment Dated 31-3-1993 for Apartment No. FF-6 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Vinata alias Vanita W/o Prabhakar Mendhe, bearing Registered Sr. No. 188.

(xviii) Sale Deed Dated 5-8-2016 for Apartment No. FF-6 executed by Mrs. Vinata alias Vanita W/o Prabhakar Mendhe in favour of Shri. Kamalakar S/o Laxmikant Kale, bearing Registered Sr. No. 4225.

(xix) Sale Deed Dated 6-4-1994 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Ramchandra S/o Ganesh Godbole, bearing Registered Sr. No. 1090.

(xx) Deed of Apartment 6-4-1994 for Apartment No. FF-7 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Ramchandra S/o Ganesh Godbole, bearing Registered Sr. No. 1091.

(xxi) Sale Deed Dated 29-7-2011 for Apartment No. FF-7 executed by Shri. Shirish S/o Late Shri. Ramchandra Godbole in favour of Colonel Sandeep S/o Madhukar Natu and Mrs. Kanchan W/o Colonel Sandeep Natu, bearing Registered Sr. No. 5253.

(xxii) Sale Deed Dated 23-2-2021 for Apartment No. FF- executed by Colonel Sandeep S/o Madhukar Natu and Mrs. Kanchan W/o Colonel Sandeep Natu lateron in favour of Shri. Pralhad S/o Mahadeorao Bokade, bearing Registered Sr. No. 1478.

(xxiii) Sale Deed Dated 31-3-1993 for the the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Vilas S/o Nilkanthrao Ranwadkar, bearing Registered Sr. No. 189.

(xxiv) Deed of Apartment Dated 31-3-1993 for Apartment No. SF-8 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Vilas Nilkanthrao Ranwadkar, bearing Registered Sr. No. 190.

- (xxv) Sale Deed Dated 20-2-1996 for Apartment No. SF-8 executed by Shri. Vilas S/o Nikanthrao Ranwadkar in favour of Shri. Prabhakar S/o Purushottam Sant, bearing Registered Sr. No. 1682(P).
- (xxvi) Sale Deed Dated 30-12-2003 for Apartment No. SF-8 executed by Shri. Prabhakar S/o Purushottam Sant in favour of Mrs. Savita W/o Ramesh Parate, bearing Registered Sr. No. 1632 and A Deed of Correction to the said Sale Deed Dated 30-12-2003 is executed on 4-12-2017 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6391.
- (xxvii) Sale Deed Dated 30-10-2018 for Apartment No. SF-8 executed by Mrs. Savita W/o Ramesh Parate in favour of Shri. Mukund S/o Pralhadrao Deshpande and Mrs. Radhika W/o Mukund Deshpande, bearing Sr. No. 6514.
- (xxviii) Sale Deed Dated 27-7-1992 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Prabhakar S/o Harichandra Mohadikar, bearing Registered Sr. No. 2590(P).
- (xxix) Sale Deed Dated 30-12-1993 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Dinkar S/o Gajanan Deshpande, bearing Registered Sr. No. 50.
- (xxx) Will Dated 18-6-2015 for Apartment No. SF-10 executed by Shri. Dinkar S/o Gajanan Deshpande in favour of Mrs. Neeta Dinkar Deshpande, bearing Registered Sr. No. 3801.
- (xxxi) Sale Deed Dated 6-4-1994 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Smt. Sunanda Wd/o Late Shri. Madhukar Deshpande, bearing Registered Sr. No. 1092.
- (xxxii) Deed of Apartment Dated 6-4-1994 for Apartment No. SF-11 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Smt. Sunanda Madhukar Deshpande, bearing Registered Sr. No. 1093.
- (xxxiii) Deed of Release Dated 2-1-2019 executed by Mrs. Vishakha W/o Yashodhan Deshpande and Mrs. Vaishali W/o Suhas Garde in favour of Shri. Shashank S/o Late Shri. Madhukar Deshpande, bearing Registered Sr. No. 38.
- (xxxiv) Sale Deed Dated 15-5-1992 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Shashi W/o Kamlakar Kale, bearing Registered Sr. No. 1618(P).
- (xxxv) Deed of Apartment 15-5-1992 for Apartment No. TF-12 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Mrs. Shashi W/o Kamlakar Kale, bearing Registered Sr. No. 1619(P).
- (xxxvi) Sale Deed Dated 27-7-1992 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Arun Nayan Tiwari S/o Shrigovind Tiwari, bearing Registered Sr. No. 2588(P).

(xxxvii) Deed of Apartment Dated 27-7-1992 for Apartment No. TF-13 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Arun Nayan Tiwari S/o Shrigovind Tiwari, bearing Registered Sr. No. 2589 (P)

(xxxviii) Sale Deed Dated 27-7-1992 for the Undivided 1/15th (i.e 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Madan S/o Dinkar kalwit, bearing Registered Sr. No. 2592(P).

(xxxix) Deed of Apartment Dated 27-7-1992 for Apartment No. TF-14 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Madan S/o Dinkar kalwit, bearing Registered Sr. No. 2593(P).

(xli) Sale Deed Dated 11-11-1998 for Apartment No. TF-14 executed by Shri. Madan S/o Dinkar Kalwit in favour of Shri. Ghanshyam S/o Iduljee Gaikwad, bearing Registered Sr. No. 8344(P).

(xlii) Sale Deed Dated 8-11-2017 for Apartment No. TF-14 executed by Shri. Ghanshyam S/o Iduljee Gaikwad lateron in favour of Shri. Vikas S/o Marotrao Barapatre, bearing Registered Sr. No. 5828.

(xlili) Sale Deed Dated 10-8-1994 for the Undivided 1/15th (i.e. 6.66 Percent) share and interest in Plot No. 159 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suprasanna S/o Radhakrishna Paranjpe, bearing Registered Sr. No. 2480(P).

(xliv) Deed of Apartment Dated 10-8-1994 for Apartment No. TF-15 executed by Shri. Jayant S/o Madhav Modak and Shri. Hemant S/o Madhav Modak alongwith M/s. Modak Builders in favour of Shri. Suprasanna S/o Radhakrishna Paranjpe, bearing Registered Sr. No. 2481(P).

(xlv) Sale Deed Dated 28-7-2008 for Apartment No. TF-15 executed by Shri. Suprasanna S/o Radhakrishna Paranjpe in favour of Shri. Vijay S/o Prabhakar Sawarkar, bearing Registered Sr. No. 4494.

(xlv) Agreement of Development Dated 17.10.2022 for Plot No. 15 executed by (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, in favour of M/s. LIFESTYLE INFRASTRUCTURE, acting through its Sole Proprietor Shri. Sanjay Laxmanrao Narad, bearing Registered Sr. No. 9218/2022.

(xlv) General Power of Attorney Dated 17.10.2022 executed by (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantrao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Pralahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar


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

Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar in favour of M/s. LIFESTYLE INFRASTRUCTURE, acting through its Sole Proprietor Shri. Sanjay Laxmanrao Narad, bearing Registered Sr. No. 9220/2022.

(xivii) Building Permit and Sanctioned Map Dated 01.02.2024.

THAT all the aforesaid documents produced before by (1) Shri. Pradeep Shripad Joshi, (2) Shri. Girish Vasantao Deshkar, (3) Shri. Chinmay Nishikant Kale, (4) Shri. Suresh Mukundrao Deshmukh, (5) Shri. Mahesh Ramesh Bakal, (6) Shri. Kamalakar Laxmikant Kale, (7) Shri. Priahad Mahadeorao Bokade, (8-a) Shri. Mukund Pralahd Deshpande (8-b) Mrs. Radhika Mukund Deshpande, (9) Shri. Prabhakar Harichandra Mohadikar, (10) Smt. Neeta Dinkar Deshpande, (11) Shri. Shashank Madhukar Deshpande, (12) Mrs. Shashi Kamalakar Kale, (13) Shri. Arun Nayan Tiwari, (14) Shri. Vikas Marotrao Barapatre and (15) Shri. Vijay Prabhakar Sawarkar, acting through their Constituted Attorney M/s. LIFESTYLE INFRASTRUCTURE acting through its Sole Proprietor Mr. 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. 159 Mouza Khamla in Tahsil and District Nagpur of the period of 30 (Thirty) Years (i.e. 1994 to 2023) vide GRN No. MH015570516202324E dated 13-02-2024

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 : 13.02.2024


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



CHALLAN
MTR Form Number-6



CRN	MH015570516202324E	BARCODE	[Barcode]		Date	13/02/2024-18:11:04		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		Adv Ashwin Patil			
NGP1_HQR SUB REGISTRAR NAGPUR 1									
Location									
NAGPUR									
Year				Flat/Block No.		Plot No. 54			
2023-2024 From 01/04/2023 To 31/03/2024									
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			375.00		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. 159 Mouza Khamla CTS No. 2098/238				
					Sheet No. 40 Dist Nagpur				
					Amount In				
					Three Hundred Seventy Five Rupees Only				
Total			375.00		Words				
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA				Bank CIN		Ref. No.		00040572024021339673 IK0CQHEVC1	
Cheque/DD Details				Bank Date		RBI Date		13/02/2024-18:24:13	
Cheque/DD No.								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

Mobile No. : 9822936551

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खदर चलन "टाइम ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.