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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 Amalgamated Plot No. 241 & 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 630.00 Sq. Mtrs. (i.e. 6781.32 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "MANGALMURTI - III", bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C, 1226/241/D, (Old No. 1226/241) and 1226/242, City Survey No. 2878 & 2879 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 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. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande acting through their duly Constituted Attorney **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe** (Name of owner/ promoter/ developer/company) and following documents i.e.


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Advocate

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 241 & 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 630.00 Sq. Mtrs. (i.e. 6781.32 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "MANGALMURTI - III", bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C, 1226/241/D, (Old No. 1226/241) and 1226/242, City Survey No. 2878 & 2879 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and bounded as under :- ON THE EAST - PLOT NOS. 275, 276, 277 & 274; ON THE WEST – ROAD; ON THE NORTH - PLOT NO. 240 & ON THE SOUTH - PLOT NO. 243.

(2) The Document of allotment of plot/apartments :- The Document of Sale Deeds of All Owners.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 17281 & 17283 dated 18-06-2018; Entry No. 9126 dated 23.08.2010, Entry No. 9127 dated 23.08.2010, Entry No. 9124 dated 16.08.2010, Entry No. 9126 dated 23.08.2010, Entry No. 16941 dated 13.03.2018.

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

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

Owners of the land

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 241 & 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 630.00 Sq. Mtrs. (i.e. 6781.32 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – AJNI, P.S.K. 9, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "MANGALMURTI - III", bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C, 1226/241/D, (Old No. 1226/241) and 1226/242, City Survey No. 2878 & 2879 and Sheet No.	(1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande acting through their duly Constituted Attorney GHARKUL INFRA acting through its Sole Proprietor Shri. Umakant Vitthalrao Mendhe
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ASHWIN R. PHULE
Advocate

82(669) of Mouza - Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District - NAGPUR.	
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(i) Qualifying comments / remarks if any:.... (No Comment)

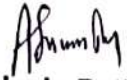
In accordance with the available search from the online portal the Title of (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande acting through their duly Constituted Attorney **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande acting through their duly Constituted Attorney **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 031.05.2024


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate

FORMAT- A

(Circular No. 28/2021)

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

1) Property Card of City Survey No. 2878 & 2879 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande recorded in the property Card **City Survey No. 37** issued by City Survey Office No. 3, Nagpur in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Amalgamated **Plot No. 241 & 242**, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement **630.00 Sq. Mtrs. (i.e. 6781.32 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – **AJNI**, P.S.K. 9, bearing Corporation House Nos. 1226/241, 1226/241-A, 1226/241/B, 1226/241/C, 1226/241/D, (Old No. 1226/241) and 1226/242, **City Survey No. 2878 & 2879 and Sheet No. 82(669)** of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 2878 & 2879 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 17281 & 17283 dated 18-06-2018; Entry No. 9126 dated 23.08.2010, Entry No. 9127 dated 23.08.2010, Entry No. 9124 dated 16.08.2010, Entry No. 9126 dated 23.08.2010, Entry No. 16941 dated 13.03.2018, the name of (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande are recorded as owners of the said land.

3) Search report for 30 years from 1993 to 2023 taken from Sub Registrar Office at Nagpur.

Plot No. 241 :-

THAT ALL THAT Piece and Parcel of land bearing Plot No. 241 (TWO HUNDRED FORTY ONE), out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6, of Mouza – **AJNI**, P.S.K. 9, bearing Corporation House No. 1226/241, City Survey No. 2878 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal

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Corporation Ward No. 5 in Tahsil and District – NAGPUR, Originally belonged to Shri. Sudhakar S/o Keshao Badge, having purchased the same by him from Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 25/04/1972, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 at Registered Sr. No. 573(P) on 25/04/1972.

THAT the said Shri. Sudhakar S/o Keshao Badge lateron decided to develop the said Plot No. 241 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 02/06/1988 the said Shri. Sudhakar S/o Keshao Badge had entrusted the entire work of development of the said property to M/s. Niwara Builders and Developers, a Partnership Firm having its Office at Nagpur acting through its Authorized Partner Mrs. Malti W/o Vasantrao Deshpande upon the several terms and conditions contained therein. By the same Agreement he had further specifically agreed to execute various Sale Deeds each relating to the Undivided Proportionate share in the said Plot No. 241 in favour of each such individual prospective buyers as may be nominated by M/s. Niwara Builders and Developers.

THAT in pursuance of the said Agreement the said M/s. Niwara Builders and Developers through its Partner Mrs. Malti Vasantrao Deshpande had accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 241 and to be known and styled as "NIWARA APARTMENTS" and the same is also duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/256/5/31 Dated 22/07/1988.

THAT the aforesaid entire property comprising Plot No. 241 Togetherwith the Multistoreyed Building standing thereon and known and styled as "NIWARA APARTMENTS" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 26/04/1994 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 34 on even date. A Correction Deed to the said Deed of Declaration is also executed on 20/04/2018 and the same is also duly Registered in the Office of the 5Joint Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 1508 on even date.

THAT the said M/s. Niwara Builders and Developers lateron completed the construction of the said Multistoreyed Building known and styled as "NIWARA APARTMENTS" in accordance with the aforesaid sanctioned Building Plan Dated 22/07/1988. On completion of the construction of the said Multistoreyed Building undivided share in the said Plot No. 241 and Apartment Nos. allotted to the following persons as under :

Sr. No.	Apartment Owners	Apartment No.	Floor	Super Built-up Area in Sq. Mtrs.	Undivided Share in Land
1.	Shri. Ajay Sudhakar Badge	A	Ground	63.2	1/6 th OR 16.66
2.	Shri. Ajay Sudhakar Badge	B	Ground	63.2	1/6 th OR 16.66
3.	Shri. Mohan Shankar Kakde	F-3/6(B)	First	63.2	1/6 th OR 16.66
4.	Shri. Sunil Vithobaji Kumbhare	F-4/6(C)	First	63.2	1/6 th OR 16.66
5.	Shri. Chandrakant Manoharrao Kawale	S-5/6 (D)	Second	63.2	1/6 th OR 16.66
6.	Shri. Surendra Ramkumar	S-6/6 (E)	Second	63.2	1/6 th OR 16.66

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 Advocate

Meghal				
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WHEREAS the (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, are the only existing Apartment Owners of the said Multistoreyed Building standing on Plot No. 241 and each of them have severally acquired their respective Apartment with undivided share and interest in the said Plot of land. The details of the same are given as under :-

(1) APARTMENT NO. A & B BOTH ON GROUND FLOOR :

That, the then Owner of the said Plot No. 241 namely Shri. Sudhakar S/o Keshav Badge is retained 2 Apartments bearing Nos. A & B, both on the Ground Floor out of the building known and styled as "NIWARA APARTMENTS", bearing Corporation House No. 1226/241, City Survey No. 2878 and Sheet No. 82(669) of Mouza - Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District - NAGPUR for his exclusive use and occupation. The said Shri. Sudhakar Keshav Badge also retained the Undivided $\frac{2}{6}$ th or 33.32 (i.e. $\frac{1}{6}$ th or 16.66 for each Apartment) for his exclusive use and occupation in the said Plot No. 241.

That, the said Shri. Sudhakar Keshav Badge left for heavenly abode on 18/01/2001 and consequent upon his death/demise the aforesaid property devolved upon his Widow Smt. Neela Sudhakar Badge, only son namely Shri. Ajay Sudhakar Badge and two married daughters namely Mrs. Manjiri W/o Ramakant Kaplay (Maiden name Ku. Manjiri Sudhakar Badge) and Mrs. Vaishali W/o Sameer Gore (Maiden name Ku. Vaishali Sudhakar Badge) jointly by way of intestate succession, being the only legal heirs of the deceased.

That, the aforesaid Smt. Neela W/o Sudhakar Badge, Mrs. Manjiri W/o Ramakant Kaplay and Mrs. Vaishali W/o Sameer Gore lateron Relinquished all their respective rights, title, share and interest in respect of the said 2 Apartments bearing Nos. A & B both on Ground Floor of "Niwara Apartments" in favour of Shri. Ajay S/o Late Shri. Sudhakar Badge, absolutely forever with heritable and transferable rights therein by executing a Relinquishment Deed on Dated 26/05/2017, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 at Sr. No. 2731 on 26/05/2017.

That, for acquiring a perfectly good, valid and marketable title in respect of the said property comprising Apartment Nos. A & B, each covering a Built-up area of 63.2 Sq. Mtrs. both on Ground Floor of "Niwara Apartments", both situated at Chhatrapati Nagar, Nagpur in Tahsil and District - Nagpur, two separate Apartment Deeds for each Apartment are executed by the then Owner and M/s. Niwara Builders and Developers in favour of Shri. Ajay S/o Late Shri. Sudhakar Badge, the Owner No. 1 abovenamed on 20/04/2018 and the same are duly Registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1509 and 1510 on even date.

(2) APARTMENT NO. S-3/6(B) ON FIRST FLOOR :

That, the aforesaid Shri. Sudhakar S/o Keshav Badge alongwith M/s. Niwara Builders and Developers lateron jointly transferred/sold the Undivided $\frac{1}{6}$ th or 16.66 share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-3/6(B) covering a Built-up area of 63.2 Sq. Mtrs. on the First Floor of "Niwara Apartments",

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situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Mohan S/o Shankar Kakde, by a Sale Deed Dated 26/04/1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 258 on Pages 89 to 102 at Sr. No. 1323 on even date.

(3) APARTMENT NO. F-4/6(C) ON FIRST FLOOR :

That, the aforesaid Shri. Sudhakar S/o Keshao Badge alongwith M/s. Niwara Builders and Developers lateron jointly transferrd/sold the Undivided 1/6th share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-4/6(C) covering a Built-up area of 63.2 Sq. Mtrs. on the First Floor of "Niwara Apartments", situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Sunil S/o Vithobaji Kumbhare, by a Sale Deed Dated 07/01/1995, which is duly Registered in the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1028 on Pages 161 to 172 at Sr. No. 177(P) on 19/01/1995.

(4) APARTMENT NO. S-6/6(E) ON SECOND FLOOR :

That, the aforesaid Shri. Sudhakar S/o Keshao Badge alongwith M/s. Niwara Builders and Developers lateron jointly transferrd/sold the Undivided 1/6th share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Suaperstructure comprising Apartment No. S-6/6 (E) covering a Built-up area of 63.2 Sq. Mtrs. on the First Floor of "Niwara Apartments", situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Surendra S/o Ramkumar Meghal, by a Sale Deed Dated 26/04/1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 258 on Pages 103 to 116 at Sr. No. 1324 on even date.

(5) APARTMENT NO. S-5/6(D) ON SECOND FLOOR :

That, the aforesaid Shri. Sudhakar S/o Keshao Badge alongwith M/s. Niwara Builders and Developers lateron jointly transferrd/sold the Undivided 1/6th share and interest in the said Plot No. 241 Togetherwith the entire R.C.C. Suaperstructure comprising Apartment No. S-5/6 (D) covering a Built-up area of 63.2 Sq. Mtrs. on the Second Floor of "Niwara Apartments", situated at Chhatrapati Nagar, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri. Chandrakant S/o Manoharrao Kawale, by a Sale Deed Dated 17/05/1994, which is duly Registered in the Office of the Sub Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 268 on Pages 32 to 49 at Sr. No. 1595(P) on even date.

As a result therefore the (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale and (5) Shri. Surendra Ramkumar Meghal, have now became an exclusive, absolute and full Owners for their respective Apartment in the said building standing on Plot No. 241 Togetherwith the Undivided 1/6th or 16.66 Percent share and interest each in the said Plot of land as mentioned hereinabove with heritable and transferable rights therein and the same are also accordingly mutated in their respective names in all relevant records as also in the Property Card of City Survey as mentioned hereinabove.

THAT the aforesaid (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale and (5) Shri. Surendra Ramkumar Meghal, jointly lateron decided to develop the said property into a Residential Estate

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by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein by demolishing the existing Building. And accordingly by an Agreement of Development Dated 20-04-2018, they have jointly entrusted the entire work of development of the said property to M/s. Gruhpurti Builders and Developers, a Partnership Firm having its Office at Nagpur upon the several terms and conditions contained therein. The said Agreement is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 2305 on even date and subsequently the said Owners jointly have executed a General Power of Attorney on 20-04-2018 in favour of Mrs. Manjiri Sameer Deosant Partner of Gruhpurti Builders and Developers and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 2306 on 20-04-2018. The said Agreement of Development Dated 20/04/2018 lateron cancelled/terminated by both the Parties due to some reason and accordingly both the Parties have jointly executed a Deed of Rescission/Cancellation of an Agreement on 01-12-2023 and the same is also duly Registered in the Office of the Joint Sub Registrar Nagpur City No. 5 in Book No. 1 at Sr. No. 7046/2023 on even date and a subsequently they have also executed a Deed of Cancellation and Revocation of General Power of Attorney on 01-12-2023 and the same is also duly Registered in the Office of the Joint Sub Registrar Nagpur City No. 5 in Book No. 1 at Sr. No. 7047/2023 on even date.

WHEREAS the aforesaid building has now become too old and requires heavy repairs and maintenance. In the like manner there is a huge problem of Parking of Four Wheeler vehicles of the existing Apartments Owners as there is no sufficient space for parking of vehicles. Thus the aforesaid (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale and (5) Shri. Surendra Ramkumar Meghal have now unanimously decided to demolish the said existing old Multistoreyed Building and further decided to RE-DEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments with modern amenities and facilities therein.

Plot No. 242 :-

THAT ALL THAT Piece and Parcel of land bearing Plot No. 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of Mouza – AJNI, P.S.K. 9, bearing City Survey No. 2879 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR, Originally belonged to Mr. Bhalchandra Narhar Deshpande, being his separate property having purchased the same by him from Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 24.03.1972, which is duly registered in the Office of the Joint Sub Registrar, Nagpur at Registered Sr. No. 377(P) on 24.03.1972.

THAT the aforesaid Mr. Bhalchandra Narhar Deshpande lateron constructed a Residential House on the said Plot of land.

THAT during the course of time the aforesaid Mr. Bhalchandra Narhar Deshpande left for heavenly abode on 05.02.1990 and consequent upon his demise his aforesaid property devolved upon his legal heirs are (1) Smt. Asha Bhalchandra Deshpande, (2) Mr. Yashwant Bhalchandra Deshpande, (3) Mrs. Anjali alias Kshama Dattatraya Lonkar, (4) Mrs. Anita Anil Virodkar jointly by

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way of intestate succession being only heirs of the deceased and the same is accordingly mutated in their joint names in all relevant records (each of them having undivided 1/4th share and interest in the said property).

THAT, during her life time the aforesaid Smt. Asha Bhalchandra Deshpande has executed her last WILL AND TESTAMENT on 14.12.2014 and thereby she bequeathed her undivided 1/4th share in the aforesaid property bearing Plot No. 242 together with the existing Residential housed standing thereon in favour of her Grandson namely Mr. Mandar Yashwant Deshpande, absolutely forever with heritable and transferable rights therein and the said WILL is duly Notarised by the Adv. Sanjay Deshpande vide Notary Entry No. 529 dated 14.12.2014. That latereon the said Smt. Asha Bhalchandra Deshpande left for heavenly abode on 08.09.2018 and consequent upon her death/demise, her undivided 1/4th share in the aforesaid property bearing Plot No. 242 together with the existing Residential housed standing thereon devolved upon Mr. Mandar Yashwant Deshpande became the full Owner of the said property in terms of the aforesaid Last Will and Testament Dated 14.12.2014 with heritable and transferable rights therein.

THAT as a result therefore the aforesaid (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande, jointly have now become an exclusive, absolute and full Owner of the property bearing Plot No. 242 with heritable and transferable rights therein and the same is also mutated in their joint names in all relevant records and also mutated in the Property Card of City Survey department.

WHEREAS the aforesaid (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande hereinabove named have now decided to develop the said **Plot No. 242** into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self-contained separate Apartments therein and the said Owners further decided to retain the proportionate Undivided share and interest in the said **Plot No. 242** Togetherwith the 4 (Four) Apartments i.e. bearing Apartment Nos. 301, 401, 501, and 601 on the THIRD, FOURTH, FIFTH and SIXTH FLOOR respectively.

THAT, accordingly by an Agreement of Re-Development Dated 12-01-2024, the aforesaid (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale abd (5) Shri. Surendra Ramkumar Meghal, jointly have entrusted the entire work of Development of the said Plot No. 241 to **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, upon the several terms and conditions contained therein and the said Agreement of Re-Development is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 499/2024 on 12-01-2024. By the same Agreement they have further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plot No. 241 in favour of each such individual buyer as may be nominated by **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**.

THAT, for completion of the said proposed Multistoreyed Building, the aforesadi (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale abd (5) Shri. Surendra Ramkumar Meghal, jointly have

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executed a General Power of Attorney in favour of **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe** on 12-01-2024 and thereby allowed to develop the said property and the said Attorney is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 500/2024 on 12-01-2024.

THAT, in the like manner accordingly by an Agreement of Development Dated 12-01-2024, the aforesaid (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande, jointly have entrusted the entire work of Development of their aforesaid Plot No. 242 to **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, upon the several terms and conditions contained therein and the said Agreement of Development is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 501/2024 on 12-01-2024. By the same Agreement they have further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Plot No. 242 in favour of each such individual buyer as may be nominated by **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**.

THAT, for completion of the said proposed Multistoreyed Building, the aforesaid (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande, jointly have executed a General Power of Attorney in favour of **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe** on 12-01-2024 and thereby allowed to develop the said property and the said Attorney is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 502/2024 on 12-01-2024.

THAT, in pursuance of the aforesaid both Agreements, the said **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe** has accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Amalgamated Plot No. 241 & 242 and to be known and styled as "**MANGALMURTI - III**" and the same is duly sanctioned and approved by Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 251499, Permit No. NMO/B/2024/APL/02569 Dated 26-04-2024.

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

- (i) Sale Deed Dated 25.04.1972 for Plot No. 241 executed by The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur in favour of Shri. Sudhakar Keshao Badge bearing Registered Sr. No. 573(P).
- (ii) Agreement of Development Dated 02.06.1988 for Plot No. executed by Shri. Sudhakar S/o Keshao Badge in favour of M/s. Niwara Builders and Developers acting through its Authorized Partner Mrs. Malti W/o Vasantrao Deshpande.
- (iii) Old Building Permit and Sanction Map Dated 22.07.1988.
- (iv) Deed of Declaration on 26.04.1994, bearing Registered Sr. No. 34 and A Correction Deed to the said Deed of Declaration is also executed on 20.04.2018, bearing Registered Sr. No. 1508.
- (v) Relinquishment Deed Dated 26.05.2017 for Apartment Nos. A & A executed by Smt. Neela Sudhakar Badge, Mrs. Manjiri Ramakant Kaplay and Mrs. Vaishali Sameer Gore in favour of Shri. Ajay Sudhakar Badge, bearing Registered Sr. No. 2731.

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- (vi) Apartment Deeds 20.04.2018 for Apartment Nos. A & A, executed by Shri. Ajay Sudhakar Badge and M/s. Niwara Builders and Developers in favour of Shri. Ajay Sudhakar Badge, bearing Registered Sr. No. 1509 and 1510.
- (vii) Sale Deed Dated 26/04/1994 for Apartment No. F-3/6(B) executed by Shri. Sudhakar Keshao Badge alongwith M/s. Niwara Builders and Developers in favour of Shri. Mohan Shankar Kakde, bearing Registered Sr. No. 1323.
- (viii) Sale Deed Dated 07/01/1995 for Apartment No. F-4/6(C) executed by Shri. Sudhakar Keshao Badge alongwith M/s. Niwara Builders and Developers in favour of Shri. Sunil Vithobaji Kumbhare, bearing Registered Sr. No. 177(P).
- (ix) Sale Deed Dated 26/04/1994 for Apartment No. S-6/6 (E) Shri. Sudhakar Keshao Badge alongwith M/s. Niwara Builders and Developers in favour of Shri. Surendra Ramkumar Meghal, bearing Registered Sr. No. 1324.
- (x) Sale Deed Dated 17/05/1994 for Apartment No. S-5/6 (D) executed by Shri. Sudhakar Keshao Badge alongwith M/s. Niwara Builders and Developers in favour of Shri. Chandrakant Manoharrao Kawale, bearing Registered Sr. No. 1595(P).
- (xi) Sale Deed Dated 24.03.1972 for Plot No. 242 executed by The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, in favour of Mr. Bhalchandra Narhar Deshpande, bearing Registered Sr. No. 377(P).
- (xii) LAST WILL AND TESTAMENT Dated 14.12.2014 for undivided 1/4th share in the Plot No. 242 executed by Smt. Asha Bhalchandra Deshpande in favour of her Grandson namely Mr. Mandar Yashwant Deshpande.
- (xiii) Agreement of Re-Development Dated 12-01-2024 for Plot No. 241 executed by (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale abd (5) Shri. Surendra Ramkumar Meghal in favour of **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, bearing Registered Serial No. 499/2024.
- (xiv) General Power of Attorney Dated 12-01-2024 for Plot No. 241 executed by (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale abd (5) Shri. Surendra Ramkumar Meghal, in favour of **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, bearing Registered Serial No. 500/2024.
- (xv) Agreement of Development Dated 12-01-2024 for Plot No. 242 executed by (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande, in favour of **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, bearing Registered Serial No. 501/2024.
- (xvi) General Power of Attorney for Plot No. 242 executed by (1) Mr. Yashwant Bhalchandra Deshpande, (2) Mrs. Anjali alias Kshama Dattatraya Lonkar, (3) Mrs. Anita Anil Virodkar, (4) Mr. Mandar Yashwant Deshpande, in favour of **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, bearing Registered Serial No. 502/2024.
- (xvii) Building Permit and Sanctioned Map Dated 26-04-2024 for Amalgamated Plot No. 241 & 242.

THAT all the aforesaid documents produced before by (1) Shri. Ajay Sudhakar Badge, (2) Shri. Mohan Shankar Kakde, (3), Shri. Sunil Vithobaji Kumbhare; (4) Shri. Chandrakant Manoharrao Kawale, (5) Shri. Surendra Ramkumar Meghal, (6) Mr. Yashwant Bhalchandra Deshpande, (7) Mrs. Anjali alias Kshama Dattatraya Lonkar, (8) Mrs. Anita Anil Virodkar and (9) Mr. Mandar Yashwant Deshpande acting through their duly Constituted Attorney **GHARKUL INFRA** acting through its Sole Proprietor **Shri. Umakant Vitthalrao Mendhe**, the Developer to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the

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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 Amalgamated Plot No. 241 & 242 Mouza AJNI in Tahsil and District Nagpur of the period of 30 (Thirty) Years (i.e. 1995 to 2024) vide GRN Challan No. MH001574322202425E Date 04-05-2024.

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 : 31.05.2024


Ashwin Patil

Advocate

ASHWIN R. PATIL
Advocate