

Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.

Mob.: 7385182509

To,
MAHARERA,
MUMBAI.

Date 13-06-2024

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NOS. 43/1/A, 43/2/A AND 43/4 OF MOUZA-KOTEWADA, SITUATED AT TAHSIL-HINGNA, DISTRICT NAGPUR.

I have investigated the title of the said Land/Plot on the request of **M/s. MAHALAXMI HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre**, (2) **Shri. Amit Surendra Khemka**, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 43/1/A, 43/2/A and 43/4 of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, 0.96 Hectares and 1.36 Hectares respectively, Land Revenue Rs. 2.13 Yearly, Land Revenue Rs. 1.95 Yearly and Land Revenue Rs. 2.74 Yearly respectively, all held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and bounded as under: -

BOUNDARIES OF KH. NO. 43/1/A

ON THE EAST	-	BY KHASRA/SURVEY NO. 43/3,
ON THE WEST	-	BY KHASRA/SURVEY NO. 43/2,
ON THE NORTH	-	BY RING ROAD,
ON THE SOUTH	-	BY KHASRA/SURVEY NO. 43/4.

BOUNDARIES OF KH. NO. 43/2/A

ON THE EAST	-	BY KHASRA/SURVEY NO. 43/1,
ON THE WEST	-	BY MOUZA-SUMTHANA SHIV,
ON THE NORTH	-	BY RING ROAD,
ON THE SOUTH	-	BY KHASRA/SURVEY NO. 42.



Contd. ...

BOUNDARIES OF KH. NO. 43/4

ON THE EAST - BY KHASRA/SURVEY NO. 44 AND PANDHAN,
ON THE WEST - BY KHASRA/SURVEY NO. 43/2,
ON THE NORTH - BY KHASRA/SURVEY NOS. 43/1, 43/3 AND 43/5,
ON THE SOUTH - BY KHASRA/SURVEY NO. 42 AND PANDHAN.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	26-04-2024	Sale Deed	Original	4037-2024
2	26-04-2024	Sale Deed	Original	4038-2024
3	26-04-2024	Sale Deed	Original	4039-2024
4		7/12 Extract	Original	

3. 7/12 extract issued by Tahsildar shows the mutation of the owner.
4. Search report for 13 years from 2011 to 2024 vides GRN No. MH003486560202425P.
5. 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 **M/s. MAHALAXMI HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre**, (2) **Shri. Amit Surendra Khemka**, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed**, clear, marketable and without any encumbrance.

Owner of the land

- 1) **M/s. MAHALAXMI HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre**, (2) **Shri. Amit Surendra Khemka**, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed** of Kh. Nos. 43/1/A, 43/2/A and 43/4.
- 2) The report reflecting the flow of the title of the **M/s. MAHALAXMI HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre**, (2) **Shri. Amit Surendra Khemka**, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed** on the said land is enclosed herewith as annexure.

DATED 13-06-2024
Nagpur



Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH003486560202425P	BARCODE			Date	13/06/2024-12:05:24	Form ID						
Department Inspector General Of Registration					Payer Details								
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)								
					PAN No.(If Applicable)								
Office Name HGN_HINGNA SUB REGISTRAR					Full Name		ADVOCATE YOGESH SOMAJI GONNADE						
Location NAGPUR													
Year 2024-2025 One Time					Flat/Block No.		34 RAMKRUSHNA NAGAR B						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				325.00	Road/Street		UMRED ROAD						
					Area/Locality		DIGHORI NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	3	4
					Remarks (If Any) MOUZA KOTEWADA KH NO 43/1/A, 43/2/A AND 43/4 TOTAL AREA 3.38 HECTOR AAR P H NO 72								
					Amount In	Three Hundred Twenty Five Rupees Only							
Total				325.00	Words								
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	10000502024061302258		1539182423522				
Cheque/DD No.					Bank Date	RBI Date	13/06/2024-12:06:04		Not Verified with RBI				
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

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

Mobile No. : 7385182509



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ADVOCATE

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Umred Road, Dighori, Nagpur-440009.
=
Mob.: 7385182509

FLOW OF THE TITLE OF THE SAID LAND

HISTORY OF KH. NO. 43-1-A

That ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 12 and 11/3 of MOUZA-KOTEWADA, P. S. K. 72, Situated at Village-Kotewada, Within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR, originally belonged to Shri. Mahadev Vithoba Randive, being his separate property. The said Khasra/Survey/Gut Nos. 12 and 11/3 later on renumbered as Khasra/Survey/Gut No. 43.

That consequent upon the death the aforesaid Shri. Mahadev Vithoba Randive leaving behind him, his Widow Smt. Bindabai Wd/o Mahadev Randive and Four sons namely 1) Shri. Dnyaneshwar Mahadev Randive, 2) Shri. Shankar Mahadev Randive, 3) Shri. Vishwanath Mahadev Randive and 4) Shri. Sitaram Mahadev Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession.

That the aforesaid 1) Smt. Bindabai Mahadev Randive, 2) Shri. Dnyaneshwar Mahadev Randive, 3) Shri. Shankar Mahadev Randive, 4) Shri. Vishwanath Mahadev Randive and 5) Shri. Sitaram Mahadev Randive has a Mutual Understanding/Partition Deed on 28-11-1991 and in terms of which the aforesaid property having an area of 1.24 Hectares out of Khasra/Survey/Gut No. 12 came to the share of Shri. Shankar Mahadev Randive absolute forever with heritable and transferable rights therein. The said land having an area of 1.24 Hectares renumbered as Khasra/Survey/Gut No. 43/1.

That the aforesaid Shri. Shankar Vithoba Randive leaving behind him, his Three sons namely 1) Shri. Manohar Shankar Randive, 2) Shri. Govind Shankar Randive and 3) Shri. Naresh Shankar Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession.

That out of the said property a portion admeasuring about 0.18 Hectar out of Khasra/Survey/Gut No. 43/1 admeasuring 1.24 Hectares was acquired by the Special Land Acquisition Officer, Pench Prkalpa, Nagpur for Ring Road and the land was accordingly reduced by 0.18 Hectors, passed in Revenue Case No. 39/A-65/1997-98. As per acquisition the said land was divided in two portions and the said 1) Shri. Manohar Shankar Randive, 2) Shri. Govind Shankar Randive and 3) Shri. Naresh Shankar Randive, owners of the New Khasra/Survey/Gut No. 43/1/A having an area of 1.06 Hectares of Mouza-Kotewada.

That the aforesaid 1) Shri. Manohar Shankar Randive, 2) Shri. Govind Shankar Randive and 3) Shri. Naresh Shankar Randive later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to 1) Shri. Sanjay Kisan Chopde and



2) Mrs. Pramiladevi Shivkumar Agrawal, by a Sale Deed Dated 29-04-2011, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 2460-2011 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Boundaries and the said Deed of Correction is duly registered in the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 2673-2014 on 16-06-2014 and the same is also accordingly mutated in their names in 7/12 Extract vide Ferfar Entry No. 337, Dated 31-10-2011.

That the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramiladevi Shivkumar Agrawal later on entered into an Agreement to Sell Dated 09-07-2014 relating to the aforesaid property comprising New Khasra/Survey/Gut No. 43/1/A with Shri. Paras Subhashchandra Jain. By the same Agreement to Sell the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramiladevi Shivkumar Agrawal has further specifically agreed to execute a proper Sale Deed relating to the said property in favor of the said Shri. Paras Subhashchandra Jain or the Nominee(s) appointed by him. The said Agreement to Sell is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 3035 on even date.

That in pursuance of the said Agreement the said Shri. Paras Subhashchandra Jain has paid the entire agreed Sale Consideration to the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramiladevi Shivkumar Agrawal from time to time by various Cheques, the receipt whereof is hereby acknowledged by the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramiladevi Shivkumar Agrawal.

That the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramiladevi Shivkumar Agrawal later on executed a General Power of Attorney in favor of Shri. Paras Subhashchandra Jain on 09-07-2014, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 4, bearing Registration No. 3036-2014 on even date.

That the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramiladevi Shivkumar Agrawal later on executed a Sale Deed relating to the aforesaid property in favor of Shri. Paras Subhashchandra Jain, by a Sale Deed Dated 20-04-2017, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 1584-2017 on even date.

That the aforesaid Shri. Paras Subhashchandra Jain later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to Bhajanlal Bhimandas Kewalramani, H.U.F., by a Sale Deed Dated 22-11-2018, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4859-2018 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Manner of Payment and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 677-2019 on 29-01-2019 and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 695, Dated 19-07-2019.



That the aforesaid Bhajanlal Bhimandas Kewalramani, H.U.F through its Karta Shri. Bhajanlal Bhimandas Kewalramani later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to **M/s. MAHALAXMI HABITATS LLP** through Partners (1) **Shri. Rahul Jagdish Bondre**, (2) **Shri. Amit Surendra Khemka**, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed**, vides Sale Deed dated 26-04-2024, which is duly registered at Additional Book No. 1, bearing Registration No. 4038-2024 to Joint Sub-Registrar Hingna.

HISTORY OF KH. NO. 43-2-A

That ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 12 and 11/3 of MOUZA-KOTEWADA, P. S. K. 72, Situated at Village-Kotewada, Within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR, originally belonged to Shri. Mahadev Vithoba Randive, being his separate property. The said Khasra/Survey/Gut Nos. 12 and 11/3 later on renumbered as Khasra/Survey/Gut No. 43.

That consequent upon the death the aforesaid Shri. Mahadev Vithoba Randive leaving behind him, his Widow Smt. Bindabai Wd/o Mahadev Randive and Four sons namely 1) Shri. Dnyaneshwar Mahadev Randive, 2) Shri. Shankar Mahadev Randive, 3) Shri. Vishwanath Mahadev Randive and 4) Shri. Sitaram Mahadev Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession.

That the aforesaid 1) Smt. Bindabai Mahadev Randive, 2) Shri. Dnyaneshwar Mahadev Randive, 3) Shri. Shankar Mahadev Randive, 4) Shri. Vishwanath Mahadev Randive and 5) Shri. Sitaram Mahadev Randive have a Mutual Understanding/Partition Deed on 28-11-1991 and in terms of which the aforesaid property comprising Old Khasra/Survey/Gut No. 11/3 having an area of 3.70 Hectares came to the share of Shri. Dnyaneshwar Mahadev Randive absolute forever with heritable and transferable rights therein. The said land bearing Khasra/Survey/Gut No. 11/3 renumbered as Khasra/Survey/Gut No. 43/2.

That out of the said property a portion was acquired by the Special Land Acquisition Officer, Pench Prakalpa, and Nagpur for Ring Road and the land was accordingly reduced by 1.39 Hectors, Passed in Revenue Case No. 39/A-65/1997-98. As per acquisition the said land was divided in two portions and the said Shri. Dnyaneshwar Mahadev Randive, owner of the New Khasra/Survey/Gut No. 43/2/A having an area of 0.96 Hectares and another Khasra/Survey No. 43/4 having an area of 1.36 Hectares of Mouza-Kotewada.

That the aforesaid Shri. Dnyaneshwar Mahadev Randive later on entered into an Agreement to Sell Dated 19-11-2014 relating to the aforesaid property comprising New Khasra/Survey Nos. 43/2/A and 43/4 with Shri. Paras Subhashchandra Jain. By the same Agreement to Sell the aforesaid Shri. Dnyaneshwar Mahadev Randive has further specifically agreed to execute a proper Sale Deed relating to the said property in favor of the said Shri. Paras Subhashchandra Jain or the Nominee(s) appointed by



him. The said Agreement to Sell is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4749-2014 on even date.

That in pursuance of the said Agreement the said Shri. Paras Subhashchandra Jain has paid the entire agreed Sale Consideration to the aforesaid Shri. Dnyaneshwar Mahadev Randive from time to time by various cheques, the receipt whereof is hereby acknowledged by the aforesaid Shri. Dnyaneshwar Mahadev Randive.

That the aforesaid Shri. Dnyaneshwar Mahadev Randive later on executed a General Power of Attorney in favor of Shri. Paras Subhashchandra Jain on 19-11-2014, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 4, bearing Registration No. 4750-2014 on even date.

That the aforesaid Shri. Dnyaneshwar Mahadev Randive later on executed a Sale Deed relating to the aforesaid property in favor of Shri. Paras Subhashchandra Jain, by a Sale Deed Dated 20-04-2017, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 1583-2017 on even date.

That the aforesaid Shri. Paras Subhashchandra Jain later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/2/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 0.96 Hectares, Rental Rs. 1.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to Bhajanlal Bhimandas Kewalramani, H.U.F., by a Sale Deed Dated 22-11-2018, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4861-2018 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Manner of Payment and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 676-2019 on 29-01-2019 and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 695, Dated 19-07-2019.

That the aforesaid Bhajanlal Bhimandas Kewalramani, H.U.F through its Karta Shri. Bhajanlal Bhimandas Kewalramani later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/2/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 0.96 Hectares, Rental Rs. 1.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to **M/s. MAHALAXMI HABITATS LLP** through Partners (1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit Surendra Khemka, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed**, vides Sale Deed dated 26-04-2024, which is duly registered at Additional Book No. 1, bearing Registration No. 4037-2024 to Joint Sub-Registrar Hingna.



HISTORY OF KH. NO. 43-4

That ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 12 and 11/3 of MOUZA-KOTEWADA, P. S. K. 72, Situated at Village-Kotewada, within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR, originally belonged to Shri. Mahadev Vithoba Randive, being his separate property. The said Khasra/Survey/Gut Nos. 12 and 11/3 later on renumbered as Khasra/Survey/Gut No. 43.

That consequent upon the death the aforesaid Shri. Mahadev Vithoba Randive leaving behind him, his Widow Smt. Bindabai Wd/o Mahadev Randive and Four sons namely 1) Shri. Dnyaneshwar Mahadev Randive, 2) Shri. Shankar Mahadev Randive, 3) Shri. Vishwanath Mahadev Randive and 4) Shri. Sitaram Mahadev Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession.

That the aforesaid 1) Smt. Bindabai Mahadev Randive, 2) Shri. Dnyaneshwar Mahadev Randive, 3) Shri. Shankar Mahadev Randive, 4) Shri. Vishwanath Mahadev Randive and 5) Shri. Sitaram Mahadev Randive have a Mutual Understanding/Partition Deed on 28-11-1991 and in terms of which the aforesaid property comprising Old Khasra/Survey/Gut No. 11/3 having an area of 3.70 Hectares came to the share of Shri. Dnyaneshwar Mahadev Randive absolute forever with heritable and transferable rights therein. The said land bearing Khasra/Survey/Gut No. 11/3 renumbered as Khasra/Survey/Gut No. 43/2.

That out of the said property a portion was acquired by the Special Land Acquisition Officer, Pench Prkalpa, and Nagpur for Ring Road and the land was accordingly reduced by 1.39 Hectors, Passed in Revenue Case No. 39/A-65/1997-98. As per acquisition the said land was divided in two portions and the said Shri. Dnyaneshwar Mahadev Randive, owner of the New Khasra/Survey/Gut No. 43/2/A having an area of 0.96 Hectares and another Khasra/Survey No. 43/4 having an area of 1.36 Hectares of Mouza-Kotewada.

That the aforesaid Shri. Dnyaneshwar Mahadev Randive later on entered into an Agreement to Sell Dated 19-11-2014 relating to the aforesaid property comprising New Khasra/Survey Nos. 43/2/A and 43/4 with Shri. Paras Subhashchandra Jain. By the same Agreement to Sell the aforesaid Shri. Dnyaneshwar Mahadev Randive has further specifically agreed to execute a proper Sale Deed relating to the said property in favor of the said Shri. Paras Subhashchandra Jain or the Nominee(s) appointed by him. The said Agreement to Sell is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4749-2014 on even date.



That in pursuance of the said Agreement the said Shri. Paras Subhashchandra Jain has paid the entire agreed Sale Consideration to the aforesaid Shri. Dnyaneshwar Mahadev Randive from time to time by various cheques, the receipt whereof is hereby acknowledged by the aforesaid Shri. Dnyaneshwar Mahadev Randive.

That the aforesaid Shri. Dnyaneshwar Mahadev Randive later on executed a General Power of Attorney in favor of Shri. Paras Subhashchandra Jain on 19-11-2014, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 4, bearing Registration No. 4750-2014 on even date.

That the aforesaid Shri. Dnyaneshwar Mahadev Randive later on executed a Sale Deed relating to the aforesaid property in favor of Shri. Paras Subhashchandra Jain, by a Sale Deed Dated 20-04-2017, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 1583-2017 on even date.

That the aforesaid Shri. Paras Subhashchandra Jain later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/4 of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.36 Hectares, Rental Rs. 2.74 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to Bhajanlal Bhimandas Kewalramani, H.U.F., by a Sale Deed Dated 22-11-2018, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4860-2018 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Manner of Payment and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 675-2019 on 29-01-2019 and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 695, Dated 19-07-2019.

That the aforesaid Bhajanlal Bhimandas Kewalramani, H.U.F through its Karta Shri. Bhajanlal Bhimandas Kewalramani later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/4 of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.36 Hectares, Rental Rs. 2.74 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to **M/s. MAHALAXMI HABITATS LLP** through Partners (1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit Surendra Khemka, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director Miss. Disha Anishkumar Chhajed and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director Shri. Harsh Anish Chhajed, vides Sale Deed dated 26-04-2024, which is duly registered at Additional Book No. 1, bearing Registration No. 4039-2024 to Joint Sub-Registrar Hingna.

It is observed that the said **M/s. MAHALAXMI HABITATS LLP** through Partners (1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit Surendra Khemka, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director Miss. Disha Anishkumar Chhajed and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director Shri. Harsh Anish Chhajed later on prepared a layout on the said entire land of Survey/Khasra/Gut Nos. 43/1/A, 43/2/A and 43/4, that the Nagpur Metropolitan Region Development Authority, Nagpur has Tentatively sanctioned the residential Layout carved on the said entire land of Survey/Khasra/Gut Nos. 43/1/A, 43/2/A and 43/4, consisting of various residential plots vide Letter bearing Approval No. NMRDA/LT/2024/APL/00318, Permit No. 56110, Dated 11-06-2024.



That the above-mentioned property is present at standing in the name of **M/s. MAHALAXMI HABITATS LLP** through Partners (1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit Surendra Khemka, (3) **M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director Miss. Disha Anishkumar Chhajed and (4) **M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director Shri. Harsh Anish Chhajed. The concern records of the Sub-registrar Hingna and other relevant document of Grampanchayat shows that **M/s. MAHALAXMI HABITATS LLP** through Partners (1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit

Surendra Khemka, (3) M/s. AHDA ADIFICATORS PRIVATE LIMITED through Authorized Director **Miss. Disha Anishkumar Chhajed** and **(4) M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed** is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Hingna, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above-described property held by **M/s. MAHALAXMI HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit Surendra Khemka, (3) M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and **(4) M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed** is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

- 1) 7/12 extract as on date of application for registration in the name of **M/s. MAHALAXMI HABITATS LLP** through Partners **(1) Shri. Rahul Jagdish Bondre, (2) Shri. Amit Surendra Khemka, (3) M/s. AHDA ADIFICATORS PRIVATE LIMITED** through Authorized Director **Miss. Disha Anishkumar Chhajed** and **(4) M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED** through Authorized Director **Shri. Harsh Anish Chhajed**.
- 2) Search report for 13 years from 2011 to 2024 taken from Sub-Registrar Office Hingna.
- 3) Any other relevant title; As per above mentioned title history
- 4) Prima facie no litigation found over the property.



NAGPUR
DATED 13-06-2024

Adv. Yogesh S. Gonnade
(ADVOCATE)