



GRN	MH001573652202425E	BARCODE			Date	04/05/2024-15:16:14		Form ID									
Department Inspector General Of Registration					Payer Details												
Search Fee					TAX ID / TAN (If Any)												
Type of Payment Other Items					PAN No.(If Applicable)												
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name			Adv Ashwin Patil									
Location NAGPUR																	
Year 2024-2025 One Time					Flat/Block No.			Plot No. 54									
Account Head Details				Amount In Rs.	Premises/Buldng												
0030072201 SEARCH FEE				325.00	Road/Street			Sawarkar Nagar									
					Area/Locality			Nagpur									
					Town/City/District												
					PIN					4	4	0	0	1	5		
					Remarks (If Any)												
					Search Fee for 30 Years Plot No. 32 City Survey No. 37 Mouza BHAMTI												
					Tahsil and District NAGPUR												
					Amount In		Three Hundred Twenty Five Rupees Only										
Total				325.00	Words												
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK												
Cheque-DD Details					Bank CIN		Ref. No.		00040572024050494749				IK0CTALGT5				
Cheque/DD No.					Bank Date		RBI Date		04/05/2024-15:24:17				Not Verified with RBI				
Name of Bank					Bank-Branch				STATE BANK OF INDIA								
Name of Branch					Scroll No. , Date				Not Verified with Scroll								

सदर चलन "ट्रायफ ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोदंशी न करतायाच्या दस्तांसाठी लागू नाही.

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

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 Nagpur Improvement Trust Leasehold Plot No. 32, in Civil Station Expansion Scheme containing by admeasurement 682.72 Sq. Mtrs. (i.e. 7348.79 Sq. Ft.), being a portion of entire land bearing Khasra No. 97 of Mouza - BHAMTI, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "PLANWISE SAPPHIRE", bearing City Survey No. 37, Sheet No. 285/40, situated at Swawalambi Nagar, Nagpur, within limits of the Nagpur Municipal Corporation Ward No 74 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) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty acting through his duly Constituted Attorney M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte (Name of owner/ promoter/ developer/company) and following documents i.e.

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

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 32, in Civil Station Expansion Scheme containing by admeasurement 682.72 Sq. Mtrs. (i.e. 7348.79 Sq. Ft.), being a portion of entire land bearing Khasra No. 97 of Mouza - BHAMTI, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "PLANWISE SAPPHIRE", bearing City Survey No. 37, Sheet No. 285/40, situated at Swawalambi Nagar, Nagpur, within limits of the Nagpur Municipal Corporation Ward No 74 in Tahsil and District - NAGPUR and the said entire layout is bounded as under :- ON THE EAST - PLOT NO. 31, ON THE WEST - ROAD, ON THE NORTH - ROAD, ON THE SOUTH - ROAD

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

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry Nos. 2710, 2713, 3310, 3458, 4734, 16264, 24434, 26266, 27077, 28565, 29113 and 29239 dated 29.01.2005, 29.01.2005, 16.06.2005, 11.08.2005, 11.08.2006, 09.05.2011, 13.04.2017, 01.03.2019, 21.12.2019, 27.08.2022, 23.11.2022 and 27.12.2023 respectively.

(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 Nagpur Improvement Trust Leasehold Plot No. 32, in Civil Station Expansion Scheme containing by admeasurement 682.72 Sq. Mtrs. (i.e. 7348.79 Sq. Ft.), being a portion of entire land bearing Khasra No. 97 of Mouza - BHAMTI, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "PLANWISE SAPPHIRE", bearing City Survey No. 37, Sheet No. 285/40, situated at Swawalambi Nagar, Nagpur, within limits of the Nagpur Municipal Corporation Ward No 74 in Tahsil and District - NAGPUR.

(1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty acting through his duly Constituted Attorney M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte

(i) Qualifying comments / remarks if any:.... (No Comment)

Ashwin Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-46

In accordance with the available search from the online portal the Title of (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty acting through his duly Constituted Attorney **M/s. Planwise Structures and Spaces Pvt. Ltd.** acting through its Directors (1) **Mrs. Anushree Shrikant Mukte** and (2) **Mr. Shrikant Nishikant Mukte**, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty acting through his duly Constituted Attorney **M/s. Planwise Structures and Spaces Pvt. Ltd.** acting through its Directors (1) **Mrs. Anushree Shrikant Mukte** and (2) **Mr. Shrikant Nishikant Mukte** the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 04.05.2024

Ashwin Patil

Ashwin Patil
Advocate

ASHWIN R. PATIL

Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

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

1) Property Card of City Survey No. 37 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty 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 Nagpur Improvement Trust Leasehold Plot No. 32, in Civil Station Expansion Scheme containing by admeasurement 682.72 Sq. Mtrs. (i.e. 7348.79 Sq. Ft.), being a portion of entire land bearing Khasra No. 97 of Mouza - BHAMTI, bearing City Survey No. 37, Sheet No. 285/40, situated at Swawalambi Nagar, Nagpur, within limits of the Nagpur Municipal Corporation Ward No 74 in Tahsil and District - NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 37 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry Nos. 2710, 2713, 3310, 3458, 4734, 16264, 24434, 26266, 27077, 28565, 29113 and 29239 dated 29.01.2005, 29.01.2005, 16.06.2005, 11.08.2005, 11.08.2006, 09.05.2011, 13.04.2017, 01.03.2019, 21.12.2019, 27.08.2022, 23.11.2022 and 27.12.2023 respectively, the name of (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty 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.

THAT ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No 32, in Civil Station Expansion Scheme containing by admeasurement 682.72 Sq. Mtrs., being a portion of entire land bearing Khasra No. 97 of Mouza - BHAMTI, and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 37, Sheet No.

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

285/40, situated at Swawalambi Nagar, Nagpur, within limits of the Nagpur Municipal Corporation Ward No 74 in Tehsil and District – NAGPUR, Originally belonged to Koyala Employees Co-Operative Housing Society, registered under the Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. NGP/CTY/HSG/TC/386/88-89 Dated 14-06-1989 and having its bylaws and having its registered office at Coal Estate, WCL, Civil Lines, Nagpur, having acquired the same by it from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 15-07-1989 and ending on 31-03-2020, by an indenture of Lease dated 22-12-1989, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No 1, Volume No 1531 on Pages 186 to 188 at Sr. No. 14867(P) on 22-12-1989.

THAT the aforesaid Koyala Employees Co-Operative Housing Society lateron decided to Develop the said Plot No. 32 into a RESIDENTIAL ESTATE by constructing a Multi-storeyed Building thereon consisting of various self-contained separate apartments therein.

THAT the said Koyala Employees Co-Operative Housing Society has accordingly prepared a Plan of various Multistoreyed building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 32 and to be known and styled as "NIRMAL APARTMENT" and the same is also duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/213/17598 dated 17-10-1989.

THAT the aforesaid Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. G-1 covering a Built-up area of 56.579 Sq. Mtrs. on the GROUND FLOOR of "Nirmal Apartment" by way of Sale to Mr. Thekke Kartholi Shridharan, by a Sale Deed Dated 25-10-2001, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 at Sr. No. 1497/2001 on even date.

THAT the said Mr. Thekke Kartholi Shridharan later on in his turn transferred the said Apartment No. G-1 by way of Sale to Mr. Nahush Ramrao Ghate and Smt. Monali Nahush Ghate, by a Sale Deed Dated 27-11-2006, which is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Book No.1 at Sr. No. 5237/2006 on 27-11-2006.

THAT out of the aforesaid Co-owners Mr. Nahush Ramrao Ghate lateron gifted/donated his undivided share in the aforesaid property bearing Apartment No G-1 by way of Gift Deed in favour of his wife **Smt. Monali Nahush Ghate**, the Owner No. 1 named hereinabove on 31-10-2011, which is duly registered in the Office of the Sub Registrar, Nagpur-2 in Book No. 1 at Sr. No. 602/2011 on 31-10-2011.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. G-2 covering a Built-up area of 56.579 Sq. Mtrs. on the GROUND FLOOR of "Nirmal Apartment" by way of Sale to Mr. Premkant Tikaram Batra, by a Sale Deed Dated 30-10-2001, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-9 in Addl. Book No. A1, at Sr. No. 1525(P) on even date.

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

THAT the said Mr. Premkant Tikaram Batra lateron in his turn transferred the said Apartment No. G-2 by way of Sale to Mr. Laxmikant Mahadevrao Kokne and Smt Prabhavati Laxmikant Kokne, by a Sale Deed Dated 04-12-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 at Sr. No. 3431/2004 on 04-12-2004.

THAT consequent upon the demise of Mr. Laxmikant Mahadevrao Kokne and Smt. Prabhavati Laxmikant Kokne, their aforesaid property comprising Apartment No G-2 on the Ground Floor devolved upon his only Son Mr. Manish Laxmikant Kokne and only Daughter namely Smt. Vaishali Vilas Alone, by way of intestate succession and being the only legal heirs of the deceased.

THAT the said Smt Vaishali Vilas Alone lateron released/relinquished all her rights, titles, shares and interest in the aforesaid Apartment No G-2 by way of Release Deed/Relinquishment Deed in favour of her brother **Mr. Manish Laxmikant Kokne**, by a Release Deed/Relinquishment Deed Dated 19-03-2019, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. 2155/2019 on even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. G-3 covering a Built-up area of 56.579 Sq. Mtrs. on the GROUND FLOOR of "Nirmal Apartment" by way of Sale to Mr. Jagdishchandra Pofley, by a Sale Deed Dated 30-10-2001, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-9 in Book No. 1, at Sr. No. 1524/2001 on even date.

THAT during the course of time the aforesaid Mr. Jagdishchandra Pofley left for heavenly abode on 30-05-2003 and consequent upon his demise/death, his aforesaid property bearing Apartment No G-3 on the Ground Floor devolved upon his widow namely Smt Jayshree Jagdishchandra Pofley, only Son namely Mr. Manish Jagdishchandra Pofley and only Daughter namely Smt. Charuhas Jagdishchandra Pofley, by way of intestate succession and being the only legal heirs of the deceased.

THAT the said Smt Jayshree Jagdishchandra Pofley, Shri Manish Jagdishchandra Pofley and Smt Charuhas Jagdishchandra Pofley jointly lateron in their turn transferred the said Apartment No. G-3 by way of Sale to (1) **Smt Kalpana Dillip Joshi** and (2) **Smt Anaya Indranil Damle**, (Anaya Dilip Joshi before marriage), by a Sale Deed Dated 27-12-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 at Sr. No. 3652/2004 on the even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. G-4 covering a Built-up area of 56.579 Sq. Mtrs. on the GROUND FLOOR of "Nirmal Apartment" by way of Sale to **Mr. Tanaji Vithobaji Deshmukh**, by a Sale Deed Dated 09-07-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 2273/2001 on even date.

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

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32, together with the entire R.C.C. Superstructure comprising Apartment No. F-1 covering a Built-up area of 56.579 Sq. Mtrs. on the FIRST FLOOR of "Nirmal Apartment" by way of Sale to Mr. Vijay Kumar Machharial, by a Sale Deed Dated 01-11-2001, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-9 in Book No.1, at Sr. No. 1540/2001 on even date.

THAT consequent upon the demise of Mr. Vijay Kumar Machharial, his aforesaid property bearing Apartment No F-1 on the FIRST Floor devolved upon his widow namely **Smt. Jeevanasha Vijay Kumar Machharial** and Daughter namely **Smt. Priya Akash Sondhi**, by way of intestate succession and being the only legal heirs of the deceased.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-2 covering a Built-up area of 56.579 Sq. Mtrs. on the FIRST FLOOR of "Nirmal Apartment" by way of Sale to Mr. Mahesh Kumar Chauhan, by a Sale Deed Dated 11-09-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 3556/2002 on even date.

THAT the said Mr. Mahesh Kumar Chauhan acting through his Power of Attorney Mr. Avinash Manoharrao Tarpe lateron in his turn transferred the said Apartment No. F-2 by way of Sale to **Mr. Ashish Nathuprasad Tiwari**, by a Sale Deed Dated 20-08-2010, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 at Sr. No. 3675/2010 on the even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32, togetherwith the entire R.C.C. Superstructure comprising Apartment No. F-3 covering a Built-up area of 56.579 Sq. Mtrs. on the FIRST FLOOR of "Nirmal Apartment" by way of Sale to Mr. Rajendra Kumar Bopche, by a Sale Deed Dated 01-11-2001, which is duly Registered in the Office of the Sub-Registrar, Nagpur at Sr. No. 1539/2001 on even date.

THAT the aforesaid Mr. Rajendra Kumar Bopche lateron in his turn transferred the said Apartment No. F-2 by way of Sale to **Smt. Savita Nilkanth Phadke**, by a Sale Deed Dated 28-10-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 at Sr. No. 3063/2004 on the even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32, together with the entire R.C.C. Superstructure comprising Apartment No. F-4 covering a Built-up area of 56.579 Sq. Mtrs. on the FIRST FLOOR of "Nirmal Apartment" by way of Sale to Mr. Ramesh Singh Pawar, by a Sale Deed Dated 01-11-2001, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 in Book No.1, at Sr. No. 1541/2001 on even date.

THAT consequent upon the demise of Mr. Ramesh Singh Pawar, his aforesaid property comprising Apartment No F-4 on the FIRST FLOOR devolved upon his widow namely **Smt. Vidya**

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

Ramesh Pawar and only Son namely **Mr. Rajesh Ramesh Pawar**, by way of intestate succession and being the only legal heirs of the deceased.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-1 covering a Built-up area of 56.579 Sq. Mtrs. on the SECOND FLOOR of "Nirmal Apartment" by way of Sale to **Mr. Shyam Rajsingh S/o Shriram Singh** by a Sale Deed Dated 11-09-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur, in Book No. 1 at Sr. No. 3555/2002 on even date.

THAT the said **Mr. Shyam Rajsingh S/o Shriram Singh** lateron in his turn transferred the said Apartment No. S-1 by way of Sale to **Mr. Shahaji Vinayakrao Pawar**, by a Sale Deed Dated 28-04-2005, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 at Sr. No. 1340/2005 on the even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32, togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-2 covering a Built-up area of 56.579 Sq. Mtrs. on the SECOND FLOOR of "Nirmal Apartment" by way of Sale to **Mr. Virendra Kumar Soni**, by a Sale Deed Dated 11-09-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 3558/2002 on even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32, togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-3 covering a Built-up area of 56.579 Sq. Mtrs. on the SECOND FLOOR of "Nirmal Apartment" by way of Sale to **Mr. Giridhar Gopal Sachdev**, by a Sale Deed Dated 27-08-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur, in Book No. 1 at Sr. No. 3272/2002 on even date.

THAT the said **Mr. Giridhar Gopal Sachdev** lateron in his turn transferred the said Apartment No. S-3 by way of Sale to **Mr. Prasad Gajanan Vaishampayan**, by a Sale Deed Dated 19-07-2007, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 4385/2007 on the even date.

THAT in the like manner Koyala Employees Co-Operative Housing Society through its Secretary has allotted and transferred the undivided 8.33 Percent share and interest in the said Plot No. 32, togetherwith the entire R.C.C. Superstructure comprising Apartment No. S-4 covering a Built-up area of 56.579 Sq. Mtrs. on the SECOND FLOOR of "Nirmal Apartment" by way of Sale to **Mr. Bhallamudi Venkat Raman Murty**, by a Sale Deed Dated 11-09-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 3557/2002 on even date.

THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust lateron extended the same for a partial land share of 83.288 % for further term commencing from 01-04-2020 and ending on 31-03-2050, by executing an Indenture of Lease Renewal dated 06-12-2022, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No 1, at Sr. No. 8979/2022 on 23-12-2022. And remaining lease for a partial land share of 16.712 % was renewed

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

for a term commencing from 01-04-2020 and ending on 31-03-2050, by executing an Indenture of Lease Renewal dated 22-06-2023, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur- 1 in Book No 1, at Sr. No. 7057/2023 on 22-06-2023.

THAT as a result therefore the aforesaid (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty jointly have now become the Joint/Co-Owners of the aforesaid entire property bearing Leasehold Plot No. 32 Together with the entire R.C.C. Superstructures comprising respective Apartments of a Multistoreyed Building standing thereon known and styled as "NIRMAL APARTMENT", situated at Bhamti, in Tahsil and District – Nagpur each consisting of Undivided share and interest therein.

THAT the aforesaid Multistoreyed Building is now too old and may require huge expenditure for the same and consequentially therefore the aforesaid (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty have now jointly decided to demolish the said existing Multistoreyed Building and to Re-Develop the said property bearing Plot No. 32 containing by total admeasurements 682.720 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self-contained separate Apartments therein and accordingly the aforesaid Apartment Owners decided to reconstruct/re-develop the said property.

THAT, accordingly by an Agreement of Re-Development Dated 24-01-2024, the aforesaid (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty jointly have entrusted the entire work of Development of the said Leasehold Plot No. 32 to M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (12) Mr. Shrikant Nishikant Mukte, upon the several terms and conditions contained therein and the said Agreement of Re-Development is duly adjudicated by the Collector of Stamps, Nagpur vide Case No. Adj/IGR377/194/2023, Certificate No. CER-NAG-ADJ-IGR377-194-2023 Dated 16-01-2024 and the same is registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 859/2024 on 24-01-2024. By the same Agreement they further agreed to execute various Agreement to Sell and Sale Deeds each relating to the Undivided Proportionate share in the said Leasehold Plot No. 32 in favour of each such individual buyer as may be

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

nominated by M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte.

THAT, for completion of the said proposed Multistoreyed Building (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty jointly have executed a General Power of Attorney in favour of M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte on 24-01-2024 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. 860/2024 on 24-01-2024.

THAT, in pursuance of the aforesaid Agreement, the aforesaid M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte has accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Leasehold Plot No. 32 and to be known and styled as "PLANWISE SAPPHIRE" and the same is duly sanctioned and approved by Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 250918, Permit No. NMO/B/2024/APL/02574 Dated 24-04-2024.

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

- (i) Lease Deed Dated 22-12-1989 for Nagpur Improvement Trust Leasehold Plot No. 32 executed by Nagpur Improvement Trust, Nagpur in favour of Koyala Employees Co-Operative Housing Society, bearing Registered Sr. No. 14867(P).
- (ii) Sale Deed Dated 25-10-2001 for Apartment No. G-1 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Thekke Kartholi Shridharan, bearing Registered Sr. No. 1497/2001.
- (iii) Sale Deed Dated 27-11-2006 for Apartment No. G-1 executed by Mr. Thekke Kartholi Shridharan in favour of Mr. Nahush Ramrao Ghate and Smt. Monali Nahush Ghate, bearing Registered Sr. No. 5237/2006.
- (iv) Gift Deed Dated 31-10-2011 for Apartment No. G-1 executed by Mr. Nahush Ramrao Ghate in favour of Smt. Monali Nahush Ghate, bearing Registered Sr. No. 602/2011.
- (v) Sale Deed Dated 30-10-2001 for Apartment No. G-2 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Premkant Tikaram Batra, bearing Registered Sr. No. 1525(P).
- (vi) Sale Deed Dated 04-12-2004 for Apartment No. G-2 executed by Mr. Premkant Tikaram Batra in favour of Mr. Laxmikant Mahadevrao Kokne and Smt. Prabhavati Laxmikant Kokne, bearing Registered Sr. No. 3431/2004.
- (vii) Release Deed/Relinquishment Deed Dated 19-03-2019 for Apartment No. G-2 executed by Smt. Vaishali Vilas Alone in favour of Mr. Manish Laxmikant Kokne, bearing Registered Sr. No. 2155/2019.
- (viii) Sale Deed Dated 30-10-2001 for Apartment No. G-3 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Jagdishchandra Pofley, bearing Registered Sr. No. 1524/2001.
- (ix) Sale Deed Dated 27-12-2004 for Apartment No. G-3 executed by Smt. Jayshree Jagdishchandra Pofley, Shri Manish Jagdishchandra Pofley and Smt. Charuhas

Ashwin R. Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-45

- Jagdishchandra Pofley in favour of (1) Smt Kalpana Dilip Joshi and (2) Smt Anaya Indranil Damle, (Anaya Dilip Joshi before marriage), bearing Registered Sr. No. 3652/2004.
- (x) Sale Deed Dated 09-07-2002 for Apartment No. G-4 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Tanaji Vithobaji Deshmukh, bearing Registered Sr. No. 2273/2001.
- (xi) Sale Deed Dated 01-11-2001 for Apartment No. F-1 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Vijay Kumar Machharial, bearing Registered at Sr. No. 1540/2001.
- (xii) Sale Deed Dated 11-09-2002 for Apartment No. F-2 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Mahesh Kumar Chauhan, bearing Registered Sr. No. 3556/2002.
- (xiii) Sale Deed Dated 20-08-2010 for Apartment No. F-2 executed by Mr. Mahesh Kumar Chauhan in favour of Mr. Ashish Nathuprasad Tiwari, bearing Registered Sr. No. 3675/2010.
- (xiv) Sale Deed Dated 01-11-2001 for Apartment No. F-3 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Rajendra Kumar Bopche, bearing Registered Sr. No. 1539/2001.
- (xv) Deed Dated 28-10-2004 for Apartment No. F-2 executed by Mr. Rajendra Kumar Bopche in favour of Smt. Savita Nilkanth Phadke, bearing Registered Sr. No. 3063/2004.
- (xvi) Sale Deed Dated 01-11-2001 for Apartment No. F-4 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Ramesh Singh Pawar, bearing Registered Sr. No. 1541/2001.
- (xvii) Sale Deed Dated 11-09-2002 for Apartment No. S-1 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Shyam Rajsingh S/o Shriram Singh, bearing Registered Sr. No. 3555/2002.
- (xviii) Sale Deed Dated 28-04-2005 for Apartment No. S-1 executed by Mr. Shyam Rajsingh S/o Shriram Singh in favour of Mr. Shahaji Vinayakrao Pawar, bearing Registered Sr. No. 1340/2005.
- (xix) Sale Deed Dated 11-09-2002 for Apartment No. S-2 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Virendra Kumar Soni, bearing Registered Sr. No. 3558/2002.
- (xx) Sale Deed Dated 27-08-2002 for Apartment No. S-3 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Giridhar Gopal Sachdev, bearing Registered Sr. No. 3272/2002.
- (xxi) Sale Deed Dated 19-07-2007 for Apartment No. S-3 executed by Mr. Giridhar Gopal Sachdev in favour of Mr. Prasad Gajanan Vaishampayan, bearing Registered Sr. No. 4385/2007.
- (xxii) Sale Deed Dated 11-09-2002 for Apartment No. S-4 executed by Koyala Employees Co-Operative Housing Society in favour of Mr. Bhallamudi Venkat Raman Murty, bearing Registered Sr. No. 3557/2002.
- (xxiii) Indenture of Lease Renewal dated 06-12-2022 for a partial land share of 83,288 % out of the Plot No. 32 executed by the Nagpur Improvement Trust, bearing Registered Sr. No. 8979/2022.
- (xxiv) Indenture of Lease Renewal dated 22-06-2023 for remaining partial land share of 16.712 % out of the Plot No. 32 executed by Nagpur Improvement Trust, bearing Registered Sr. No. 7057/2023.
- (xxv) Agreement of Re-Development Dated 24-01-2024 for Plot No. 32 executed by (1) Smt. Monali Nahush Ghatge, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi

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

Venkat Raman Murty in favour of M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte, bearing Registered Serial No. 859/2024 on 24-01-2024.
 (xxvi) General Power of Attorney Dated 24-01-2024 for Plot No. 32 executed by (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty in favour of M/s. Planwise Structures and Spaces Pvt. Ltd. acting through its Directors (1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte, bearing Registered Serial No. 860/2024 on 24-01-2024.
 (xxvii) Building Permit and Sanctioned Map Dated 24-04-2024 for Plot No. 32.

THAT all the aforesaid documents produced before by (1) Smt. Monali Nahush Ghate, (2) Mr. Manish Laxmikant Kokne, (3-a) Smt. Kalpana Dilip Joshi, (3-b) Mrs. Anaya Indranil Damle, (4) Mr. Tanaji Vithobaji Deshmukh, (5-a) Smt. Jeevanasha Vijaykumar Machhariyal, (5-b) Smt. Priya Akash Sondhi, (6) Mr. Ashish Nathuprasad Tiwari, (7) Smt. Savita Nilkanth Phadke, (8-a) Mr. Rajesh Ramesh Singh Pawar, (8-b) Smt. Vidya Ramesh Singh Pawar, (9) Mr. Shahaji Vinayak Pawar, (10) Mr. Virendra Kumar Soni, (11) Mr. Prasad Gajanan Vaishampayan and (12) Mr. Bhallamudi Venkat Raman Murty acting through his duly Constituted Attorney **M/s. Planwise Structures and Spaces Pvt. Ltd.** acting through its Directors **(1) Mrs. Anushree Shrikant Mukte and (2) Mr. Shrikant Nishikant Mukte**, 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. 32 Mouza BHAMTI in Tahsil and District Nagpur of the period of 30 (Thirty) Years (i.e. 1995 to 2024) vide GRN Challan No. MH001573652202425E dated 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 : 04.05.2024

Ashwin Patil

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate

54, Sawarkar Nagar,
Khamla Road, Nagpur-15